

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

December 4, 2014

Frank Pupo
2511 5th St NW
Gig harbor, WA 98335

RE: Pupo Parcel Combination (CB-14-00012)

Dear Mr. Pupo,

Kittitas County Community Development Services has reviewed the proposed combination application and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, Please note the following items that must be completed to complete the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Please be advised that once two parcels have been combined, they cannot be separated again.
3. Final packet will be submitted by Community Development Services to the Kittitas County Assessor's Office to finalize the boundary line adjustment.

If you have any further questions, please feel free to contact me at (509) 962-7079.

Sincerely,

Kaycee Hathaway
Staff Planner

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

19964, 0.52 AC.
19965, 0.48 AC.

1.0 AC.

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

Signature of Land Owner of Record
(Required for application submittal):


Date:

X 

10-27-14 #5906 attached

Tax Status: PD IN Fall 2014

Treasurer's Office Review

By: 

Date: 12/4/2014

Kittitas County Treasurer's Office

(X) This Parcel combination meets the requirements of KCC Ch 16.

Final Approval Date: December 4, 2014

By: Kaycee Hathaway

Kaycee Hathaway

From: Christina Wollman
Sent: Tuesday, December 02, 2014 9:16 AM
To: Kaycee Hathaway
Subject: RE: CB-14-00012 Pupo: Notice to Agencies

Hi Kaycee,

Public Works has no comment on the proposed combination.

Christina Wollman, AICP CFM

Planner III | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Kaycee Hathaway
Sent: Tuesday, December 02, 2014 8:53 AM
To: Christina Wollman
Subject: CB-14-00012 Pupo: Notice to Agencies

Hello,

[CB-14-00012 Pupo](#)

Please review the above application and comment.

Thank you,

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Critical Areas Checklist

Tuesday, December 02, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

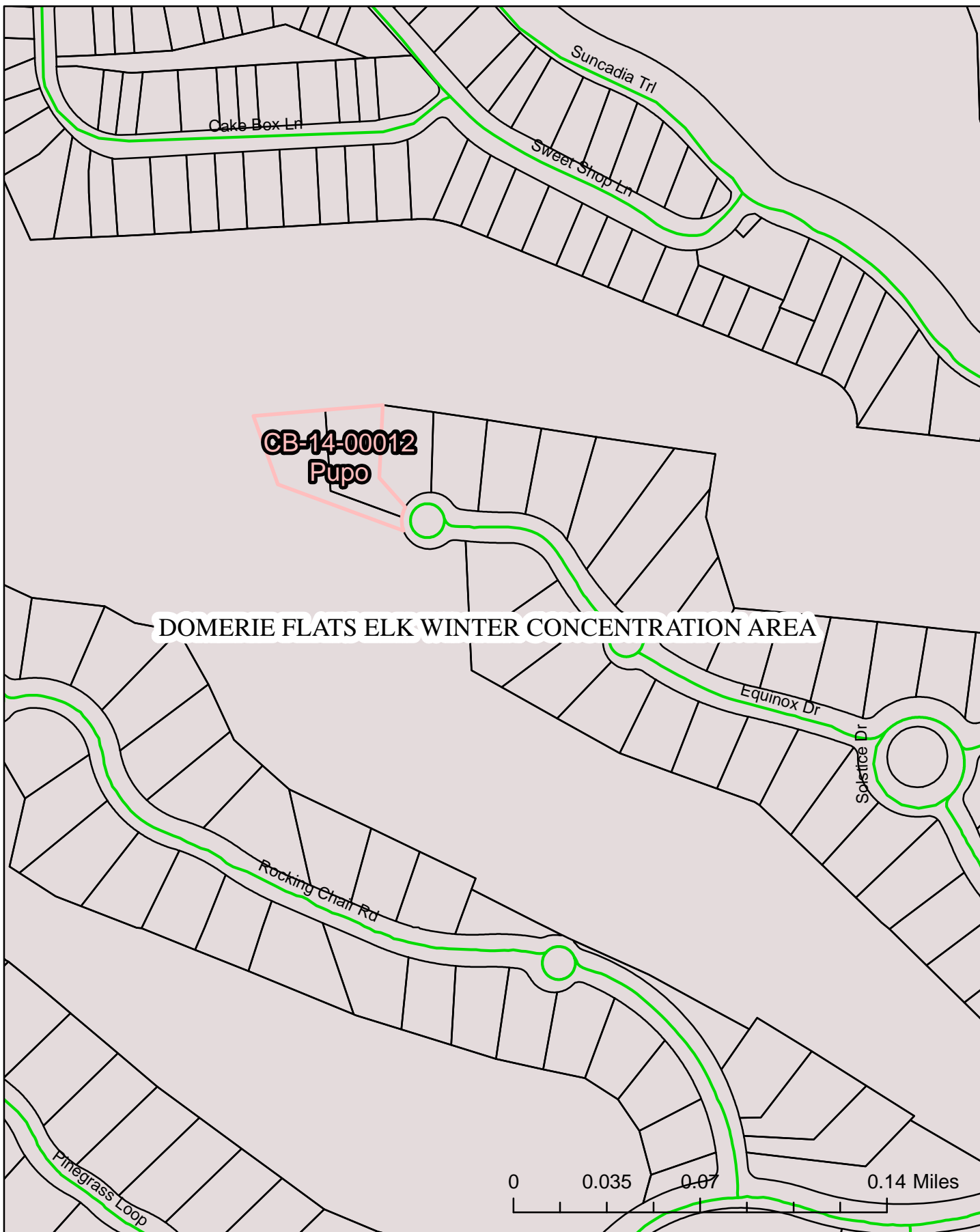
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



