



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.GOV

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.
- Tax Receipt (full-year taxes must be paid in full)
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - 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 Compas Information about the parcels.

APPLICATION FEE:

- \$550.00 Community Development Services
- \$150.00 Public Works
-
- \$700.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

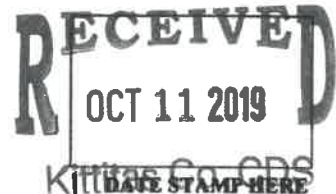
X

DATE:

10.11.19

RECEIPT #

2799



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 05-01-2019

Page 1 of 3

OK
CDS
10/11/19

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: John C. McAuliffe
Mailing Address: 741 Horse Jump Drive
City/State/ZIP: Cle Elum, WA 98422
Day Time Phone: _____
Email Address: jcmauliffe@comcast.net

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

4. **Street address of property:**

Address: 741 Horse Jump Drive
City/State/ZIP: Cle Elum, WA 98422

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

See Attached

6. **Tax parcel numbers:** 954022 & 954023

7. **Property size:** 3.63 each (acres)

8. **Land Use Information:**

Zoning: Residential Comp Plan Land Use Designation: Rural Working

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

954022 & 954023
3.03 & 3.03

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)

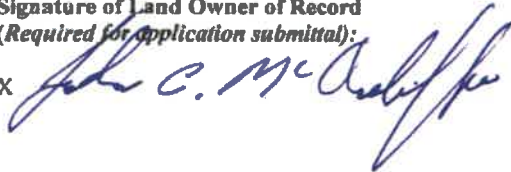
Date:

X _____

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

Date:

X



10-11-19

Treasurer's Office Review

Tax Status: _____

By: _____

Date: _____

Kittitas County Treasurer's Office

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

954022 & 954023
3.03 & 3.03

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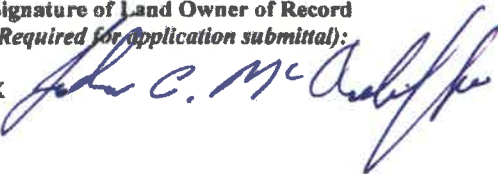
Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

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

Date:

X 

10-11-19

Tax Status: 2019 tax
Paid in Full

Treasurer's Office Review

By: 
Kittitas County Treasurer's Office

Date: 12-4-2019

Approved as submitted by Community Development Services

Planner: Kelly Bacon Signed:  Date: 12-4-19

McAuliffe Parcel Combination

Parcel 954022:

ACRES 3.03; HIDDEN VALLEY ESTATES PLAT, LOT 6, SEC 32, TWP 20, RGE 17

Parcel 954023"

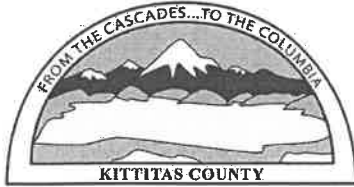
ACRES 3.03; HIDDEN VALLEY ESTATES PLAT, LOT 7; SEC 32, TWP 20, RGE 17

McAuliffe Parcel Combination

Parcels: 954022 and 954023

Combining parcels to potentially build a 500 square foot barn on Parcel 954023, to be located on adjacent to the attached garage of the existing structure on Parcel 954022. Once combination is approved we will work with an architect to design the structure to submit to KCDDS for review and permits.

RECEIVED
OCT 11 2019
Kittitas Co. CDS



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD19-02799

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: Merle Inc
106 Poeh
Cle Elum WA 98922

Cashier: CALVANA CARPER
Payment Type: CHECK (13616)

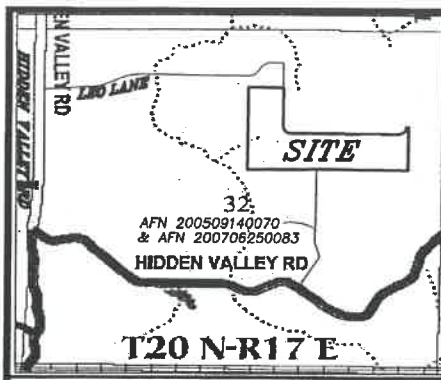
Date: 10/11/2019

CB-19-00017 Parcel Combination

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Parcel Combination (Public Works)	\$150.00	\$150.00	\$0.00
Parcel Combination	\$550.00	\$550.00	\$0.00
CB-19-00017 TOTALS:	\$700.00	\$700.00	\$0.00
TOTAL PAID:		\$700.00	

McAniff

11-104



HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M.
KITITAS COUNTY, WASHINGTON

Proposed Parcel Combination
Lots 6 & 7

- NOTES:
1. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
 2. FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGE 10, BOOK 27 OF SURVEYS, PAGE 181, BOOK 29 OF SURVEYS, PAGE 80, BOOK 32 OF SURVEYS, PAGE 65, AND THE SURVEYS REFERENCED THEREON.
 3. THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 5 AND 8 OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200602130045, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
 4. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
 5. ACCESS TO LOTS 1 & 2 OF THIS PLAT SHALL BE FROM LEO LANE.
 6. EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.
 7. BARRIER: EASEMENT SOUTH OF BARRIERS IS FOR NON-MOTORIZED TRAIL AND UTILITY EASEMENT.

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 9 DAY OF August, A.D., 2007
KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS 21st DAY OF September, A.D., 2007.
Catherine Bambrick
KITITAS COUNTY HEALTH OFFICER

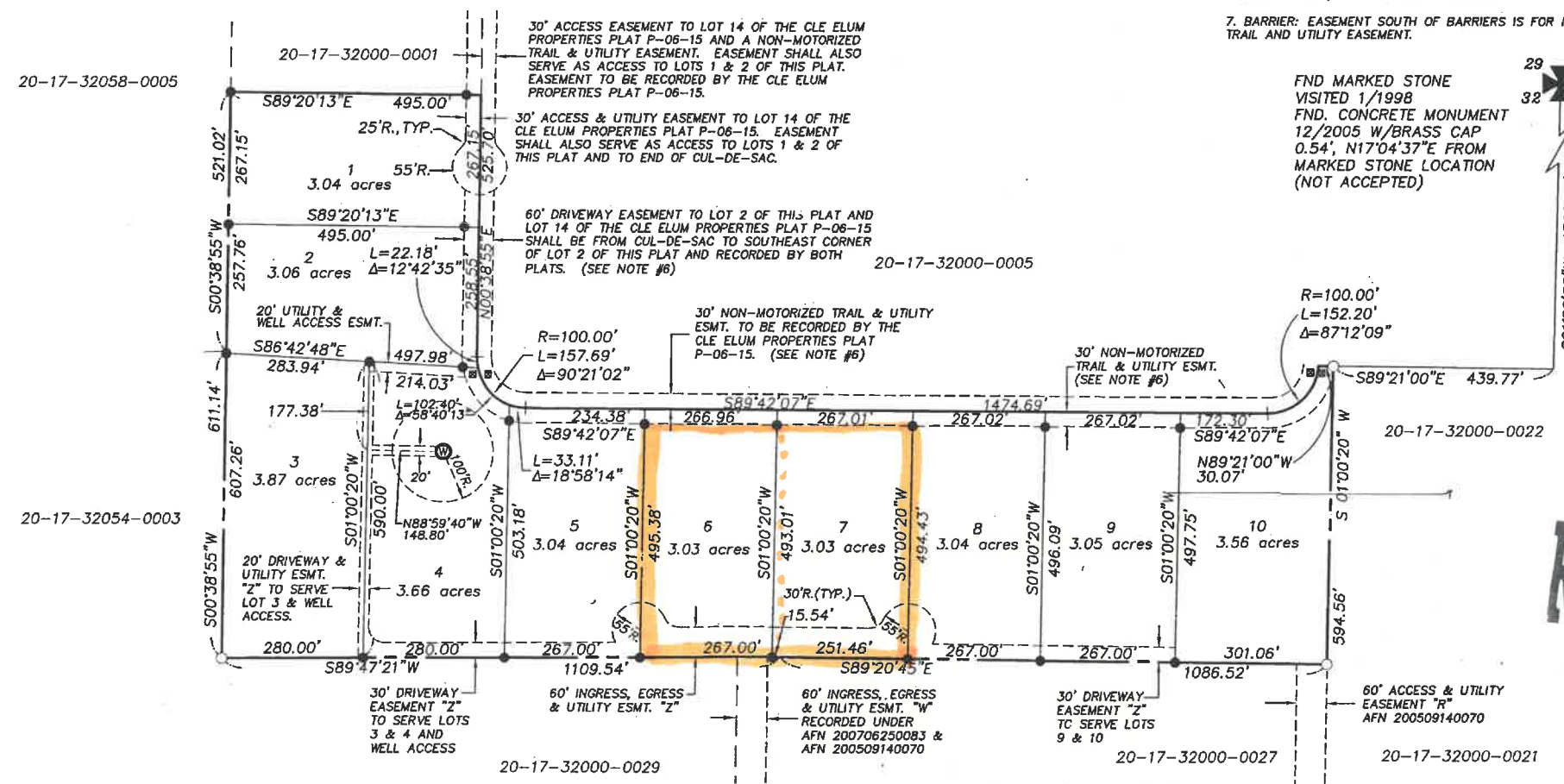
CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS 1st DAY OF October, A.D., 2007.
David P. Nelson
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. (20-17-32000-0028) (19824)
DATED THIS 27 DAY OF September, A.D., 2007.
A. Jangle
KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0028
DATED THIS 27 DAY OF September, A.D., 2007.
Christy Garcia
KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS 2nd DAY OF October, A.D., 2007.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON
BY: [Signature]
CHAIRMAN
ATTEST: [Signature] CLERK OF THE BOARD
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

