

Jeff Watson

From: Jeff Watson
Sent: Friday, December 20, 2013 8:55 AM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: CB-13-00005 Grouws

[CB-13-00005 Grouws](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

December 20, 2013

Steven Grouws
PO Box 78448
Seattle WA 98178

RE: CB-13-00005 Grouws Parcel Combination

Dear Mr. Grouws,

Kittitas County Community Development Services has reviewed the proposed parcel Combination and hereby grants **final approval** to the referenced application. A final packet was submitted to the Assessor's Office on December 20, 2013 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

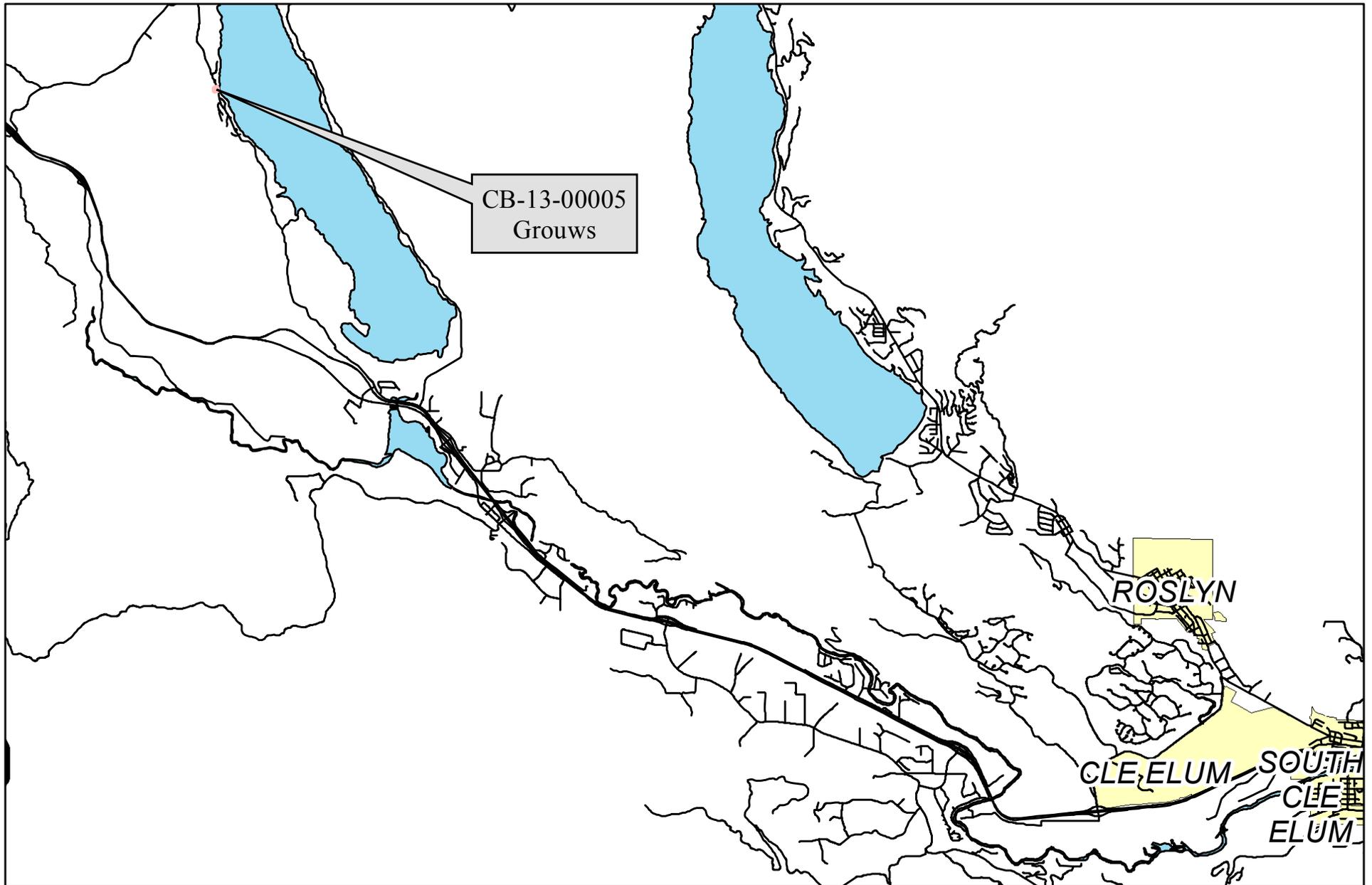
Jeff Watson
Staff Planner

cc via email to: sgrouws@citybuildingsystems.com
salkinarch@comcast.net

CB-13-00005 Grouws Master File T:CDS\Projects\Combine\CB 2013\CB-13-00005 Grouws

Legal Description

Lots 97 and 98 of the Kachess Plat as recorded in Volume 6 of Plats, pages 64- 68 with the Kittitas County Auditor on November 15, 1974; AFN 393674.



