

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

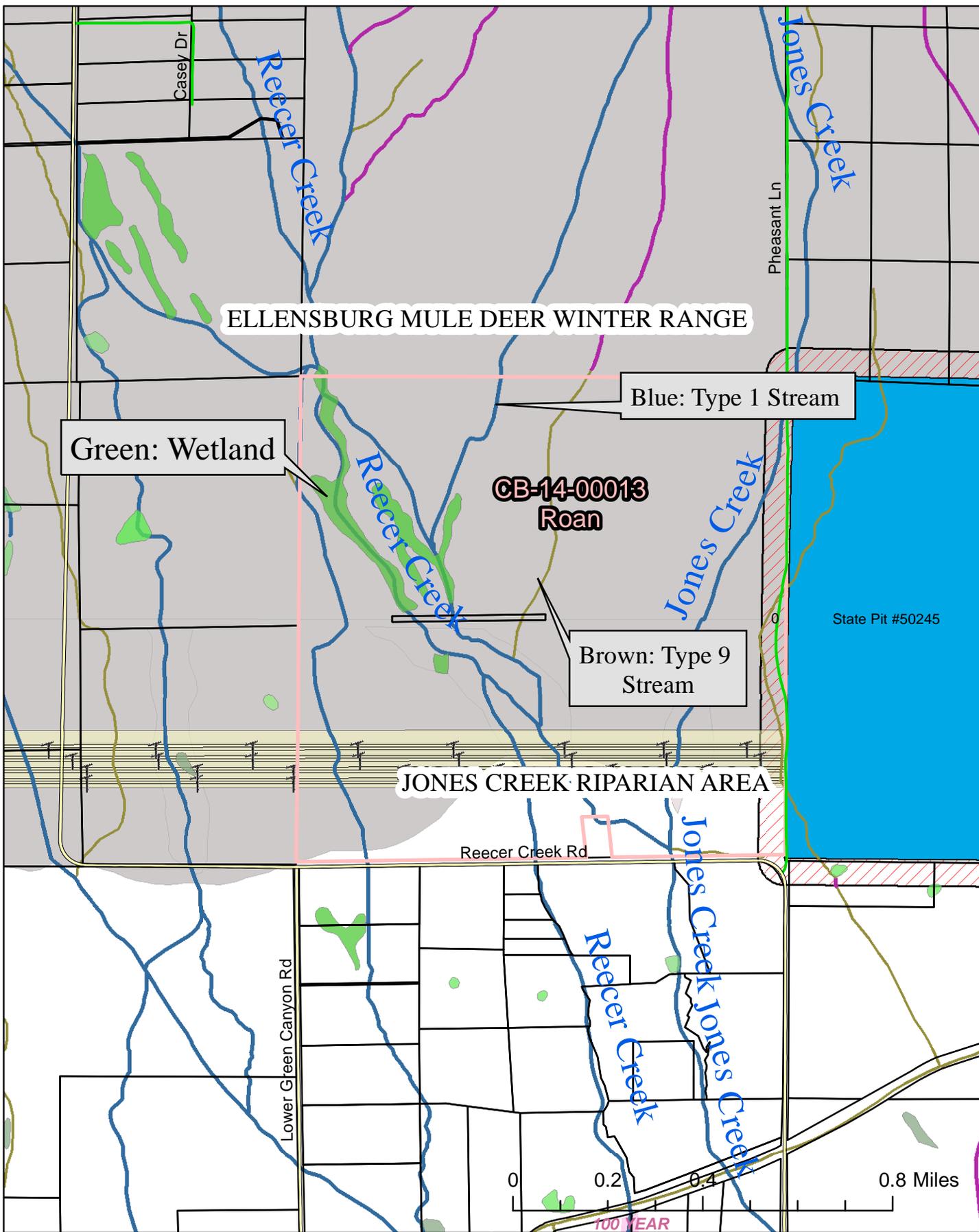
What is the Seismic Designation?

C

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?