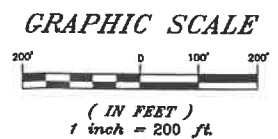


FND MARKED STONE VISITED 1/1998
FND. CONCRETE MONUMENT 12/2005 W/BRASS CAP 0.54', N17°04'37"E FROM MARKED STONE LOCATION (NOT ACCEPTED)

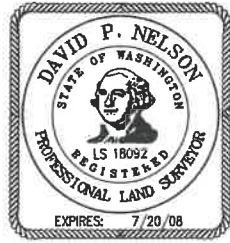
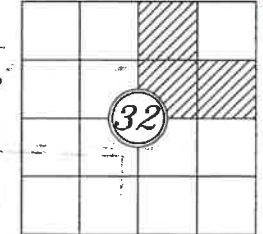
RECEIVED
OCT 11 2007
Kittitas Co. CDS

LEGEND

- ✦ SECTION CORNER
- SET 1/2" REBAR L# 18092
- FOUND REBAR
- ⊙ WELL
- REMOVABLE BOLLARDS OR BARRIER



INDEX LOCATION:
SEC. 32 T. 20N. R. 17E. W.M.



RECORDER'S CERTIFICATE 200801290020
Filed for record this 29 day of Jan, 2008, at 3:11 PM in book 104 of PLATS at page 104 at the request of DAVID P. NELSON Surveyor's Name
[Signature] County Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of HIDDEN VALLEY ESTATES, LLC in FEB, 2008.
[Signature] DATE 01/29/07
DAVID P. NELSON
Certificate No. 18092

Encompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7413

HIDDEN VALLEY ESTATES PLAT		
PORTION OF THE NE 1/4, SEC. 32, T. 20N., R17E., W.M. KITITAS COUNTY, WASHINGTON		
DWN BY	DATE	JOB NO.
G. WEISER	05/07	05751
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