CB-13-00005
Grouws

Area
Map

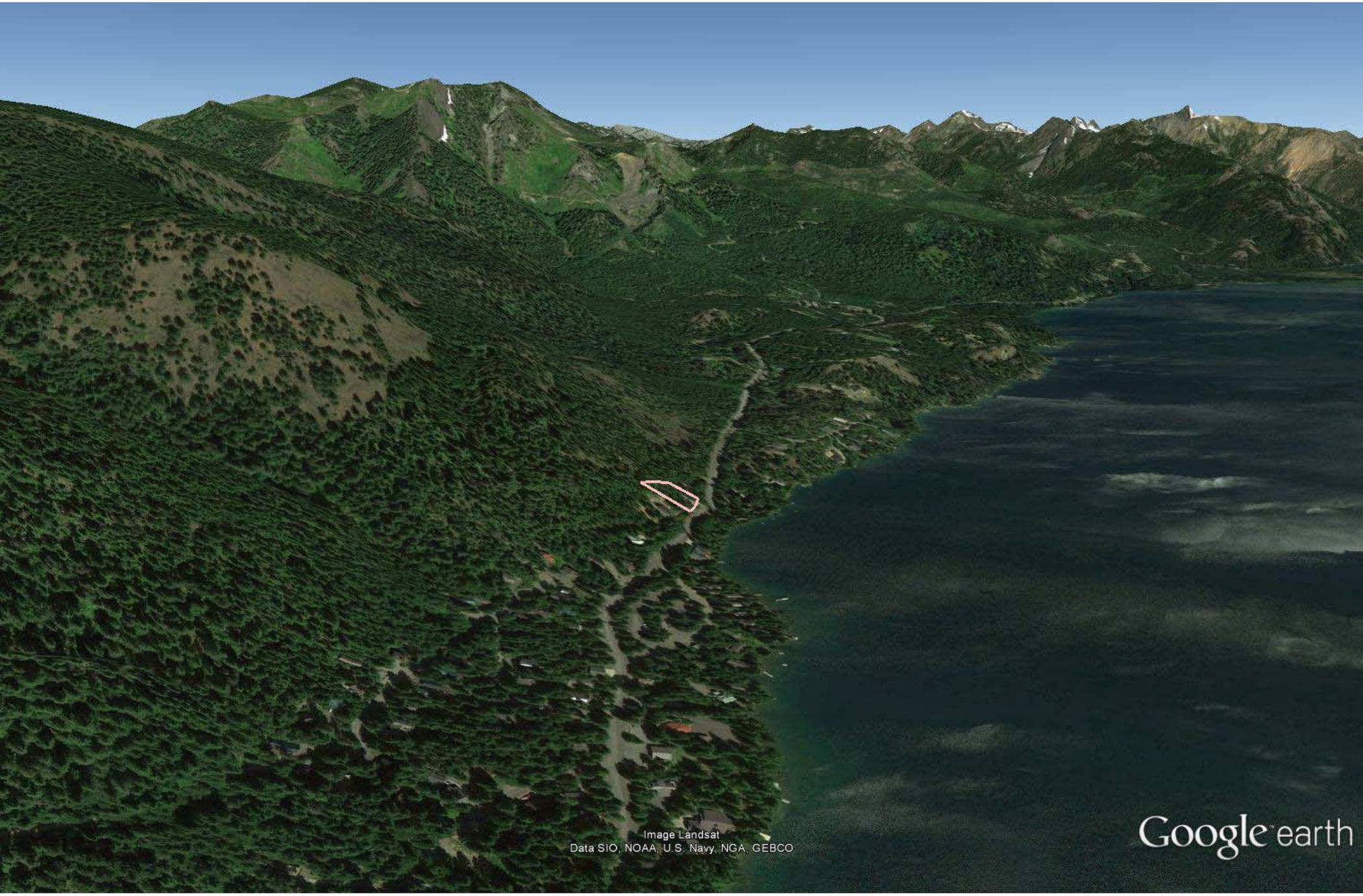


Image Landsat
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google earth



CB-13-00005