**CB-14-00012
Pupo**

DOMERIE FLATS ELK WINTER CONCENTRATION AREA

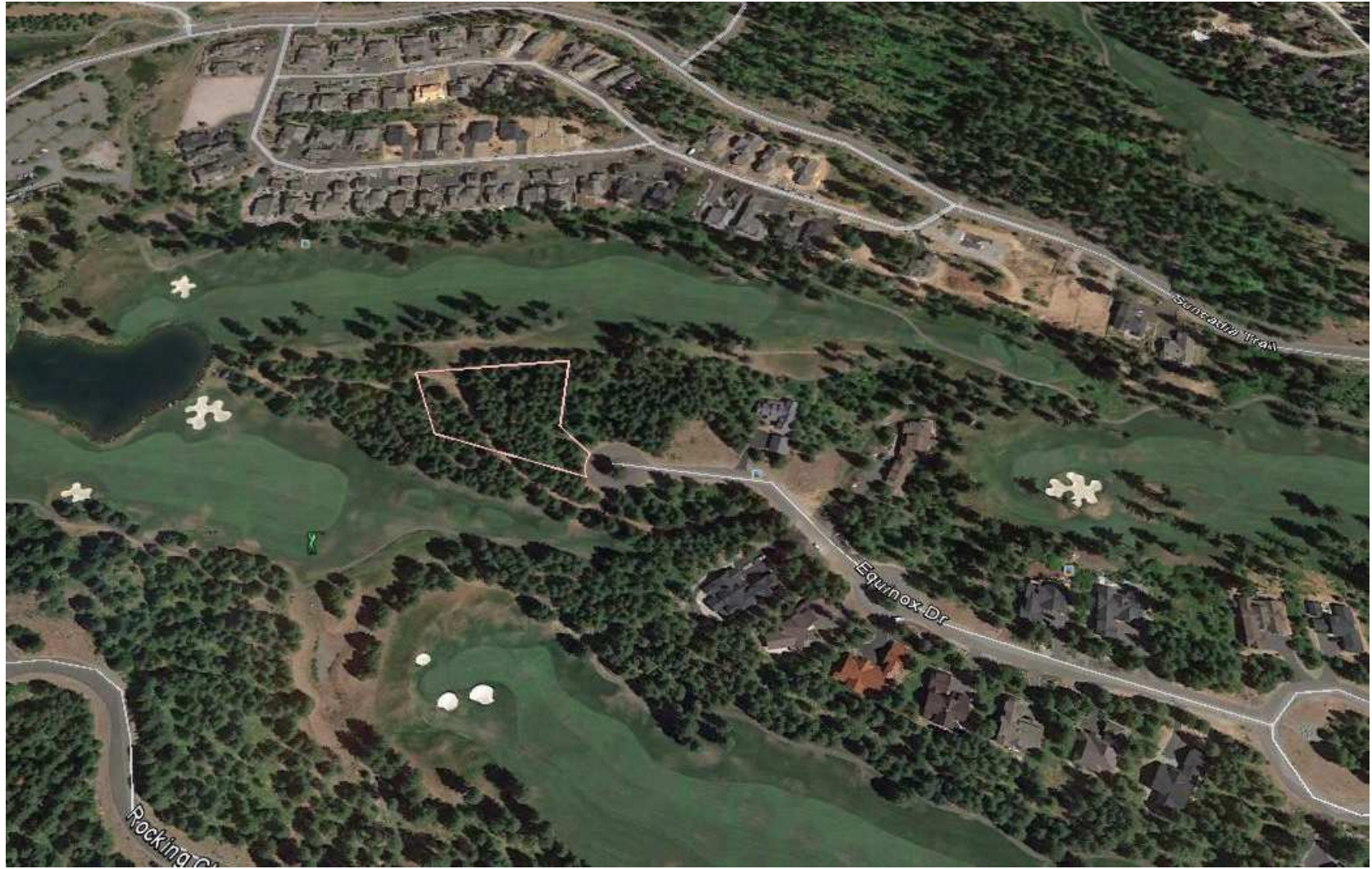
0 0.035 0.07 0.14 Miles

**CB-14-00012
Pupo**

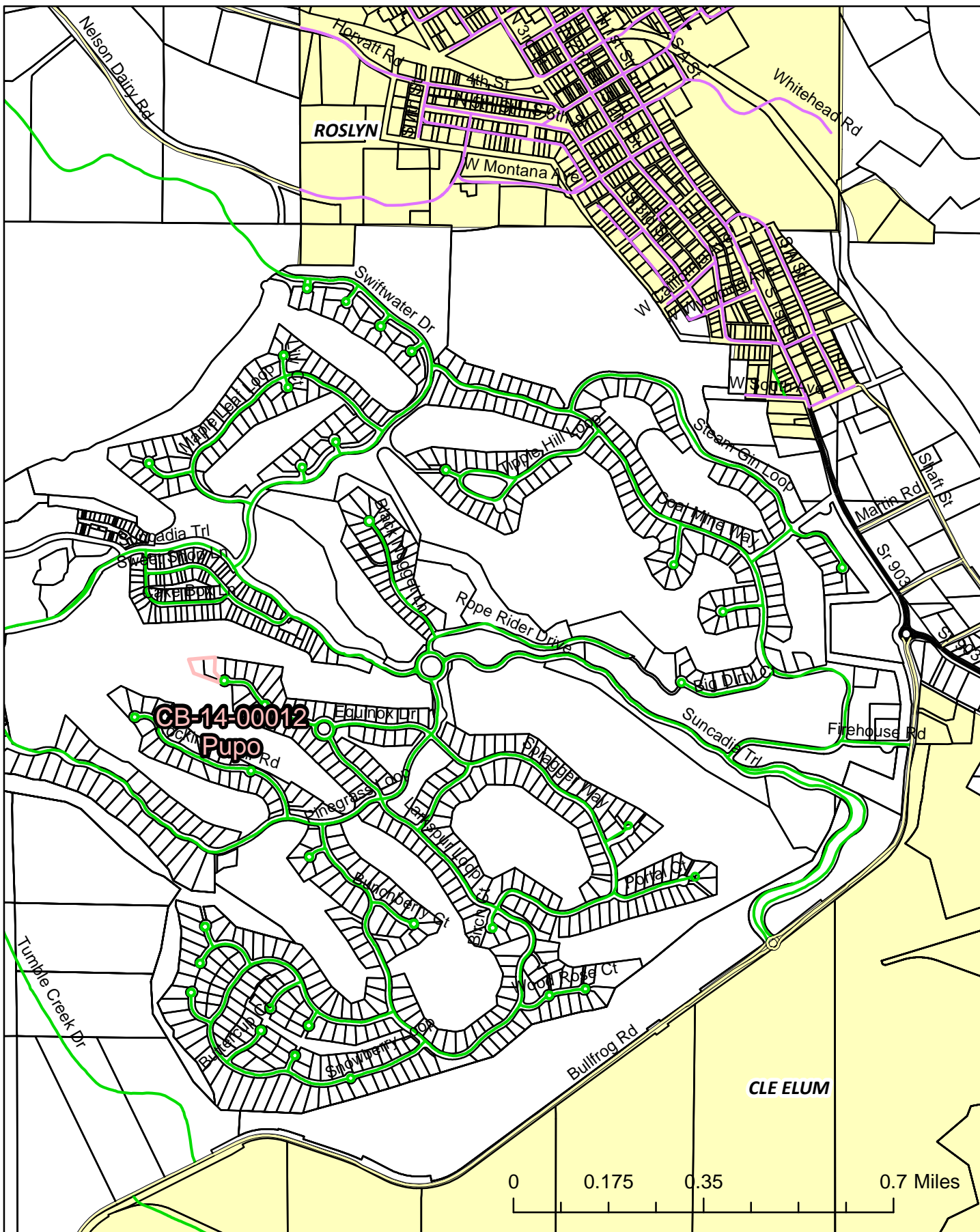
**Critical Areas
Map**