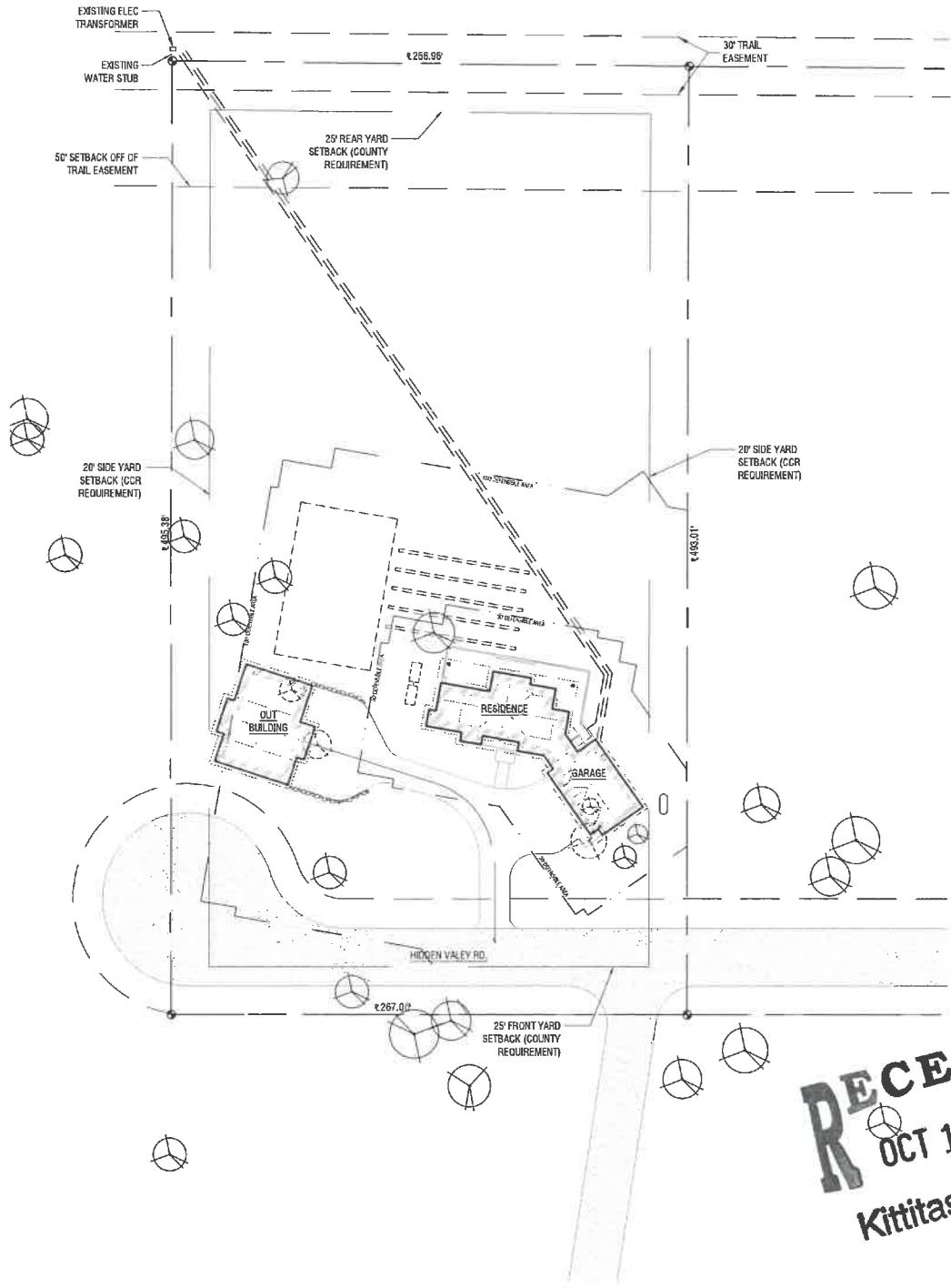
McAnuliffe

Lot 6

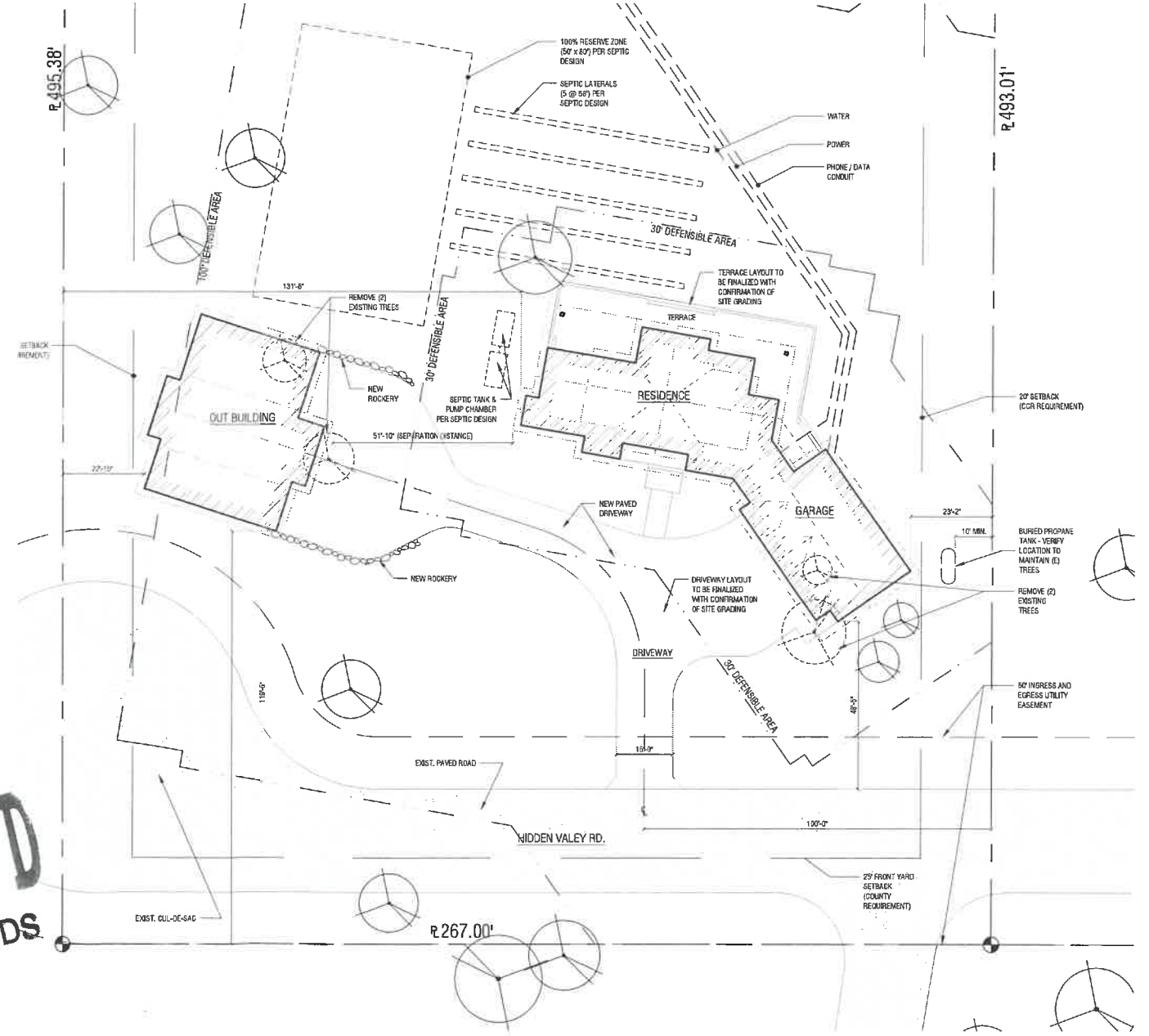


BELL CRAFT
ARCHITECTS
4874 15th Avenue, NE
Seattle, WA 98105
206.325.1100

SITE LEGEND		TREE LEGEND	
—	PROPERTY LINE		EXISTING TREE TO REMAIN
- - -	SETBACK/BUFFER LINE		EXISTING TREE TO BE REMOVED
- - -	EASEMENT LINE		PROPOSED TREE
- - -	TOPOGRAPHIC LINE		
- - -	MODIFIED TOPOGRAPHIC LINE		
X + 150.0'	SPOTPOINT ELEVATION		
- - -	LINE OF DEFENSIBLE AREA (30' LEAN, CLEAN & GREEN ZONE)		
- - -	LINE OF DEFENSIBLE AREA (100' REDUCED FUEL ZONE)		
- - -	TREE PROTECTION		
- - -	UTILITY LINE		
	PROPOSED STRUCTURE		
	ROAD ACCESS		



1 PLOT PLAN
SCALE: 1" = 40'-0"



2 DETAIL SITE PLAN
SCALE: 1" = 20'-0"

RECEIVED
OCT 11 2019
Kittitas Co. CDS

Cle Elum Residence

2889 Hidden Valley Road
Cle Elum, WA 98922

© COPYRIGHT 2017 BELL CRAFT ARCHITECTS, SEATTLE, WA

DRAFT CONSTRUCTION DOCUMENTS
DATE: 8/15/2017
FILE NAME: SUMC-A1.0 Site Plan.dwg

SHEET SIZE: D (24 X 36)
REVISIONS:
NO: DATE:

DRAWN BY: BGP
CHECKED BY: BGP

PLOT PLAN,
DETAIL SITE PLAN
SCALE: 1/8" = 1'-0"

A1.0

11-104

01/29/2008 03:11:18 PM V: 11 P: 104 200591700020
 200591700020
 Kititas County Auditor

P-06-19

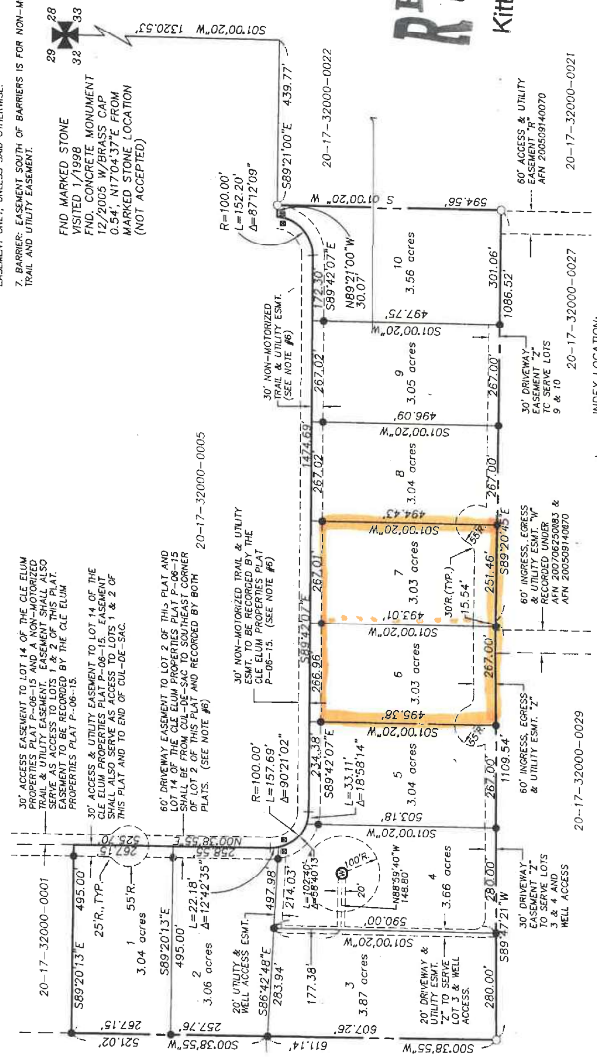
- NOTES:
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 - THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS E AND F OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200592013004, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
 - KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF WATER IS AVAILABLE TO THE PROPERTY AND THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
 - ACCESS TO LOTS 1 & 2 OF THIS PLAT SHALL BE FROM LEAD LANE.
 - EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.
 - BARRIER: EASEMENT SOUTH OF BARRIERS IS FOR NON-MOTORIZED TRAIL AND UTILITY EASEMENT.

HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE 1/4, SEC. 32, T. 20N., R. 17E., W.M.