ELLENSBURG MULE DEER WINTER RANGE

Green: Wetland

Blue: Type 1 Stream

CB-14-00013
Raon

Brown: Type 9
Stream

JONES CREEK RIPARIAN AREA

State Pit #50245

0 0.2 0.4 0.8 Miles

100 YEAR

CB-14-00013
Raon

Critical Areas
Map

12/2/2014

kaycee.hathaway



Forest and Range
Zoning

Pheasant Ln

CB-14-00013
Raon



Agriculture 20
Zoning

Reecer Creek Rd

Lower Green Canyon Rd

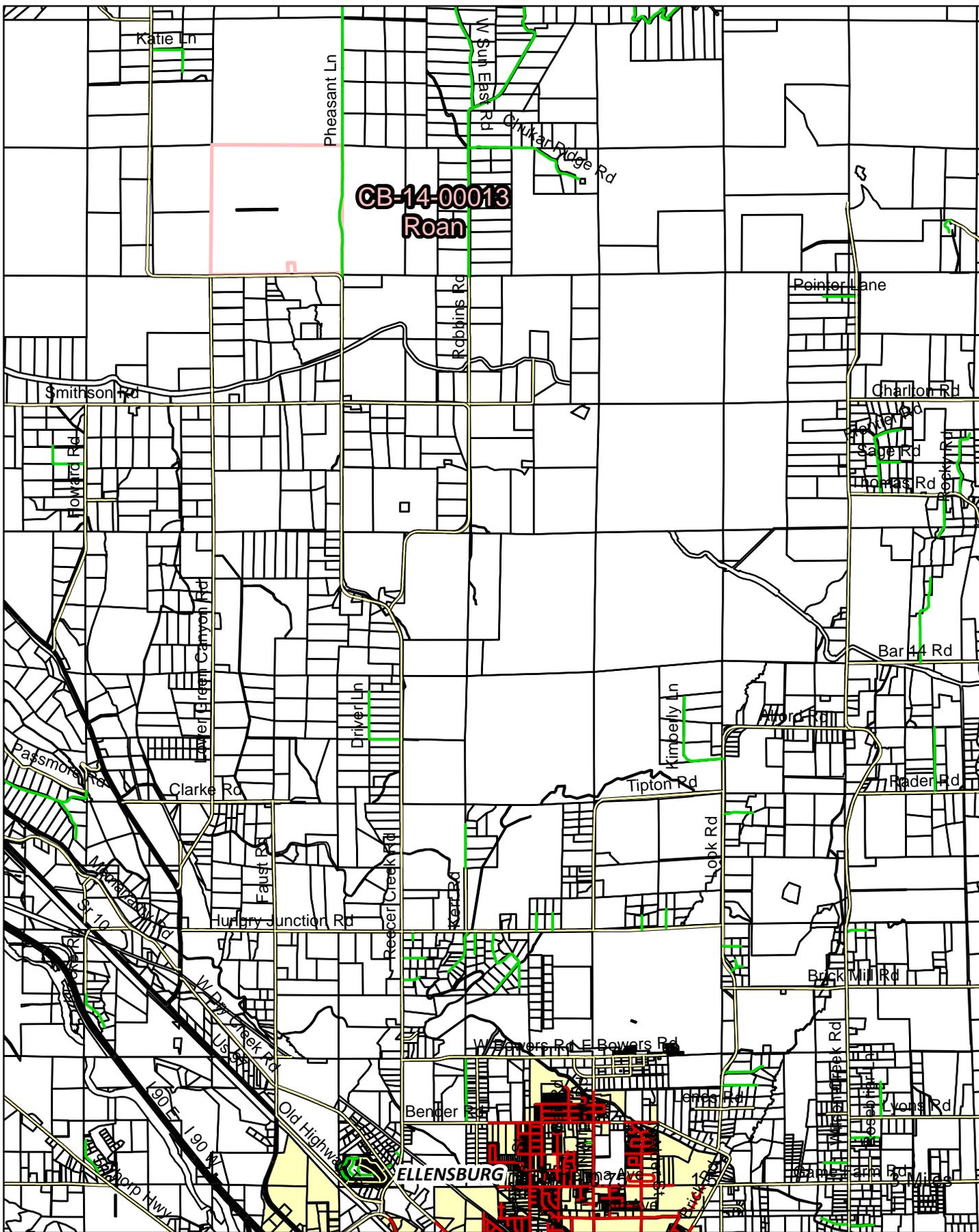
0 0.1 0.2 0.4 Miles

CB-14-00013
Raon

Zoning
Map

12/2/2014

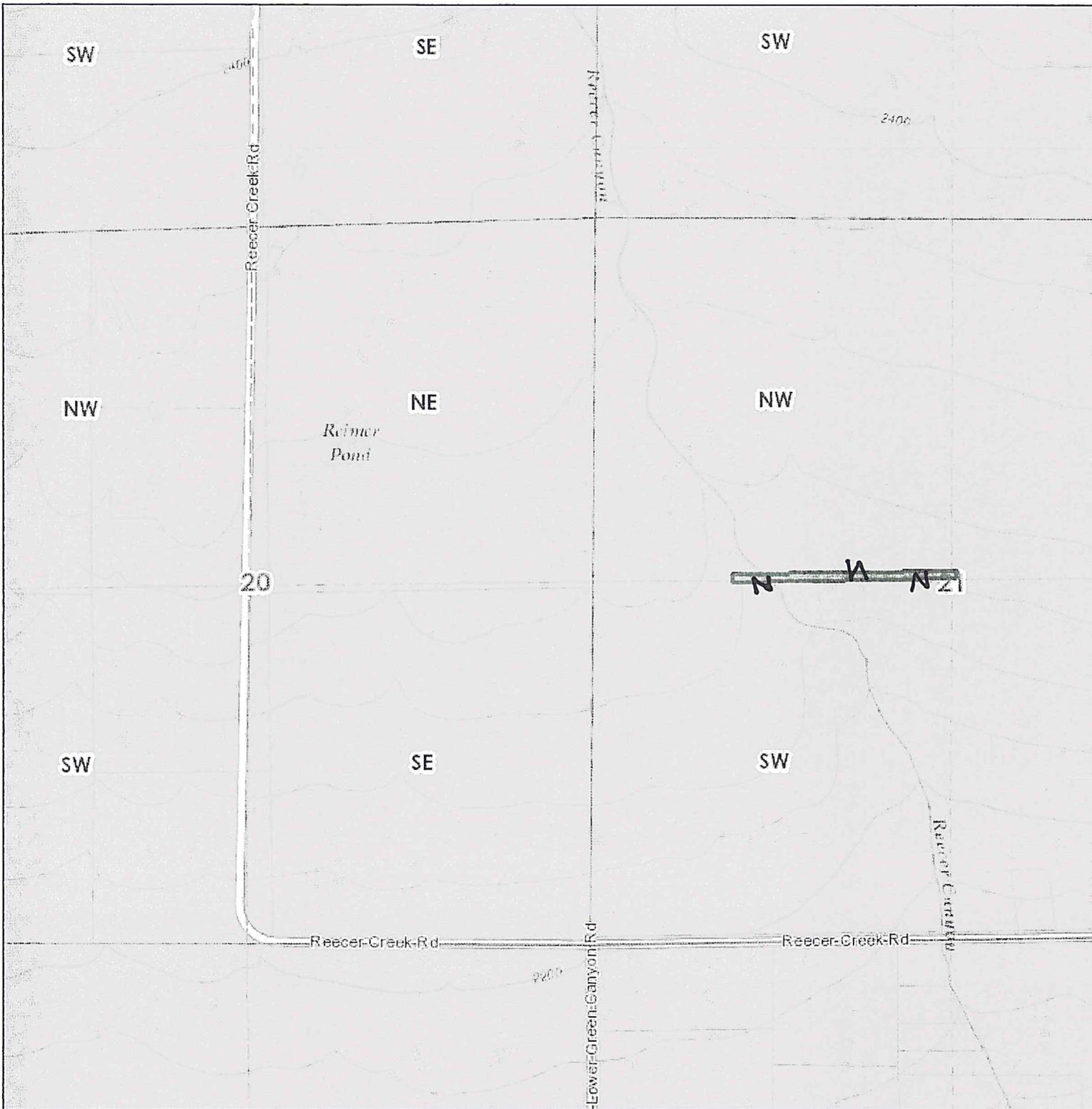
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CB-14-00013
Roan