12/2/2014

kaycee.hathaway





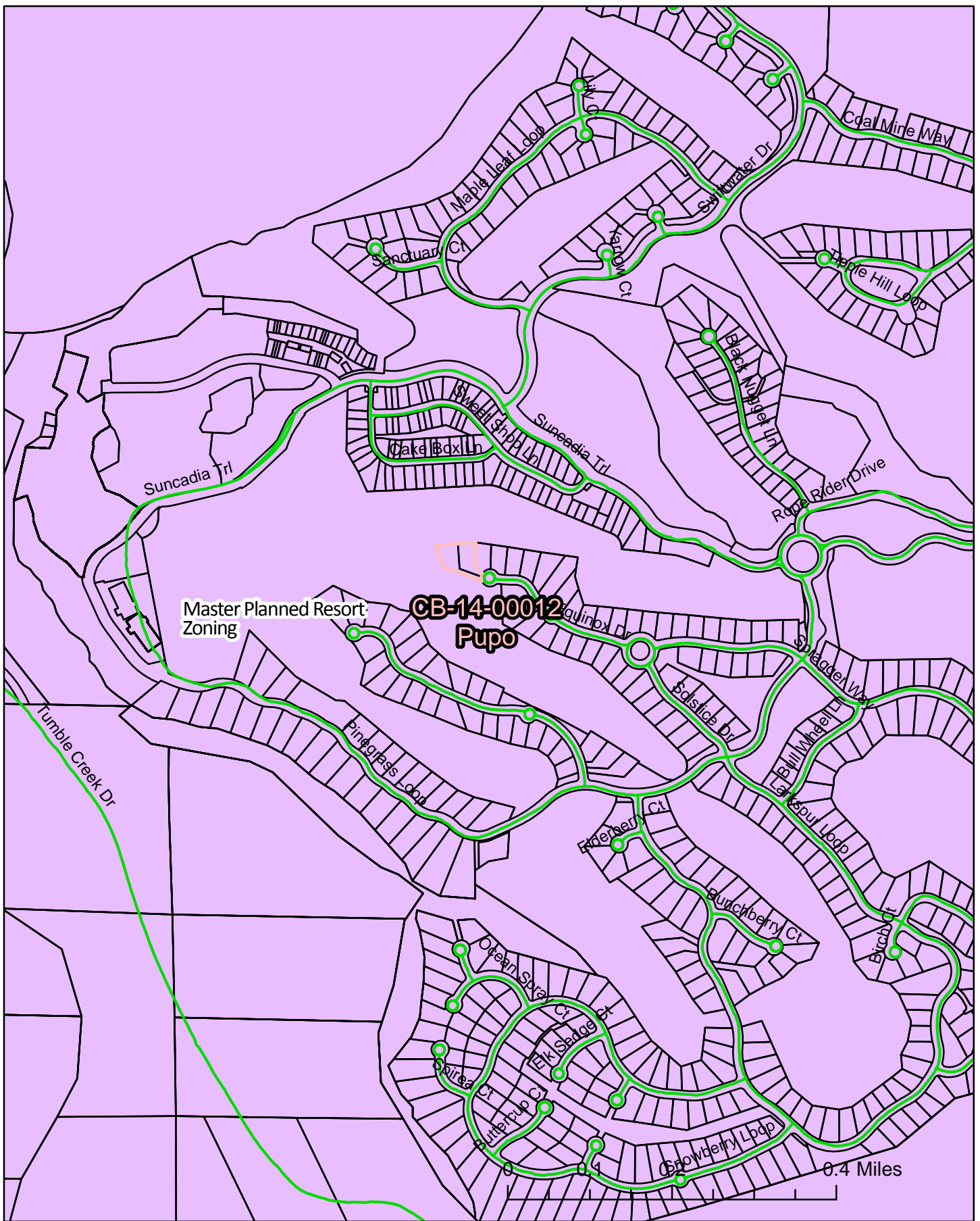


CB-14-00012
Pupo

Area
Map

12/2/2014

kaycee.hathaway



CB-14-00012
Pupo

Zoning
Map

12/2/2014

kaycee.hathaway

MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)

NE, SW AND SE 1/4'S OF SECTION 19, NW AND SW 1/4'S OF SECTION 20, NW 1/4 OF SECTION 29, NE 1/4 SECTION 30,
ALL IN TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