KITITAS COUNTY, WASHINGTON

Proposed Parcel Combination
LOTS 6 & 7



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 OCT 11 2008
 Kititas Co. CDS

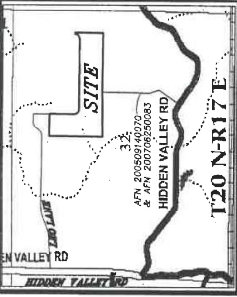


DWN BY	G. WEISER	DATE	05/07	JOB NO.	05751
CHKD BY	D. NELSON	SCALE	1"=200'	SHEET	1 of 2

HIDDEN VALLEY ESTATES PLAT
 PORTION OF THE NE 1/4, SEC. 32, T. 20N., R. 17E., W.M.
 KITITAS COUNTY, WASHINGTON

DAVID P. NELSON
 Surveyor
 County Auditor

Filed for record this 29 day of May 2008 at 3:14 PM
 in book K. of ... at page 127, at the request of
 DAVID P. NELSON
 Surveyor
 County Auditor



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 26 DAY OF
 August A.D. 2007

KITITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS 26 DAY OF September A.D. 2007

KITITAS COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS 1st DAY OF October A.D. 2007

KITITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED, PARCEL NO. 25-17-32000-0029 (40824)
 DATED THIS 27 DAY OF September A.D. 2007

KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
 DATED THIS 21 DAY OF September A.D. 2007

KITITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 26 DAY OF
 August A.D. 2007.

BOARD OF COUNTY COMMISSIONERS
 KITITAS COUNTY, WASHINGTON

BY: *[Signature]*
 CHAIRMAN

BY: *[Signature]*
 CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



BELL CRAFT
 ARCHITECTS
 414 S. GARDNER ST. SUITE 200
 PORTLAND, OR 97205
 TEL: 503.253.1111
 WWW.BELLCRAFTARCHITECTS.COM

Cle Elum Residence

2089 Hidden Valley Road
 Cle Elum, WA 98922

DRAFT
CONSTRUCTION
DOCUMENTS

DATE: 05/22/21
 SHEET NO: 101
 SUBSCALE: 1/8" = 1'-0"

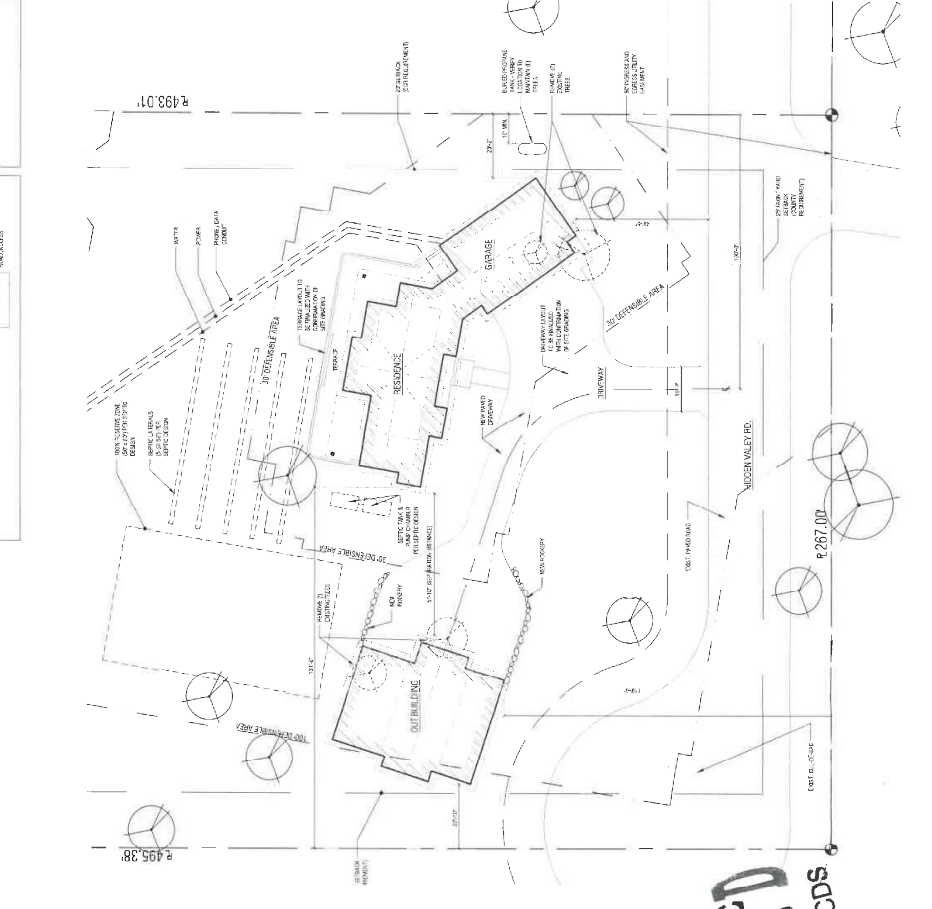
REVISIONS:
 NO. DATE:

DRAWN BY: BGP
 CHECKED BY: BGP
 PROJECT: R/C/T PLAN
 DETAIL: SITE PLAN
 SCALE: 1/8" = 1'-0"

A1.0

McArthur

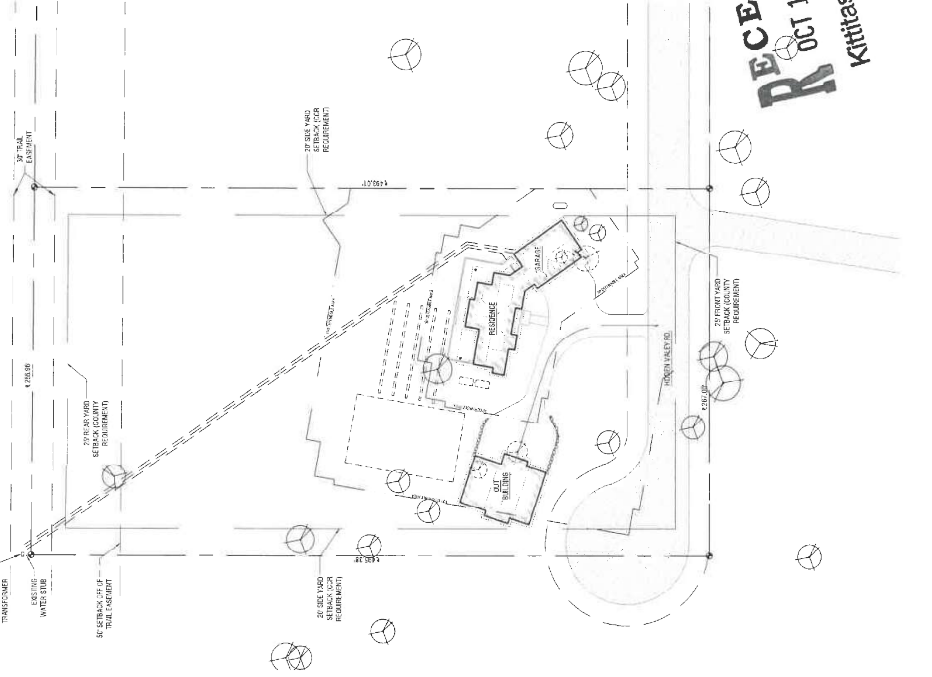
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	EXISTING TREE	(Symbol)	PROPOSED TREE
(Symbol)	PROPOSED TREE	(Symbol)	PROPOSED TREE
(Symbol)	PROPOSED TREE	(Symbol)	PROPOSED TREE
(Symbol)	PROPOSED TREE	(Symbol)	PROPOSED TREE
(Symbol)	PROPOSED TREE	(Symbol)	PROPOSED TREE