Grouws

Vertical Air
Photo

6-64

393674

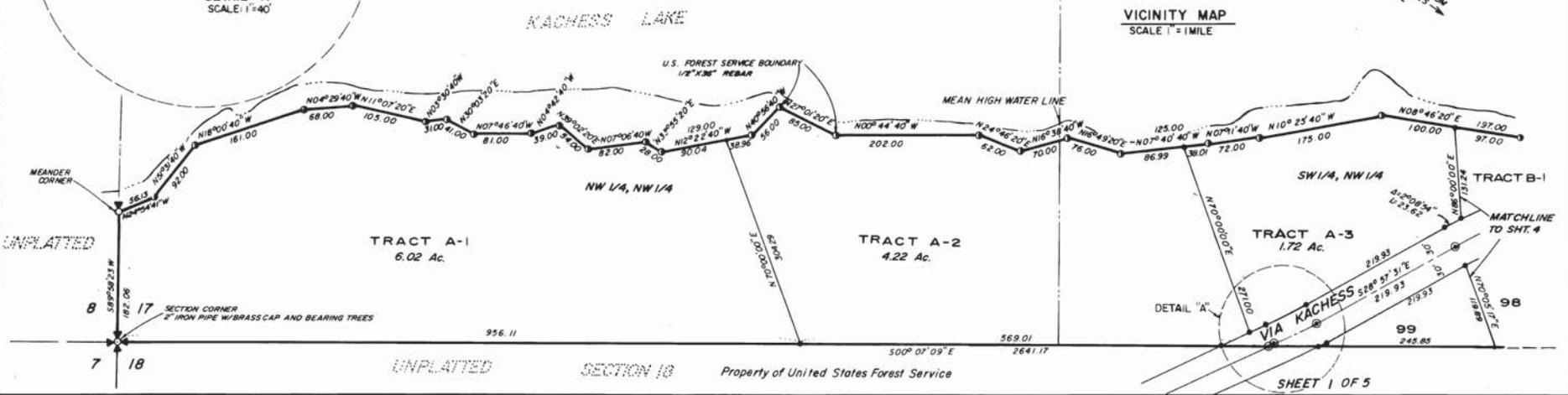
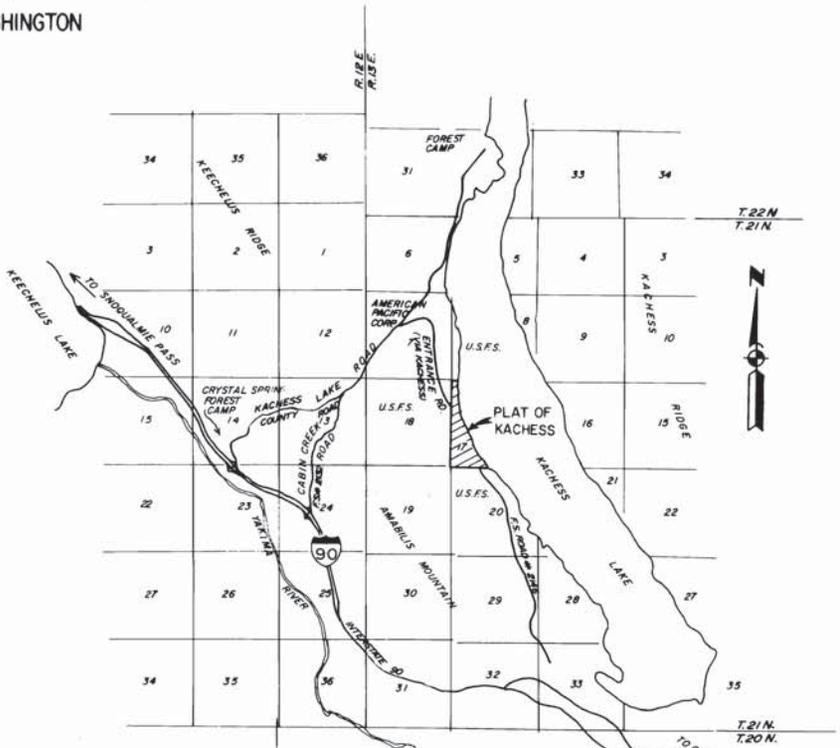
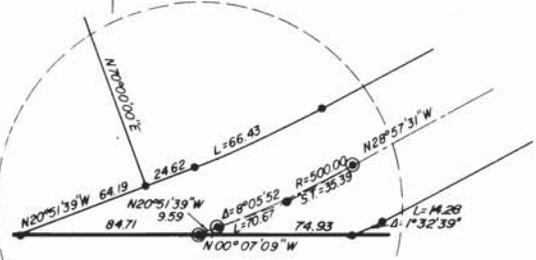
KACHESS