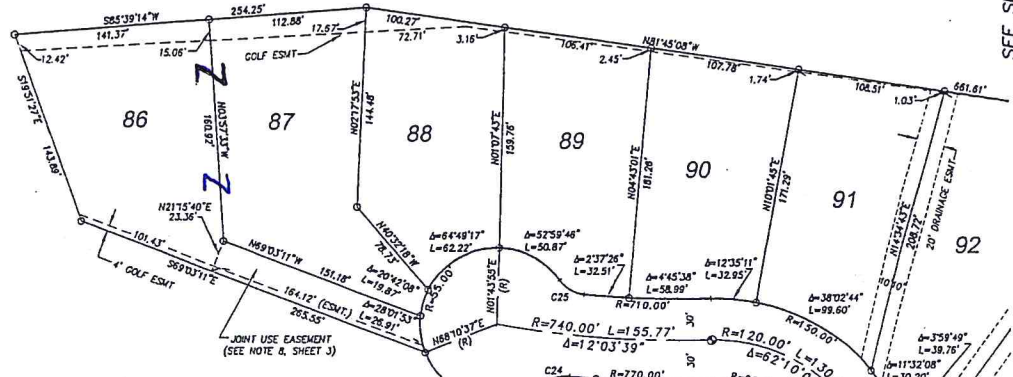
RECEIVING NO.
2005 0616 0038

SEE SHEET 6

SEE SHEET 11

TRACT G-3

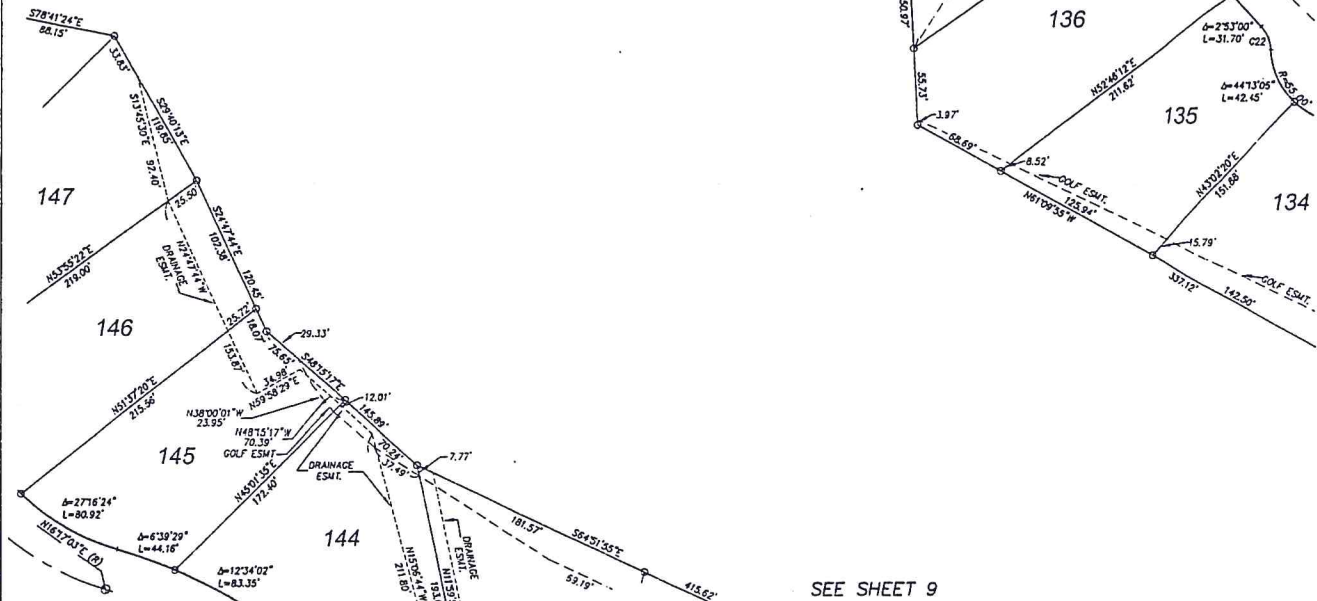
SEE SHEET 13



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	18.55	25.00	47.34.35"
C23	22.27	25.00	51.02.22"
C24	18.39	25.00	44.26.09"
C25	21.36	25.00	48.37.03"

TRACT G-3

SEE SHEET 7



SEE SHEET 9



SCALE
(FEET)
1 INCH = 60 FT



- LEGEND:
- (?) RADIAL BEARING
 - ⊙ EXISTING MONUMENT
 - ⊙ CENTERLINE MONUMENT
 - PROPERTY CORNER, SET REBAR & CAP, LS 331-48

- GOLF:
- 7 - GOLF
 - OS - OPEN SPACE
 - PB - PERIMETER BUFFER
 - JUD - JOINT USE DRIVEWAY

W&HPACIFIC
 3350 MONTE VILLA PARKWAY
 BOTHELL, WASHINGTON 98021
 WWW.WHPACIFIC.COM
 TEL: (425)951-4800 FAX: (425)951-4808
 Planning • Engineering • Surveying • Landscape Architecture

VOLUME/PAGE
9-116



**FRANK D. AND ELAINE S. PUPO
COMBINED PARCEL DESCRIPTION**

LOT 86, OF MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 157 THROUGH 187, ALTERING PLAT ORIGINALLY RECORDED IN BOOK 9 OF PLATS, PAGES 8 THROUGH 38, RECORDS OF SAID COUNTY.

AND

LOT 87, OF MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 157 THROUGH 187, ALTERING PLAT ORIGINALLY RECORDED IN BOOK 9 OF PLATS, PAGES 8 THROUGH 38, RECORDS OF SAID COUNTY.

11/19/2014

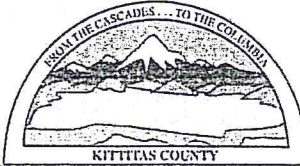
The image shows a professional seal for Dustin L. Pupo, a Licensed Professional Surveyor in the State of Washington. The seal is circular and contains the text "DUSTIN L. PUPO" and "LICENSED PROFESSIONAL SURVEYOR STATE OF WASHINGTON". A blue ink signature is written over the seal. Below the seal, the date "11/19/2014" is handwritten in blue ink.

Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Ph: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Ph: (509) 674-7433 Fax: (509) 674-7419

www.EncompassES.net

CB-14-00012



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

PARCEL COMBINATION APPLICATION

(The process of combining two or more parcels, per KCC Title 16)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: a separate application must be filed for each combination request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Legal descriptions of the proposed lots.
- Project narrative description including at minimum the following information: project size, location, water supply; sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor Compass Information about the parcels.

APPLICATION FEE:

\$50.00 Community Development Services

\$50.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE)	DATE:	RECEIPT #	
X <u>SMA</u>	<u>11/19/14</u>	<u>23770</u>	

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: FRANK PUPO
Mailing Address: 2511 5TH STREET NW
City/State/ZIP: GIG HARBOR, WA 98335
Day Time Phone: 253-606-2365
Email Address: fpupo@associatedpetroleum.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: Dustin Pierce
Mailing Address: 108 E 2nd ST
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-7433
Email Address: dpierce@encompasses.net

4. **Street address of property:**

Address: 701 and 703 Equinox Dr.
City/State/ZIP: Cle Elum, WA 98922

5. **Legal description of property (attach additional sheets as necessary):**
See attached.