1 PLOT PLAN
 SCALE: 1" = 40'-0"

2 DETAIL SITE PLAN
 SCALE: 1" = 20'-0"

Lot 5



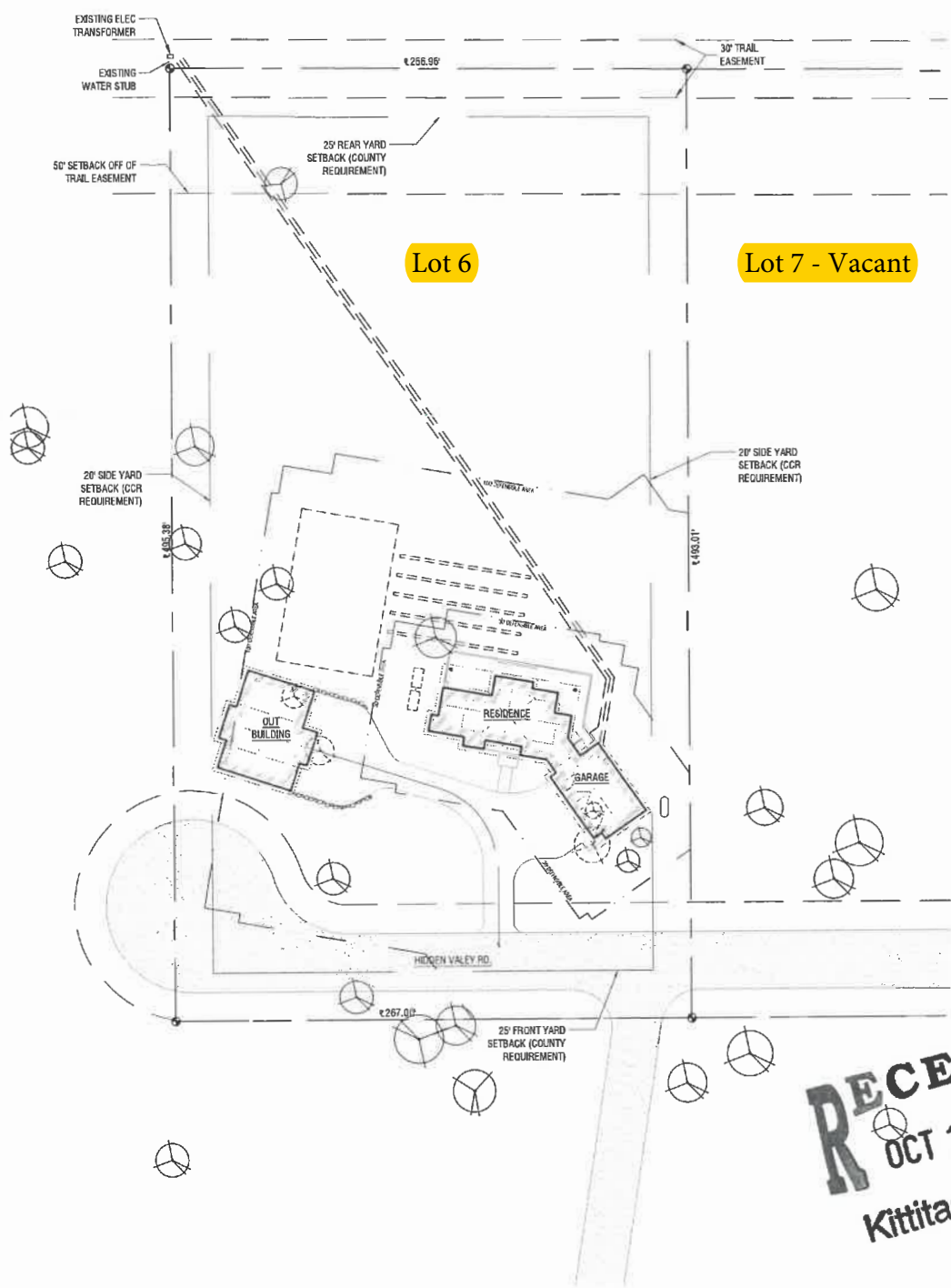
RECEIVED
 OCT 11 2019
 KWHITIAS CO. CDS.

1 PLOT PLAN
 SCALE: 1" = 40'-0"

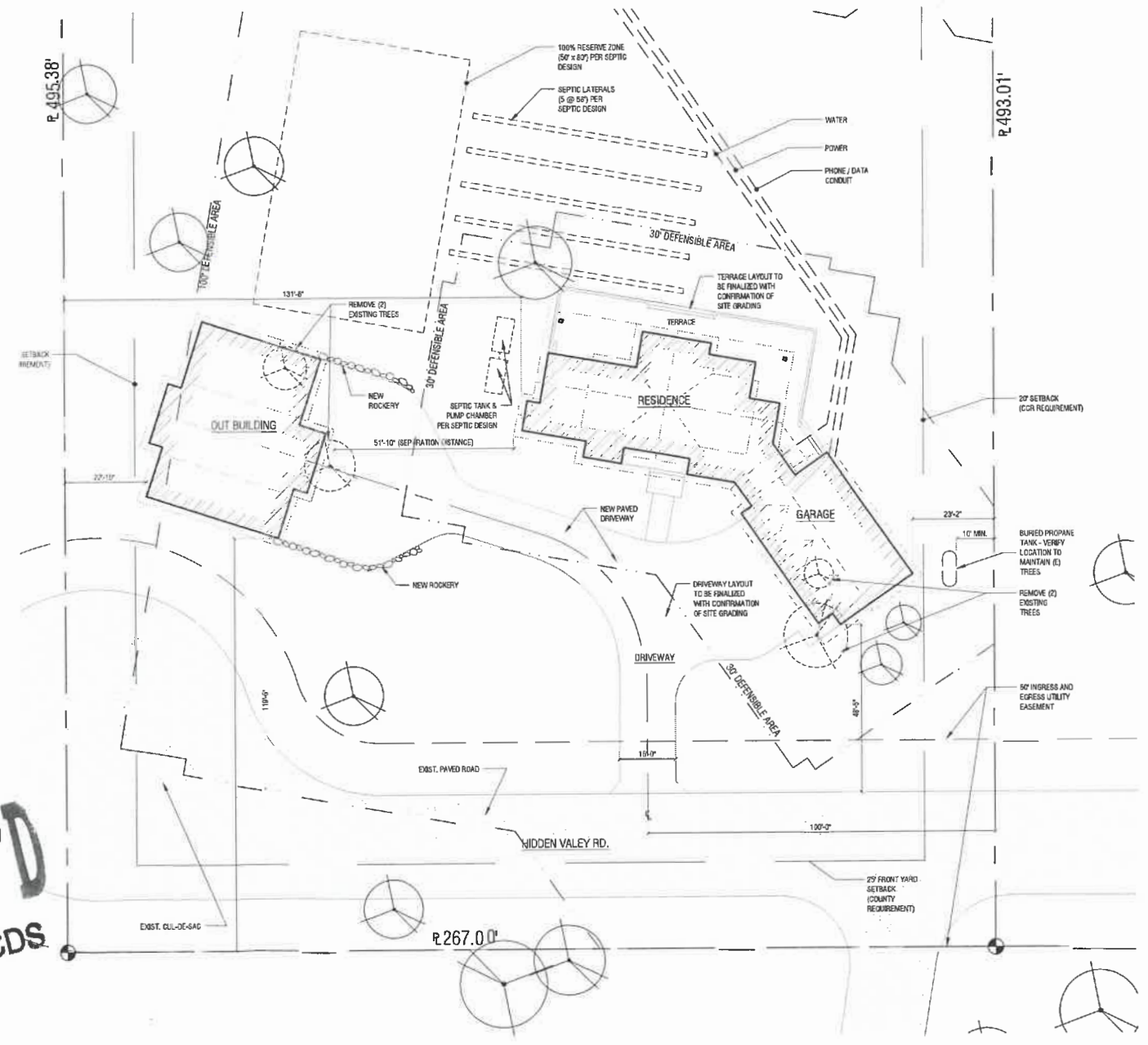
2 DETAIL SITE PLAN
 SCALE: 1" = 20'-0"

McAniff

Lot 6



1 PLOT PLAN
SCALE: 1" = 40'-0"
NORTH



2 DETAIL SITE PLAN
SCALE: 1" = 20'-0"
NORTH

SITE LEGEND		TREE LEGEND	
—	PROPERTY LINE	○	EXISTING TREE TO REMAIN
- - -	SETBACK/BUFFER LINE	○	EXISTING TREE TO BE REMOVED
- - -	EASEMENT LINE	○	PROPOSED TREE
—	TOPOGRAPHIC LINE		
—	MODIFIED TOPOGRAPHIC LINE		
X +150.0'	SPOTPOINT ELEVATION		
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—	LINE OF DEFENSIBLE AREA (100' PROTECTED PLANT ZONE)		
—	TREE PROTECTION		
—	UTILITY LINE		
□	PROPOSED STRUCTURE		
—	ROAD ACCESS		

RECEIVED
OCT 11 2019
Kittitas Co. CDS



BELL CRAFT
ARCHITECTS
3420 1st Avenue North
Seattle, WA 98105
206.461.1111

Cle Elum Residence
2989 Hidden Valley Road
Cle Elum, WA 98922
© COPYRIGHT 2017 BELL CRAFT ARCHITECTS, SEATTLE, WA