SECTION 17, TWP 21N., RGE.13 E., W.M.
KITTITAS COUNTY, WASHINGTON



LEGEND

- LOT CORNERS 1/2" REBAR
- CONC. MONUMENT
- ⊙ U.S.F.S. BOUNDARY CORNER 1/2" REBAR
- ⊠ 2" IRON PIPE W/BRASS CAP SECTION CORNER
- ⊠ 2" IRON PIPE W/BRASS CAP-MEANDER CORNER



KACHESS

SECTION 17, TWP 21N., RGE13E.,W.M.

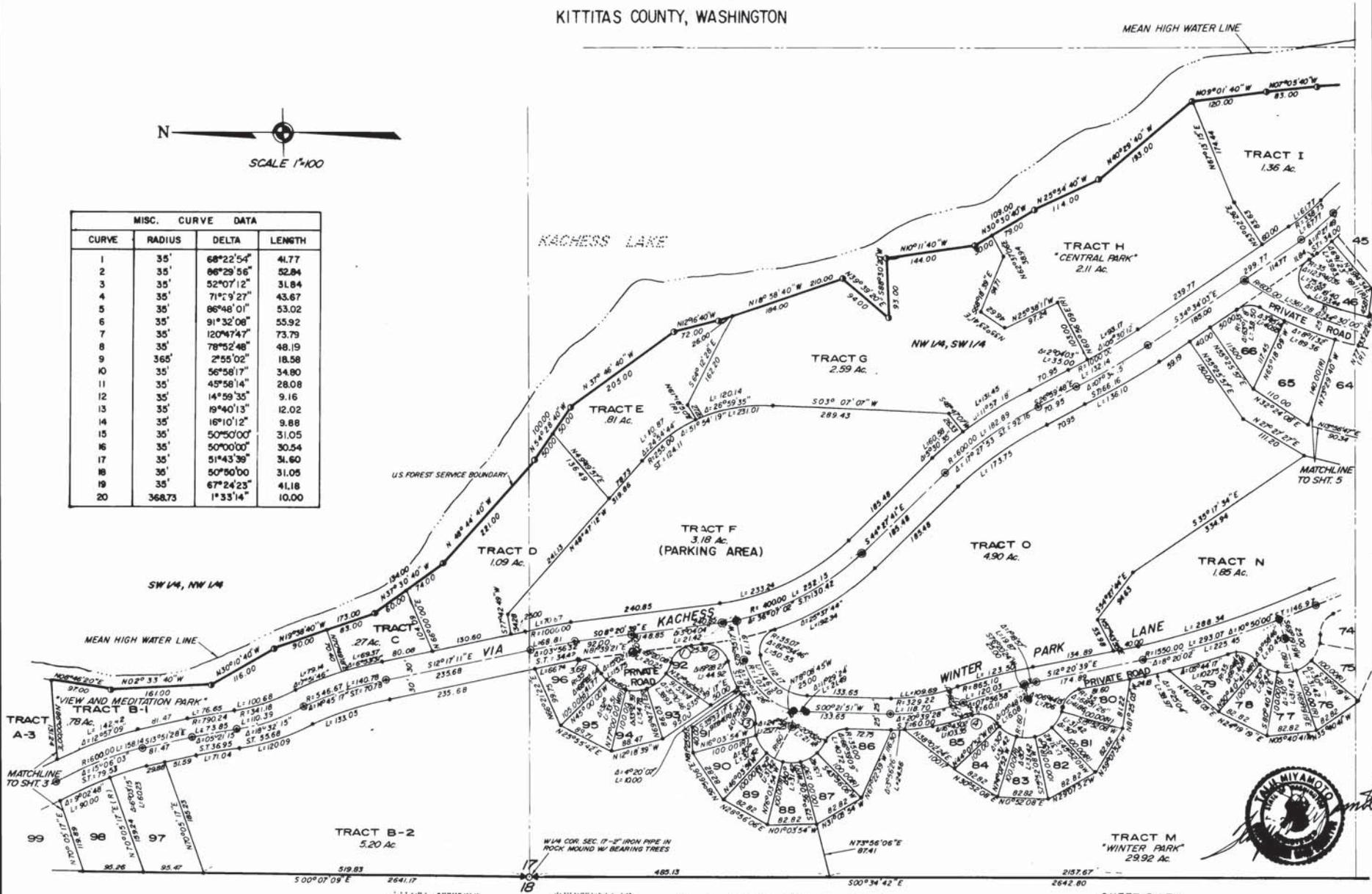
KITITAS COUNTY, WASHINGTON

398674

6-65



MISC. CURVE DATA			
CURVE	RADIUS	DELTA	LENGTH
1	35'	68°22'54"	41.77
2	35'	86°29'56"	52.84
3	35'	52°07'12"	31.84
4	35'	71°09'27"	43.67
5	35'	86°48'01"	53.02
6	35'	91°32'08"	55.92
7	35'	120°47'47"	73.79
8	35'	78°52'48"	48.19
9	365'	2°55'02"	18.58
10	35'	56°58'17"	34.80
11	35'	45°58'14"	28.08
12	35'	14°59'35"	9.16
13	35'	19°40'13"	12.02
14	35'	16°10'12"	9.88
15	35'	50°50'00"	31.05
16	35'	50°00'00"	30.54
17	35'	51°43'39"	31.60
18	35'	50°00'00"	31.05
19	35'	67°24'23"	41.18
20	368.73	1°33'14"	10.00

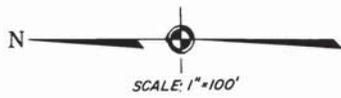


KACHESS

SECTION 17, TWP 21N., RGE 13E., WM.

KITTITAS COUNTY, WASHINGTON

312674



SE 1/4, SW 1/4

KACHESS LAKE

U.S. FOREST SERVICE BOUNDARY
1/2" X 3/8" REBAR

MATCHLINE TO BELOW

MATCHLINE TO ABOVE

TRACT L

TRACT K
45 Ac.

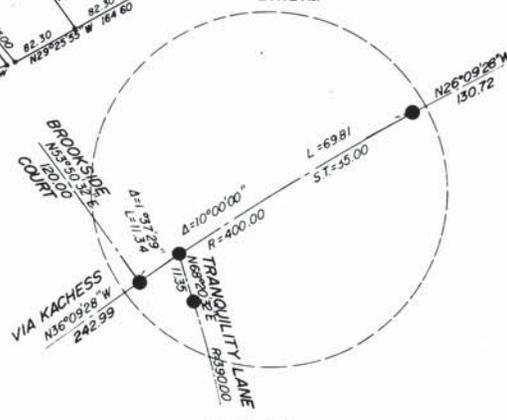
TRACT I
1.36 Ac.

TRACT M
"WINTER PARK"
29.92 Ac.

UNPLATTED

SECTION 20

Property of United States Forest Service



SECTION CORNER - 8" IRON PIPE
W/ BRASS CAP AND BEARING
TREES

UNPLATTED SECTION 18

2157.67
N 00° 34' 42" W 2642.80

Property of United States Forest Service

SHEET 3 OF 5 17 20 18 19

6-16

6-67

LEGAL DESCRIPTION

ALL OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 13 EAST, W.M., LYING WEST OF THE BOUNDARY OF THE DEPARTMENT OF INTERIOR, UNITED STATES DEPARTMENT OF RECLAMATION, YAKIMA STORAGE PROJECT, KACHESS RESERVOIR AS SHOWN BY THE RECORDS OF KITTITAS COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT PREPARED BY THE DEPARTMENT OF INTERIOR No. D2A59 ATTACHED TO DEED RECORDED APRIL 16, 1917, IN VOLUME 31 OF DEEDS, PAGES 306, 307, 308, 309 OF SAID COUNTY AND STATE.