6. Tax parcel numbers: 19964 and 19965

7. Property size: 0.48 AC. and 0.52 AC. (acres)

8. **Land Use Information:**

Zoning: Master Planned Resort Comp Plan Land Use Designation: Rural Recreation

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

19964, 0.52 AC. _____

1.0 AC. _____

19965, 0.48 AC. _____

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:
10-27-14 #5906 attached

X  _____

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____

Kittitas County Treasurer's Office

06/25/2014 04:12:37 PM

201406250028

\$73.00
Warranty Deed AMT
Kittitas County Auditor

Page: 1 of 2



When recorded return to:

Frank D Pupo, Jr. and Elaine S Pupo
2511 5th st NE
Gig Harbor, WA 98335

RE EXCISE TAX PAID
Amount \$ 3065.00
Date JUNE 25, 2014
Affidavit No. 2014-1079
KITTITAS COUNTY TREASURER
By B. Blumenstater

Filed for at the request of:
AMERITITLE

Escrow No. CL-120336

STATUTORY WARRANTY DEED

AMT \$73-

THE GRANTOR(S) Michael Ferreira and Teresa Ferreira, husband and wife for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Frank D Pupo, Jr. and Elaine S Pupo, husband and wife the following described real estate, situated in the County of Kittitas, State of Washington:

Lot 86, of MOUNTAINSTAR PHASE 1, DIVISION 2 (Plat Alteration), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 157 through 187, altering plat originally recorded in Book 9 of Plats, pages 8 through 38, records of said County.

This conveyance is subject to all those items of record, if any, as of the date of this deed and those shown below, if any:

Tax Parcel Number(s): 20.15.19050.0086 (19964)

Dated: 6/24/14

[Signature]
Michael Ferreira
[Signature]
Teresa Ferreira

Statutory Warranty Deed -- signature/notary page
Escrow No. CL-120336

State of Washington

County of Pierce

On this day personally appeared before me Michael Ferreira and Teresa Ferreira to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 24 day of June, 2014.



Pamela J. Bush

Printed Name: PAMALA J BUSH
Notary Public in and for the State of
Washington residing at Fircroft.

My appointment expires July 1, 2015

\$73.00
Warranty Deed AMT
Kittitas County Auditor



When recorded return to:

Frank D Pupo, Jr. and Elaine S Pupo
2511 5th st NE
Gig Harbor, WA 98335

Filed for at the request of:
AMERITITLE

Escrow No. CL-120336

RE EXCISE TAX PAID
Amount \$ 3065.00
Date JUNE 25, 2014
Affidavit No. 2014-1079
KITTITAS COUNTY TREASURER
By B. Blumenstater

STATUTORY WARRANTY DEED AMT \$73-

THE GRANTOR(S) Michael Ferreira and Teresa Ferreira, husband and wife for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Frank D Pupo, Jr. and Elaine S Pupo, husband and wife the following described real estate, situated in the County of Kittitas, State of Washington:

Lot 86, of MOUNTAINSTAR PHASE 1, DIVISION 2 (Plat Alteration), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 157 through 187, altering plat originally recorded in Book 9 of Plats, pages 8 through 38, records of said County.

This conveyance is subject to all those items of record, if any, as of the date of this deed and those shown below, if any:

Tax Parcel Number(s): 20.15.19050.0086 (19964)

Dated: 6/24/14

Michael Ferreira

Teresa Ferreira

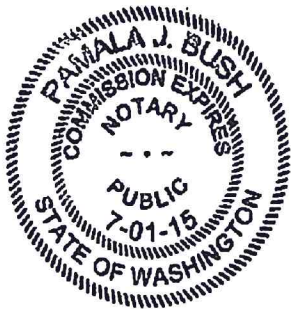
Statutory Warranty Deed -- signature/notary page
Escrow No. CL-120336

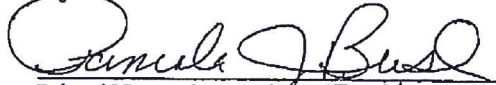
State of Washington

County of Pierce

On this day personally appeared before me Michael Ferreira and Teresa Ferreira to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 24 day of June, 2014.