DRAFT CONSTRUCTION DOCUMENTS
DATE: 8/15/2017
FILE NAME: SUMC-A1.0 Site Plan.dwg

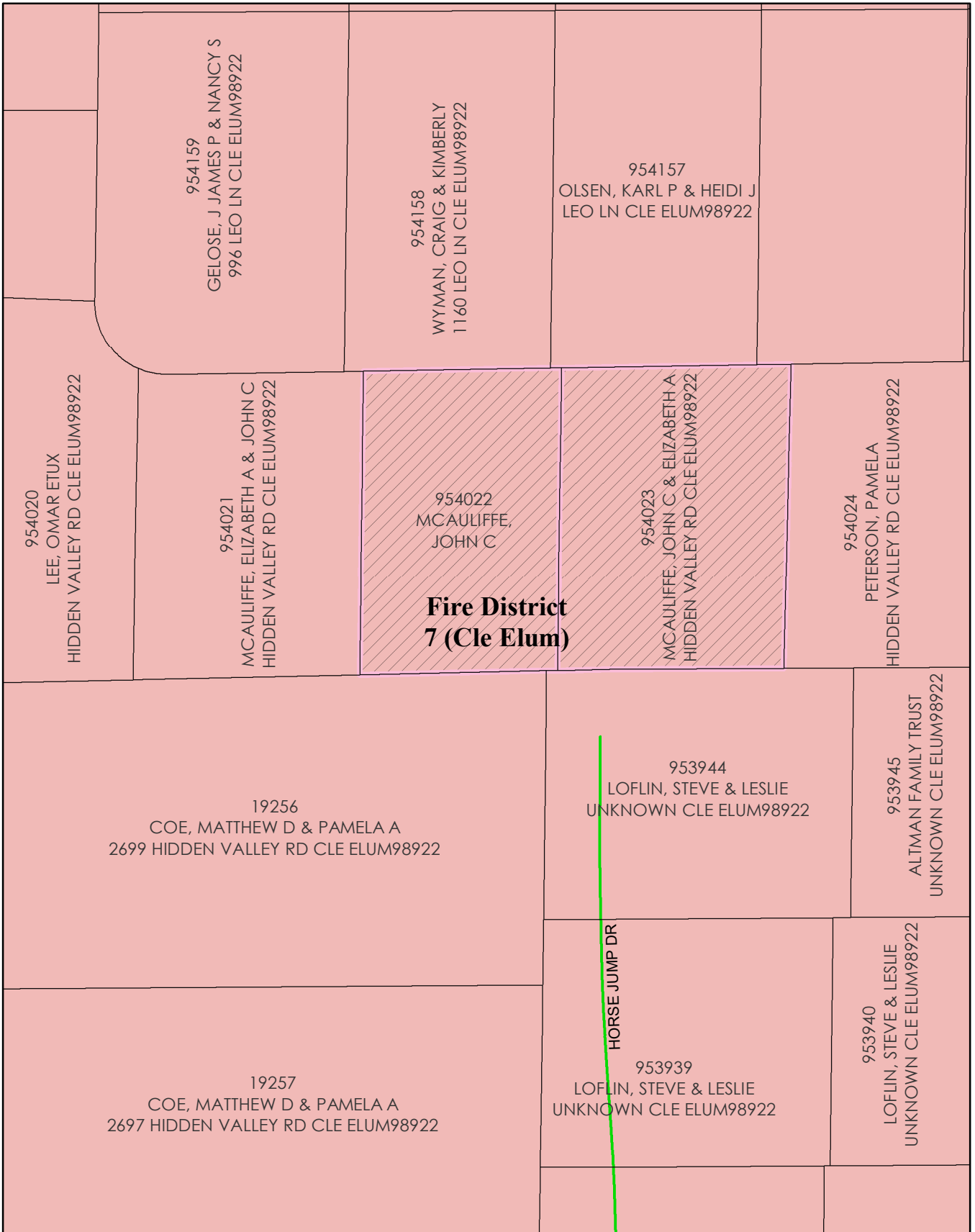
SHEET SIZE: D (24 X 36)
REVISIONS:
NO. DATE:

DRAWN BY: BGP
CHECKED BY: BGP

PLOT PLAN,
DETAIL SITE PLAN

SCALE: 1/8" = 1'-0"

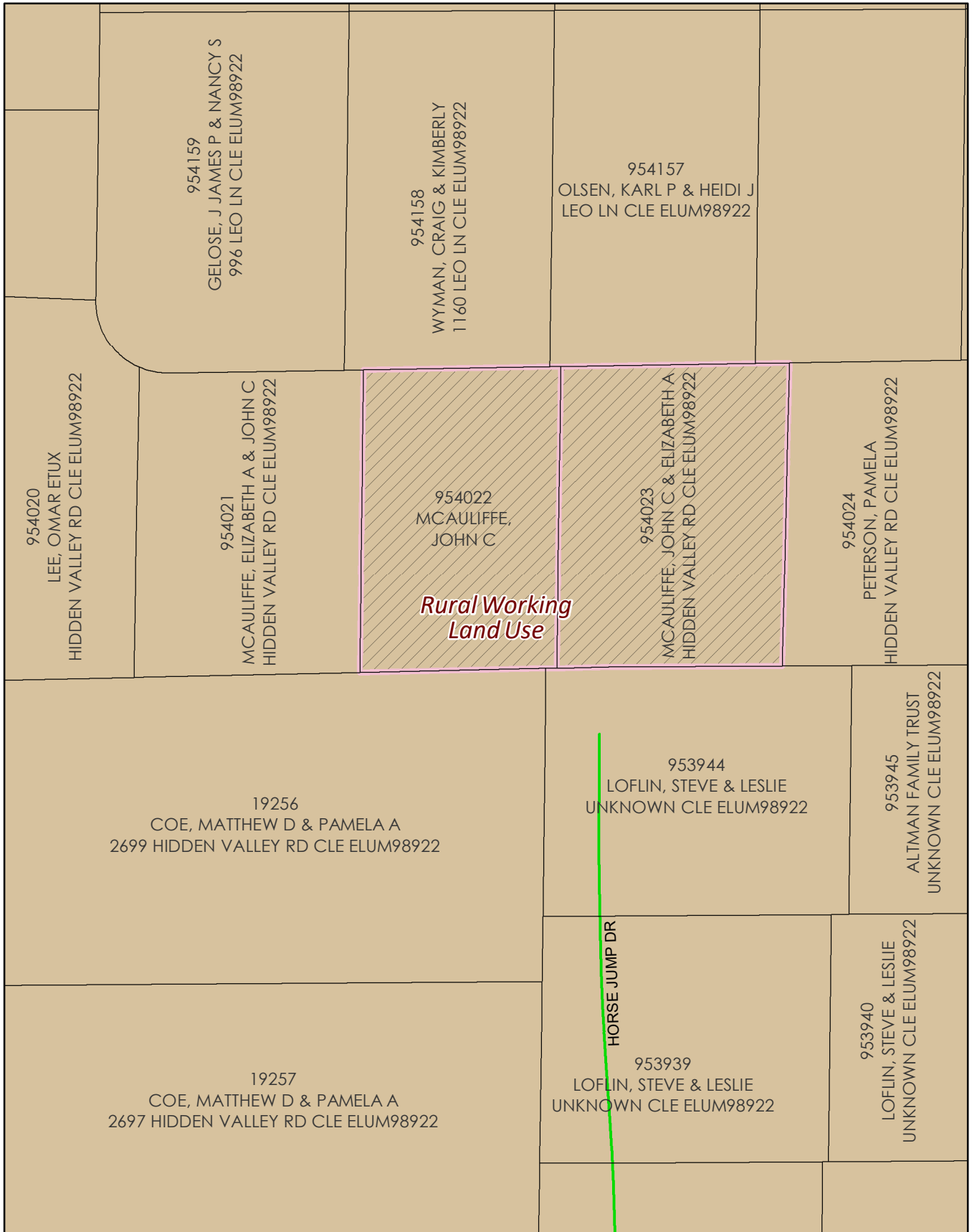
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CB-19-00017 McAuliffe