THE INTENT OF THE ABOVE DESCRIPTION IS TO EMBRACE ALL THE FOLLOWING DESCRIBED PROPERTY;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE 50°07'09" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2641.17 FEET TO THE SOUTHWEST QUARTER OF SAID SECTION 2642.80 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89°42'42" E ALONG THE SOUTH LINE OF SAID SECTION 2251.32 FEET TO THE WEST BOUNDARY OF THE DEPARTMENT OF INTERIOR, UNITED STATES DEPARTMENT OF RECLAMATION, YAKIMA STORAGE PROJECT, KACHESS RESERVOIR AS SHOWN BY THE RECORDS OF KITTITAS COUNTY, WASHINGTON; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING COURSES: THENCE N 56°15'40" W, 102.00 FEET; THENCE S 83°28'20" W, 114.00 FEET; THENCE N 68°38'40" W, 100.00 FEET; THENCE N 89°16'40" W, 73.00 FEET; THENCE N 20°29'20" E, 98.00 FEET; THENCE N 34°31'40" W, 117.00 FEET; THENCE N 18°33'40" W, 143.00 FEET; THENCE S 81°55'20" W, 87.00 FEET; THENCE N 24°17'40" W, 260.00 FEET; THENCE N 56°16'40" W, 110.00 FEET; THENCE N 23°1'40" W, 156.00 FEET; THENCE N 32°50'40" W, 86.00 FEET; THENCE N 29°2'40" W, 170.00 FEET; THENCE N 31°56'40" W, 148.00 FEET; THENCE N 3°26'40" W, 203.00 FEET; THENCE N 7°5'40" W, 83.00 FEET; THENCE N 9°1'40" W, 120.00 FEET; THENCE N 40°29'40" W, 193.00 FEET; THENCE N 25°54'40" W, 114.00 FEET; THENCE N 30°30'40", 109.00 FEET; THENCE N 10°11'40" W, 144.00 FEET; THENCE S 88°30'20" W, 93.00 FEET; THENCE N 39°39'20" E, 94.00 FEET; THENCE N 18°58'40" W, 210.00 FEET; THENCE N 12°16'40" W, 72.00 FEET; THENCE N 37°46'40" W, 205.00 FEET; THENCE N 54°28'40" W, 100.00 FEET; THENCE N 48°44'40" W, 221.00 FEET; THENCE N 37°30'40" W, 134.00 FEET; THENCE N 19°38'40" W, 173.00 FEET; THENCE N 30°10'40" W, 116.00 FEET; THENCE N 2°33'40" W, 161.00 FEET; THENCE N 8°46'20" E, 197.00 FEET; THENCE N 10°25'40" W, 175.00 FEET; THENCE N 7°11'40" W, 72.00 FEET; THENCE N 7°40'40" W, 125.00 FEET; THENCE N 16°49'20" E, 76.00 FEET; THENCE N 16°36'40" W, 70.00 FEET; THENCE N 24°46'20" E, 62.00 FEET; THENCE N 0°44'40" W, 202.00 FEET; THENCE N 27°1'20" E, 85.00 FEET; THENCE N 40°56'40" W, 56.00 FEET; THENCE N 12°22'40" W, 129.00 FEET; THENCE N 33°55'20" E, 28.00 FEET; THENCE N 7°6'40" W, 82.00 FEET; THENCE N 39°2'20" E, 54.00 FEET; THENCE N 4°42'40" W, 39.00 FEET; THENCE N 7°46'40" W, 81.00 FEET; THENCE N 30°3'20" E, 41.00 FEET; THENCE N 3°30'40" W, 31.00 FEET; THENCE N 11°7'20" E,

KACHESS SECTION 17, TWP. 21N, RGE. 13E, W.M. KITTITAS COUNTY, WASHINGTON

"RECEIVING NO. 398674"

105.00 FEET; THENCE N 4°29'40" W, 68.00 FEET; THENCE N 18°0'40" W, 161.00 FEET; THENCE N 51°31'40" W, 92.00 FEET; THENCE N 24°54'41" W, 56.13 FEET TO THE NORTH OF SAID SECTION 17; THENCE S 89°58'23" W ALONG SAID NORTH LINE 182.06 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT KACHESS VILLAGE ASSOCIATES, A WASHINGTON LIMITED PARTNERSHIP, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY AND SHERWOOD & ROBERTS, INC. A WASHINGTON CORPORATION, AS BENEFICIARY OF THE DEED OF TRUST, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE PUBLIC FOREVER THE ROAD OF VIA KACHESS AS SHOWN ON THIS PLAT. ALL OTHER ROADS SHALL BE PRIVATE ROADS.

THE COSTS OF CONSTRUCTION, MAINTAINING AND SNOW REMOVAL OF ALL ROADS, STREETS AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NON-PROFIT CORPORATION COMPOSED OF ALL THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

IN THE EVENT THAT THE OWNERS OF ANY OF THE LOTS OF THIS PLAT OR ANY ADDITIONAL PLATS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE BUILT UP TO MINIMUM COUNTY STANDARDS BY SAID NON-PROFIT CORPORATION."

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1ST DAY OF NOVEMBER, A.D., 1974.

KACHESS VILLAGE ASSOCIATES

C.W. MORROW GENERAL PARTNER

SHERWOOD & ROBERTS, INC.

VICE PRESIDENT

VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON) COUNTY OF KING) SS:

ON THIS 1st DAY OF November A.D., 1974, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED C.W. MORROW TO ME KNOWN TO BE THE GENERAL PARTNER OF KACHESS VILLAGE ASSOCIATES, THE WASHINGTON LIMITED PARTNERSHIP THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Beverly Knapp NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Snohomish

STATE OF WASHINGTON) COUNTY OF KING) SS:

ON THIS 1st DAY OF November A.D., 1974, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Betty Russell & William J. Ross TO ME KNOWN TO BE THE VICE PRESIDENTS OF SHERWOOD & ROBERTS, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Wesley Shannon NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Seattle

KACHESS

SECTION 17, TWP. 21N., RGE. 13E, W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. 393674

CERTIFICATE OF LAND SURVEYOR

I HEREBY CERTIFY THAT THE PLAT OF KACHESS IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF SECTION 17, TOWNSHIP 21, RANGE 13 E, W.M.; THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND.



Kititi Miyamoto
LICENSED LAND SURVEYOR

DATED THIS _____ DAY OF _____ A.D., 19 ____.

CERTIFICATE OF COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 12 DAY OF November, A.D., 19 74.

Arden E. Blaesom
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE PLAT OF KACHESS HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 12 DAY OF November A.D., 19 74.

Tom Pickens
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE FROM 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.

DATED THIS 4th DAY OF November A.D., 19 74

Bette J. Spence
KITITAS COUNTY TREASURER

CERTIFICATE OF COUNTY HEALTH SANITARIAN

I HEREBY CERTIFY THAT THE PLAT OF KACHESS HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEMS HEREIN SHOWN DO MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS 4 DAY OF Nov, A.D., 19 74.