Printed Name: PAMALA J BUSH

Notary Public in and for the State of
Washington residing at Fircroft.

My appointment expires July 1, 2015



When recorded return to:

Frank D Pupo, Jr. and Elaine S Pupo
2511 5th st NE
Gig Harbor, WA 98335

Filed for at the request of:
AMERITITLE

Escrow No. CL-120336

RE EXCISE TAX PAID
Amount \$ 3065.00
Date JUNE 25, 2014
Affidavit No. 2014-1079
KITTITAS COUNTY TREASURER
By B. Blumensatter

STATUTORY WARRANTY DEED AMT \$73-

THE GRANTOR(S) Michael Ferreira and Teresa Ferreira, husband and wife for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Frank D Pupo, Jr. and Elaine S Pupo, husband and wife the following described real estate, situated in the County of Kittitas, State of Washington:

Lot 86, of MOUNTAINSTAR PHASE 1, DIVISION 2 (Plat Alteration), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 157 through 187, altering plat originally recorded in Book 9 of Plats, pages 8 through 38, records of said County.

This conveyance is subject to all those items of record, if any, as of the date of this deed and those shown below, if any:

Tax Parcel Number(s): 20.15.19050.0086 (19964)

Dated: 6/24/14

[Signature]
Michael Ferreira
[Signature]
Teresa Ferreira

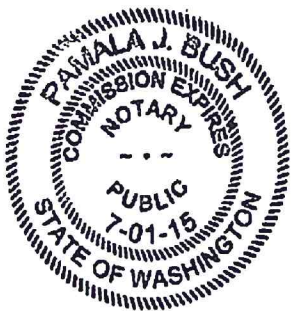
Statutory Warranty Deed -- signature/notary page
Escrow No. CL-120336

State of Washington

County of Pierce

On this day personally appeared before me Michael Ferreira and Teresa Ferreira to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 24 day of June, 2014.



Pamela J. Bush

Printed Name: PAMALA J BUSH

Notary Public in and for the State of
Washington residing at Fircroft.

My appointment expires July 1, 2015

07/31/2014 04:11:25 PM

201407310062

Page: 1 of 1

\$72.00
Warranty Deed AMERITITLE
Kittitas County Auditor



When recorded return to:
Frank D Pupo Jr. and Elaine S Pupo
2511 5th Street NW
Gig Harbor, WA 98335

Order No.: 16794AM

RE EXCISE TAX PAID
Amount \$ 2100.00
Date July 31 2014
Affidavit No. 2014-1235
KITTITAS COUNTY TREASURER
By B Blumstetter

STATUTORY WARRANTY DEED

AMT-16794AM \$72-

THE GRANTOR(S) **Rosemary W. Peterson, an unmarried woman**

for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to **Frank D Pupo Jr. and Elaine S Pupo, husband and wife,** the following described real estate, situated in the County of Kittitas, State of Washington:

Lot 87, of MOUNTAINSTAR PHASE 1, DIVISION 2 (Plat Alteration), in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 9 of Plats, pages 157 through 187, altering plat originally recorded in Book 9 of Plats, pages 8 through 38, records of said County.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 20-15-19050-0087 (19965)

Dated: 7-30-14

Rosemary W. Peterson
Rosemary W Peterson

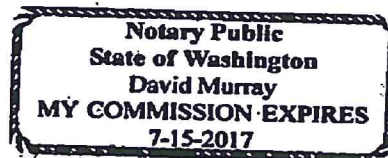
State of Washington } ss
County of King}

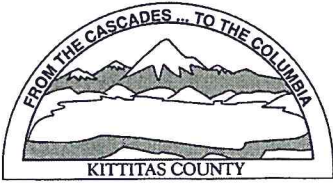
On this 30th day of July, 2014, before me, David Murray, a Notary Public in and for said state, personally appeared Rosemary W Peterson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

David Murray

Notary Public for the State of Washington
Residing at: Seattle
Commission Expires: 7-15-17





KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00023770

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029346

Date: 11/19/2014

Applicant: PUPO, FRANK D ETUX

Type: check # 5906

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-14-00012	PARCEL COMBINATION	50.00
	Total:	50.00