Fire District

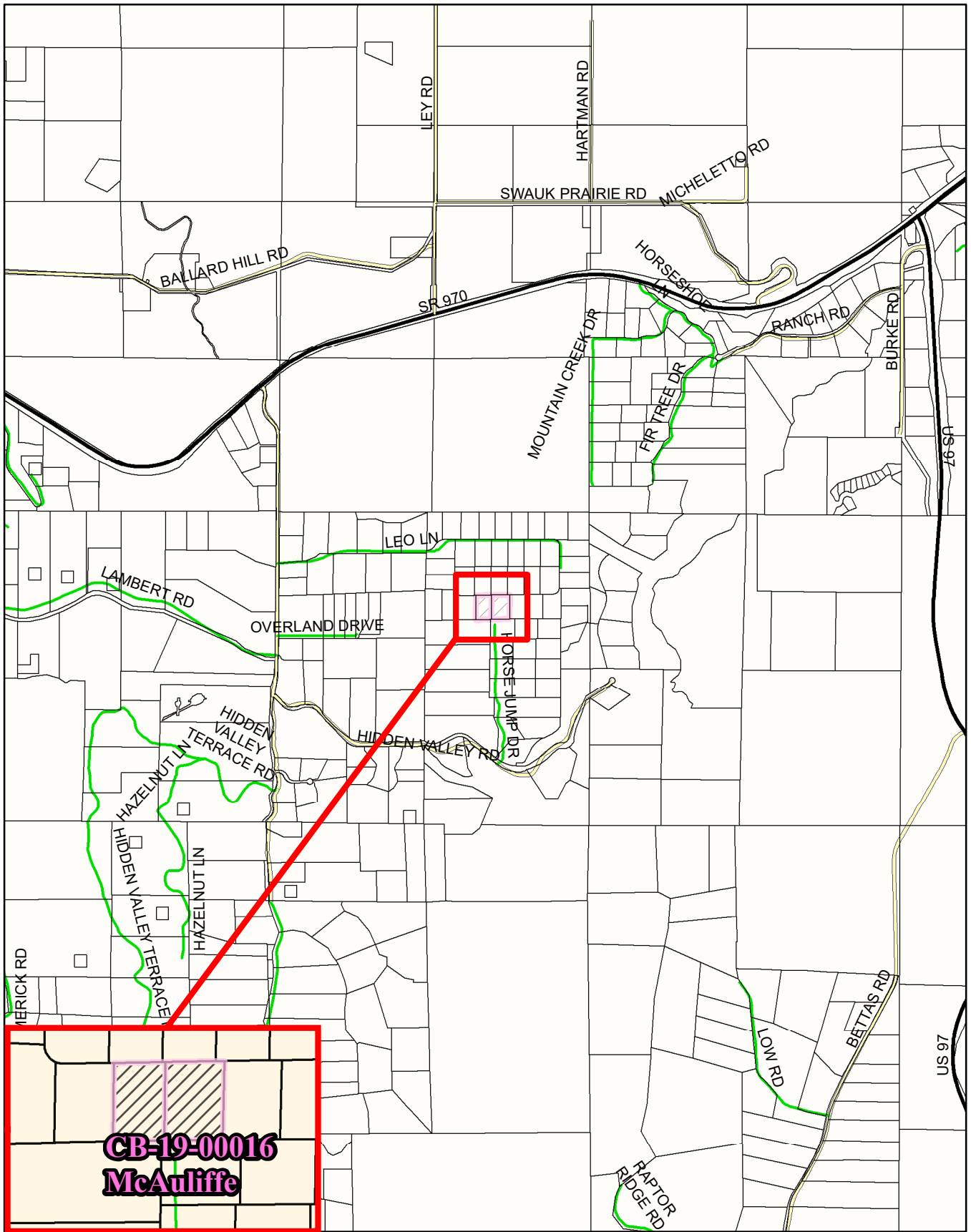




CB-19-00017 McAuliffe

Land Use

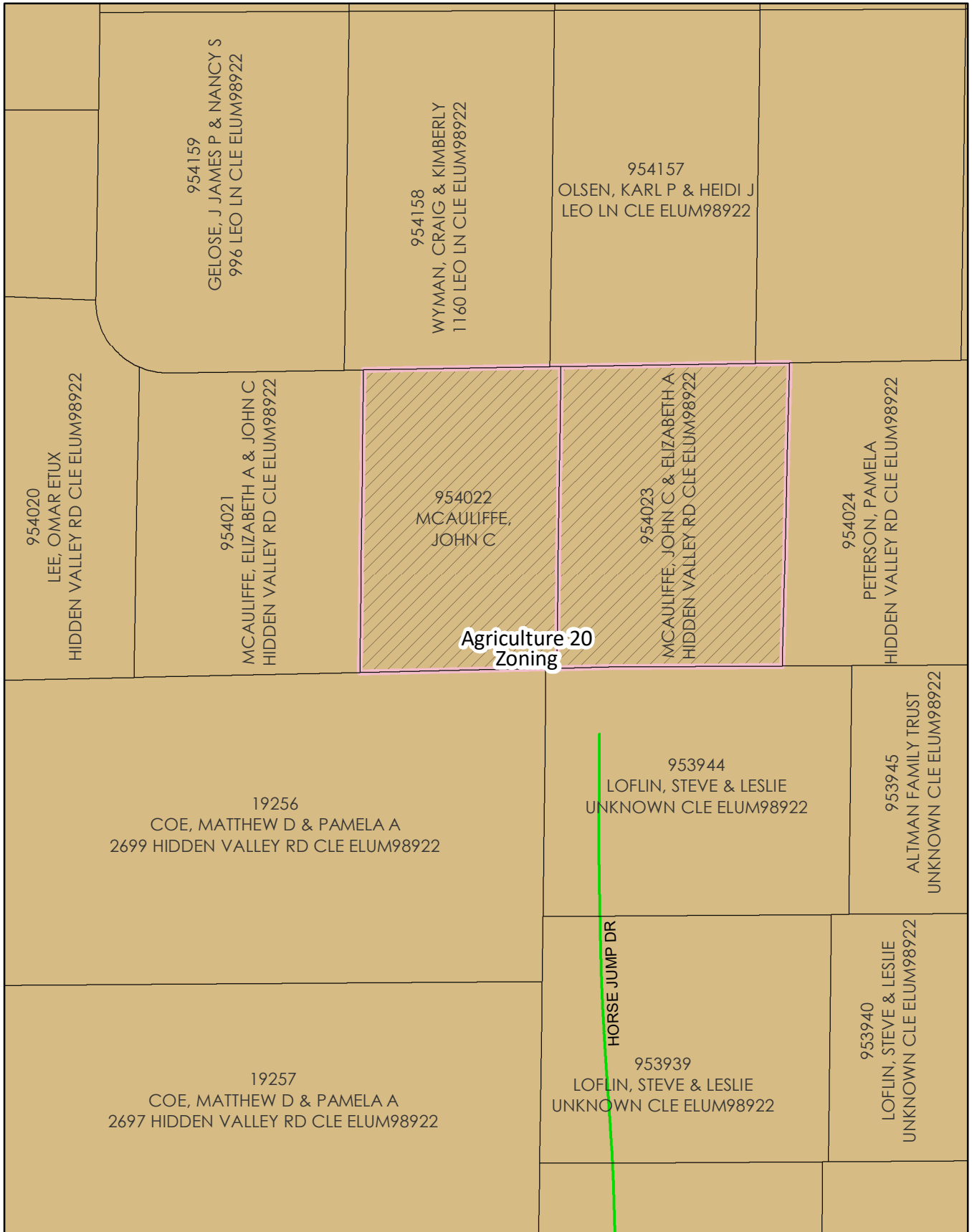




CB-19-00017 McAuliffe

Vicinity View





Agriculture 20
Zoning

CB-19-00017 McAuliffe

Zoning





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"

October 29, 2019

John C. McAuliffe
741 Horse Jump Drive
Cle Elum, WA 98922

RE: McAuliffe Parcel Combination (CB-19-00017)

To all concerned,

Kittitas County Community Development Services (CDS) received a Parcel Combination permit application on October 11, 2019. This application has been determined **complete** as of October 29, 2019. Please be advised: Once these tax parcels have been combined, any future land subdivision will be required to meet current county regulations at the time of application.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed pursuant to KCC 15A.07.
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. Taxes will need to be paid in full for the entire year for all parcels involved prior to final approval.
6. Final approval and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map) by Community Development Services. The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

Once CDS has received the above items, processing can continue. If you have any questions regarding this matter, I can be reached at (509) 962-7539, or by e-mail at kelly.bacon.cd@co.kittitas.wa.us.