Andrew E. Bishop
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF FURTHER RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: THAT THIS PLAT OF KACHESS, KITITAS COUNTY, WASHINGTON IS SUBJECT TO ADDITIONAL RESTRICTIONS ENTITLED KACHESS PROTECTIVE COVENANTS WHICH ARE FILED WITH THE KITITAS COUNTY AUDITOR AND WHICH ARE HEREBY MADE A PART OF THIS PLAT.

Arden E. Blaesom

THIS IS TO CERTIFY THAT THE ABOVE MENTIONED RESTRICTIONS HAVE BEEN FILED THIS 12th DAY OF November, 19 74, AT 40 MINUTES PAST 3:00 O'CLOCK P. M., IN VOLUME 55 OF DEEDS, PAGES 150 RECORDS OF KITITAS COUNTY, WASHINGTON.

Marion Tarter
KITITAS COUNTY AUDITOR

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 12th DAY OF November A.D., 19 74.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON
By Joe McManus
CHAIRMAN

ATTEST:

Marion Tarter
CLERK OF THE BOARD

FILING CERTIFICATE FOR COUNTY RECORDING

FILED FOR RECORDS AT THE REQUEST OF THE KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 15th DAY OF November, A.D., 19 74, AT 32 MINUTES PAST 4:00 O'CLOCK P. M., AND RECORDED IN VOLUME 6 OF PLATS, ON PAGES 64 65 66 67 68 RECORDS OF KITITAS COUNTY, WASHINGTON.

Marion Tarter
KITITAS COUNTY AUDITOR
RECEIVING NO. 393674

By Shirley Dawson
DEPUTY COUNTY AUDITOR

EASEMENT PROVISIONS

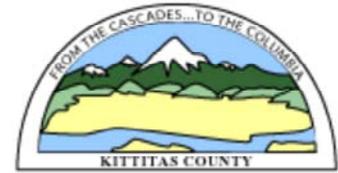
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AND PACIFIC NORTHWEST BELL COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 5 FEET OF FRONT AND REAR BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR 2.5 FEET OF SIDE BOUNDARY LINES OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN OVERHEAD OR UNDERGROUND CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED, ALSO HEREBY GRANTED IS THE RIGHT TO USE THE STREETS FOR THE SAME PURPOSES.



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 596735
Map Number: 21-13-17050-0097
Situs: 02451 VIA KACHESS RD EASTON
Legal: ACRES .36, KACHESS LOT 97 SEC. 17; TWP. 21; RGE. 13

Ownership Information

Current Owner: GROUWS, RYAN A &
GROUWS, STEVE
Address: 13 LOPEZ KY
City, State: BELLEVUE WA
Zipcode: 98006-1035

Assessment Data

Tax District: 47
Land Use/DOR Code: 19
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 0.36
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 79,500
Imp: 398,790
Perm Crop: 0
Total: 478,290

Taxable Value

Land: 79,500
Imp: 398,790
Perm Crop: 0
Total: 478,290

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
11-30-2009	2009-1640	1	JP MORGAN CHASE BANK NA	GROUWS, RYAN A &	445,000
10-08-2009	2009-1376	1	FREDRICKSON, WILLIAM A ETUX	JP MORGAN CHASE BANK NA	364,940
01-12-2006	2006-78	1	OLSON, BRUCE W TRUSTEE	FREDRICKSON, WILLIAM A ETUX	79,500
12-12-2000	11719	1	OLSON, BRUCE	OLSON, BRUCE W TRUSTEE	
09-25-2000	11223	1	OLSON, BRUCE W. ETUX	OLSON, BRUCE	

Building Permits

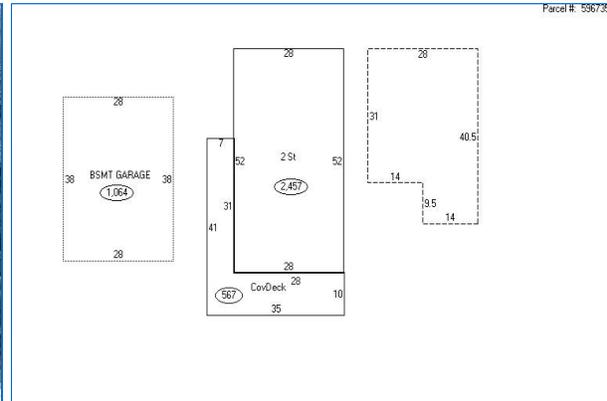
Permit No.	Date	Description	Amount
2006-8189	09/28/2006	RNEW 00% FIN 4036 SQ FT SFR	283,499
2007-9239	05/31/2007	10/09/08 60% FIN-INSP 10/02/07 NO VALUE RNEW 00% FIN REVISIONS OF 2006-8189	

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	GROUWS, RYAN A &	79,500	398,790	0	478,290	0	478,290	View Taxes
2012	GROUWS, RYAN A &	79,500	398,790	0	478,290	0	478,290	View Taxes
2011	GROUWS, RYAN A &	79,500	398,790	0	478,290	0	478,290	View Taxes
2010	GROUWS, RYAN A &	75,000	474,520	0	549,520	0	549,520	View Taxes
2009	FREDRICKSON, WILLIAM A ETUX	75,000	273,670	0	348,670	0	348,670	View Taxes
2008	FREDRICKSON, WILLIAM A ETUX	75,000	0	0	75,000	0	75,000	View Taxes