Sincerely,

Kelly Bacon
Planner I
Kittitas County Community Development Services

From: [Kelly Bacon \(CD\)](#)
To: ["jcmcauliffe@comcast.net"](mailto:jcmcauliffe@comcast.net)
Cc: [Lindsey Ozbolt](#)
Subject: CB-19-00017 McAuliffe - Parcel Combination
Date: Tuesday, October 29, 2019 8:14:00 AM
Attachments: [CB-19-00017 McAuliffe Deemed Complete Letter 10-29-19.pdf](#)

Good afternoon,

Please find attached correspondence in regards to your proposed parcel combination. A hard copy of the letter will be mailed out. Please contact me directly with any questions.

Sincerely,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

kelly.bacon.cd@co.kittitas.wa.us

From: [Kelly Bacon \(CD\)](#)
To: [Holly Erdman](#); [Jesse Cox](#); [Candie Leader](#); [Gail Weyand](#); [Pat Nicholson](#)
Cc: [Lindsey Ozbolt](#)
Subject: CB-19-00017 McAuliffe
Date: Tuesday, October 29, 2019 8:15:00 AM

Good afternoon,

Please review the following Parcel Combination application submitted by John C. McAuliffe (CB-19-00017). Any Comments need to be submitted by 5pm on November 12, 2019. Please let me know if there are any questions.

[CB-19-00017 McAuliffe Internal](#)

[CB-19-00017 McAuliffe External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

From: [Holly Erdman](#)
To: [Kelly Bacon \(CD\)](#)
Cc: [Jesse Cox](#)
Subject: RE: CB-19-00017 McAuliffe
Date: Tuesday, November 5, 2019 2:02:52 PM
Attachments: [image001.png](#)

Kelly,

I have reviewed this proposed parcel combination and have no comments or concerns.

Thank you,

Holly Erdman, BS, Environmental Health Specialist II

P: 509.962.7580 | F: 509.962.7581 | E: holly.erdman@co.kittitas.wa.us

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

www.co.kittitas.wa.us/health

Please tell us how we're doing: [KCPHD Customer Survey](#)



From: Kelly Bacon (CD)
Sent: Tuesday, October 29, 2019 8:16 AM
To: Holly Erdman; Jesse Cox; Candie Leader; Gail Weyand; Pat Nicholson
Cc: Lindsey Ozbolt
Subject: CB-19-00017 McAuliffe

Good afternoon,

Please review the following Parcel Combination application submitted by John C. McAuliffe (CB-19-00017). Any Comments need to be submitted by 5pm on November 12, 2019. Please let me know if there are any questions.

[CB-19-00017 McAuliffe Internal](#)

[CB-19-00017 McAuliffe External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Zachery Peebles, Engineering Technician I
DATE: November 12, 2019
SUBJECT: McAuliffe CB-19-00017

- a) The approved access for parcel 954022 will be used to access the parcel combination.
- b) Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- c) Additionally, we have no comments regarding survey.

From: [Candie Leader](#)
To: [Kelly Bacon \(CD\)](#)
Subject: RE: CB-19-00017 McAuliffe
Date: Tuesday, November 12, 2019 12:14:15 PM
Attachments: [McAuliffe CB-19-00017 Comments.pdf](#)

Please find Public Works comments attached.

Thank you,

Candie Leader

Administrative Assistant
Kittitas County Department of Public Works
411 North Ruby Street, Suite 1
Ellensburg, WA 98926
509-962-7699

From: Kelly Bacon (CD)
Sent: Tuesday, October 29, 2019 8:16 AM
To: Holly Erdman; Jesse Cox; Candie Leader; Gail Weyand; Pat Nicholson
Cc: Lindsey Ozbolt
Subject: CB-19-00017 McAuliffe

Good afternoon,

Please review the following Parcel Combination application submitted by John C. McAuliffe (CB-19-00017). Any Comments need to be submitted by 5pm on November 12, 2019. Please let me know if there are any questions.

[CB-19-00017 McAuliffe Internal](#)

[CB-19-00017 McAuliffe External](#)

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.

message id: 38eb45916c6dcbdac24bb8719d004a14



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

November 18, 2019

John C. McAuliffe
741 Horse Jump Drive
Cle Elum, WA 98926

RE: McAuliffe Parcel Combination (CB-19-00017)

Dear Applicant,

Community Development Services received the above referenced application on October 11, 2019. The application has been reviewed and processed by staff and **preliminary approval** is hereby granted with the attached comments. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the parcel combination:

- Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact our office when this is accomplished, as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
- Please note the attached comments from Kittitas County Public Works for further requirements that will apply to the parcel combination.

Please be advised:

- Once these tax parcels have been combined, any future land subdivision will be required to meet current county regulations at the time of application.

If you have any questions regarding this matter, I can be reached at (509) 962-7539, or by e mail at Kelly.bacon.cd@co.kittitas.wa.us.

Sincerely,

Kelly Bacon
Planner I
Kittitas County Community Development Services

cc: Lindsey Ozbolt, Planning Official

Via Email

Enclosed: Public Health and Public Works comments

From: [Kelly Bacon \(CD\)](#)
To: ["jcmcauliffe@comcast.net"](mailto:jcmcauliffe@comcast.net)
Cc: [Lindsey Ozbolt](#)
Subject: CB-19-00017 McAuliffe - Preliminary Approval
Date: Monday, November 18, 2019 11:31:00 AM
Attachments: [CB-19-00017 McAuliffe CPA Letter 11-18-19.pdf](#)
[CB-19-00017 McAuliffe - Comments PH.pdf](#)
[CB-19-00017 McAuliffe - Comments PW.pdf](#)

Good afternoon,

Please find attached correspondence in regards to your proposed parcel combination. A hard copy of the letter will be mailed out. Please contact me directly with any questions.

Sincerely,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Building Partnerships – Building Communities

December 5, 2019

John C. McAuliffe
741 Horse Jump Drive
Cle Elum, WA 98926

RE: McAuliffe Parcel Combination (CB-19-00017)

Dear Applicant,

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 item that must be completed to finalize the process:

1. The Final packet will be submitted by Community Development Services to the Kittitas County Assessor's Office to finalize the parcel combination.

As a reminder: Once these tax parcels have been combined, any future land subdivision will be required to meet current county regulations at the time of application.

If you have any further questions, please feel free to contact me at (509)-962-7539.

Sincerely,

Kelly Bacon
Planner I
Kittitas County Community Development Services

cc: Assessor's Office

Via Email

From: [Kelly Bacon \(CD\)](#)
To: ["jcmcauliffe@comcast.net"](mailto:jcmcauliffe@comcast.net)
Cc: [Christy Garcia](#); [Haley Mercer](#)
Subject: CB-19-00017 McAuliffe Final Approval Letter
Date: Thursday, December 5, 2019 2:12:00 PM
Attachments: [CB-19-00017 McAuliffe Final Approval Letter 12-5-19.pdf](#)

Good afternoon,

Please find attached correspondence in regards to the final approval of tax parcel combination CB-19-00017. A hard copy of the letter will be mailed out. Please contact me directly with any questions.

Thank you,

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us

From: [Kelly Bacon \(CD\)](#)
To: [Christy Garcia](#); [Haley Mercer](#)
Cc: [Lindsey Ozbolt](#)
Subject: CB-19-00017
Date: Thursday, December 5, 2019 2:13:00 PM

Good afternoon!

The Parcel Combination Application CB-19-00017 has been reviewed by CDS and has been given final approval. Below is the link to the file. Please let me know if there are any questions.

[CB-19-00017 McAuliffe](#)

Happy Thursday!

Kelly Bacon

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

Kelly.bacon.cd@co.kittitas.wa.us