Parcel Comments

Number	Comment
1	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14~
2	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
3	SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~
4	SENT CHANGE OF VALUE NOTICE, 11/26/08; 08 FOR 09~
5	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
6	01BD
7	1) 12/01 -\$35,000 ON L1 PER BOE DECISION
8	(2)RM-2/4/02: PETITION FOR TAX REFUND 00 FOR 01; REDUCE L/V FROM 45,000 TO 10,000 DUE TO HEALTH DEPT DETR NOT ALLOWING SEPTIC AS OF 7/00 RCW 84.40.39. 1) 12/01 BOE DECISION REDUCES VALUE TO \$10,000 DUE



Filedate: 11/26/2013 5:03:00 PM

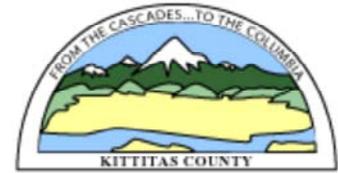




Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 326735
Map Number: 21-13-17050-0098
Situs: VIA KACHESS RD EASTON
Legal: ACRES .29, KACHESS LOT 98 SEC. 17; TWP. 21; RGE. 13

Ownership Information

Current Owner: GROUWS, RYAN A &
GROUWS, STEVE
Address: 13 LOPEZ KY
City, State: BELLEVUE WA
Zipcode: 98006-1035

Assessment Data

Tax District: 47
Land Use/DOR Code: 91
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 0.29
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 72,000
Imp: 0
Perm Crop: 0
Total: 72,000

Taxable Value

Land: 72,000
Imp: 0
Perm Crop: 0
Total: 72,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
02-15-2012	2012-0171	1	MARZOLF, NEIL W	GROUWS, RYAN A &	60,000
12-06-2011	2011-1875	1	MOREHEAD, KEVIN C	MARZOLF, NEIL W	
02-28-2007	2007-0324	1	MARZOLF, NEIL W.	MOREHEAD, KEVIN C	72,500

Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	GROUWS, RYAN A &	72,000	0	0	72,000	0	72,000	View Taxes
2012	MARZOLF, NEIL W	72,000	0	0	72,000	0	72,000	View Taxes
2011	MOREHEAD, KEVIN C	72,000	0	0	72,000	0	72,000	View Taxes
2010	MOREHEAD, KEVIN C	70,000	0	0	70,000	0	70,000	View Taxes
2009	MOREHEAD, KEVIN C	70,000	0	0	70,000	0	70,000	View Taxes
2008	MOREHEAD, KEVIN C	70,000	0	0	70,000	0	70,000	View Taxes

Parcel Comments

Number

Comment

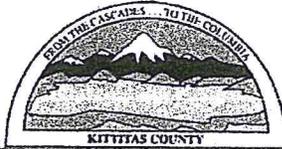
- 1 SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14~
- 2 SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
- 3 SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~



no sketch on file

Filedate: 11/26/2013 5:03:00 PM





KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

RECEIVED

PARCEL COMBINATION APPLICATION OCT 21 2013
KITTTITAS COUNTY

(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)
 - 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:

\$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)

X

DATE:

10/21/13

RECEIPT #:

19435

PAID

OCT 21 2013

DATE STAMP HERE
CDS

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

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: STEVEN C. GROUWS
Mailing Address: P.O. Box 78448
City/State/ZIP: SEATTLE, WA. 98178
Day Time Phone: (425) 255 5747
Email Address: GROUWS@CITYBUILDINGSYSTEMS.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: ANDY SALKIN / SALKIN ARCHITECTURE
Mailing Address: 4733 53RD AVE S
City/State/ZIP: SEATTLE WA 98118
Day Time Phone: 206-852-7786
Email Address: salkinarch@comcast.net

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: 2451 VIA KACHESS RD (LOT 97)
City/State/ZIP: EASTON, WA 98025

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

ACRES .30, KACHESS LOT 97, SEC 17, TWP 21, RGE 13
ACRES .29, KACHESS LOT 98, SEC 17, TWP 21, RGE 13

6. **Tax parcel numbers:** # 596735-(LOT 97 EXIST. HOUSE), # 326735,(LOT 98)

7. **Property size:** LOT 97 - .36, LOT 98 - .29 (acres)

8. **Land Use Information:**

Zoning: Forest & Range Comp Plan Land Use Designation: _____

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

97 - .36 ACRES
98 - .29 ACRES

.65 ACRES

APPLICANT IS: _____ OWNER _____ PURCHASER _____ LESSEE X OTHER - ARCHITECT

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]

10.15.13

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

Date:

X [Signature]

10/10/13

Tax Status: Paid in Full
2013

Treasurer's Office Review

By: Angela M

Date: 12/19/13

Kititas County Treasurer's Office

Approved as submitted by Community Development Services

Jeff Watson
By

[Signature]
signature

12/20/2013
Date

(CO-OWNER'S INFO & SIGNATURE)

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: RYAN GROUWS
Mailing Address: PO BOX 78448
City/State/ZIP: SEATTLE WA 98178
Day Time Phone: 425-864-2193
Email Address: rgrouws@chgbuildingsystems.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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: _____
City/State/ZIP: _____

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

6. **Tax parcel numbers:** _____

7. **Property size:** _____ (acres)

8. **Land Use Information:**

Zoning: _____ Comp Plan Land Use Designation: _____

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

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  _____

10.15.13

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

Date:

X  _____

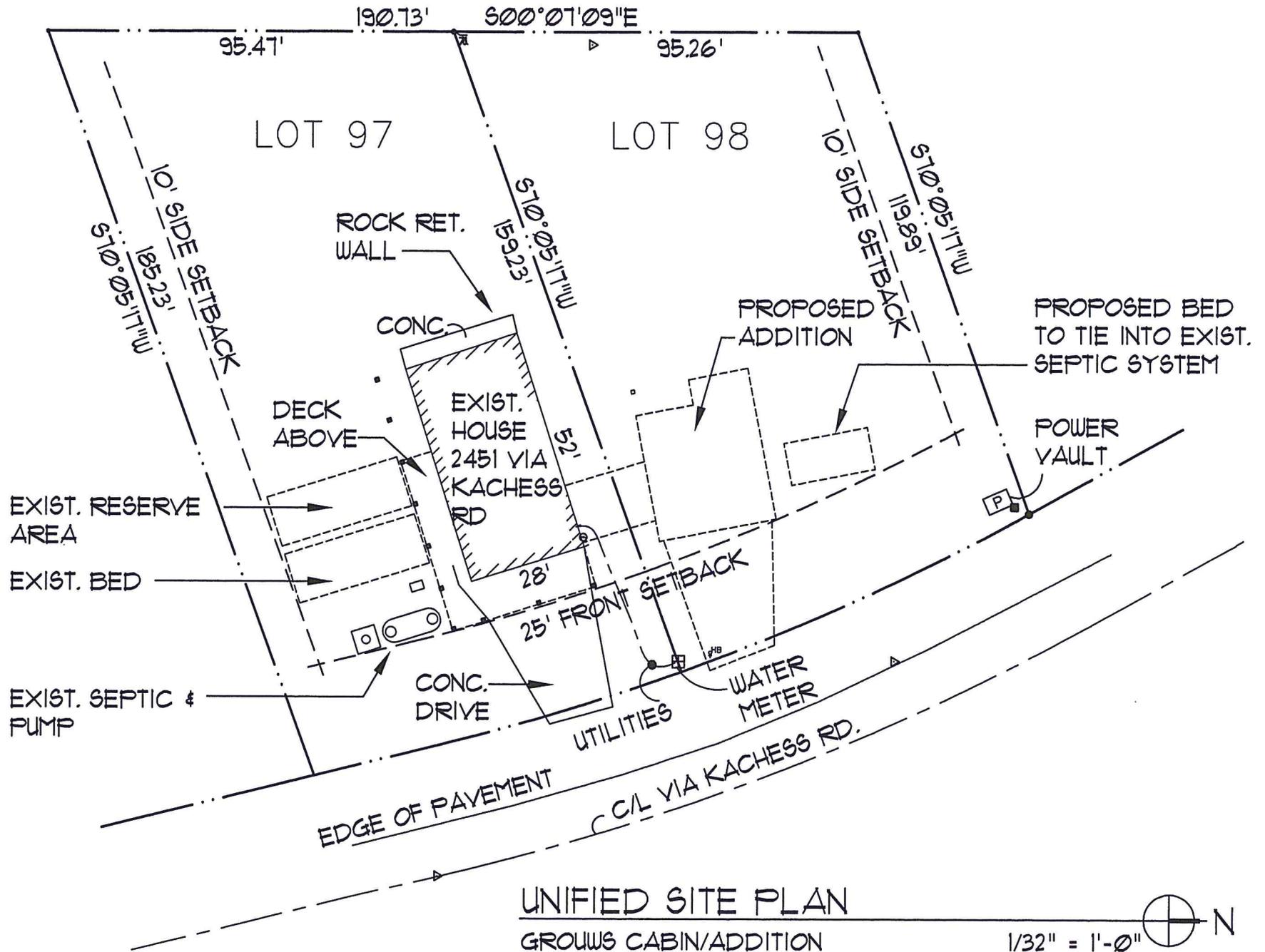
10.10.13

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office



UNIFIED SITE PLAN

GROUWS CABIN/ADDITION

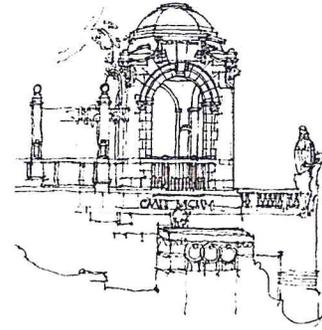
BASED ON 8/13 SURVEY BY ENCOMPASS ENGINEERS

SALKIN ARCHITECTURE 10.17.13

1/32" = 1'-0"



SALKIN ARCHITECTURE



4733 53RD AVE. SO. SEATTLE WA 98118
206-722-2773 salkinarchitecture.com

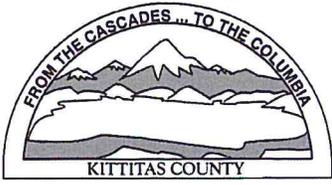
Grouws Family Cabin Addition Narrative Description

The parcel combination application is for Lot 97 and Lot 98 on Via Kachess Rd in Easton, WA. Both parcels are owned by the Grouws Family. The existing cabin is on Lot 97.

The existing cabin is approximately 2600 sf of finished space on the main level, loft and partial ground level. The ground level has a 2-bay garage. The proposed addition is approximately 1,200 sf on the main level with a 2-bay garage on ground level. The addition will have 2 bedrooms plus a bath on the main level. The addition will use similar construction techniques and materials as the existing cabin. There will be an exterior fireplace in the rear of the addition.

The water supply comes from the community public water system. The water meter is on the northeast corner of lot 97.

The existing septic system is an Advantex unit in a 1500 gallon tank with a 700 gallon pump chamber near the southeast corner of lot 97. The proposed 2 bedroom addition will have a 10x24 bed located to the north of the addition that will be tied into and pumped to the existing septic system.



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

RECEIPT NO.: 00019435

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027772

Date: 10/21/2013

Applicant: GROUWS, RYAN A &

Type: check # 2054

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-13-00005	PARCEL COMBINATION	50.00
	Total:	50.00