Area
Map

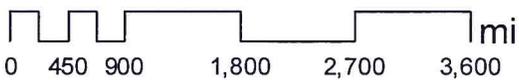
Exhibit 1 - 6



Date: 11/18/2014

1 inch = 1,505 feet
Relative Scale 1:18,056

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KITTITAS COUNTY
WASHINGTON



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Marsha Weyand
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

- Assessor
- Treasurer
- Appraisal
- MapSifter

Parcel

Parcel#: 19126 Owner Name: ROAN, JAMES P ETUX
 DOR Code: 83 - Resource - Agriculture Current Use Address1:
 Situs: 13991 REECER CREEK RD ELLENSBURG Address2: 13991 REECER CREEK RD
 Map Number: 19-18-21000-0003 City, State: ELLENSBURG WA
 Status: Zip: 98926
 Description: ACRES 664.60, CD. 9217-1; SEC. 21, TWP. 19, RGE. 18; ALL NE1/4; PTN. NW1/4 LESS TAX NO.'S 8 & 6; ALL SW1/4; PTN. SE1/4
 Comment: SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

2015 Market Value		2015 Taxable Value		2015 Assessment Data	
Land:	\$760,740	Land:	\$89,700	District:	22 - COR SD401 F02 H01 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$760,740	Total	\$89,700	Total Acres:	664.60000

Ownership

Owner's Name	Ownership %
ROAN, JAMES P ETUX	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/01/98	6671	9	6671	FARM SERVICE AGENCY	ROAN, JAMES P ETUX	\$0
09/01/90	3059900	4	3059900	ROAN, JAMES E.	FARMERS HOME ADMIN.	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2015	ROAN, JAMES P ETUX	\$760,740	\$0	\$0	\$760,740	\$0	\$89,700
2014	ROAN, JAMES P ETUX	\$855,180	\$0	\$0	\$855,180	\$0	\$62,490
2013	ROAN, JAMES P ETUX	\$855,180	\$0	\$0	\$855,180	\$0	\$62,490
2012	ROAN, JAMES P ETUX	\$855,180	\$0	\$0	\$855,180	\$0	\$62,490
2011	ROAN, JAMES P ETUX	\$62,490	\$0	\$0	\$62,490	\$0	\$62,490

[View Taxes](#)

Parcel Comments

Date	Comment
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12/06/05	(1)RM-2/10/04: SEG FROM 19-18-21000-0002 02 FOR 03.
12/06/05	1) 11/10/04, SF -REVIEWED NEW SEG, NO CHANGE.
12/08/05	SEG04
11/29/06	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07
11/14/13	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14
11/19/10	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11
09/10/14	SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

Property Images

No images found.

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TX_RollYear_Search: 2014



KITTITAS COUNTY WASHINGTON



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Marsha Weyand
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 658234 Owner Name: ROAN, JAMES P ETUX
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: UNKNOWN ELLENSBURG Address2: 13991 REECER CREEK RD
 Map Number: 19-18-21000-0001 City, State: ELLENSBURG WA
 Status: Zip: 98926
 Description: ACRES 2.50, CD. 9217-A; SEC. 21; TWP. 19; RGE. 18; S1/2 NW1/4 TAX NOS. 6 & 8
 Comment: SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

2015 Market Value		2015 Taxable Value		2015 Assessment Data	
Land:	\$3,750	Land:	\$3,750	District:	22 - COR SD401 F02 H01 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$3,750	Total	\$3,750	Total Acres:	2.50000

Ownership

Owner's Name	Ownership %
ROAN, JAMES P ETUX	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/01/98	6671	9	6671	FARM SERVICE AGENCY	ROAN, JAMES P ETUX	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2015	ROAN, JAMES P ETUX	\$3,750	\$0	\$0	\$3,750	\$0	\$3,750
2014	ROAN, JAMES P ETUX	\$1,500	\$0	\$0	\$1,500	\$0	\$1,500
2013	ROAN, JAMES P ETUX	\$1,500	\$0	\$0	\$1,500	\$0	\$1,500
2012	ROAN, JAMES P ETUX	\$1,500	\$0	\$0	\$1,500	\$0	\$1,500
2011	ROAN, JAMES P ETUX	\$1,500	\$0	\$0	\$1,500	\$0	\$1,500

[View Taxes](#)

Parcel Comments

Date	Comment
11/29/06	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07
11/14/13	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14

09/10/14

SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

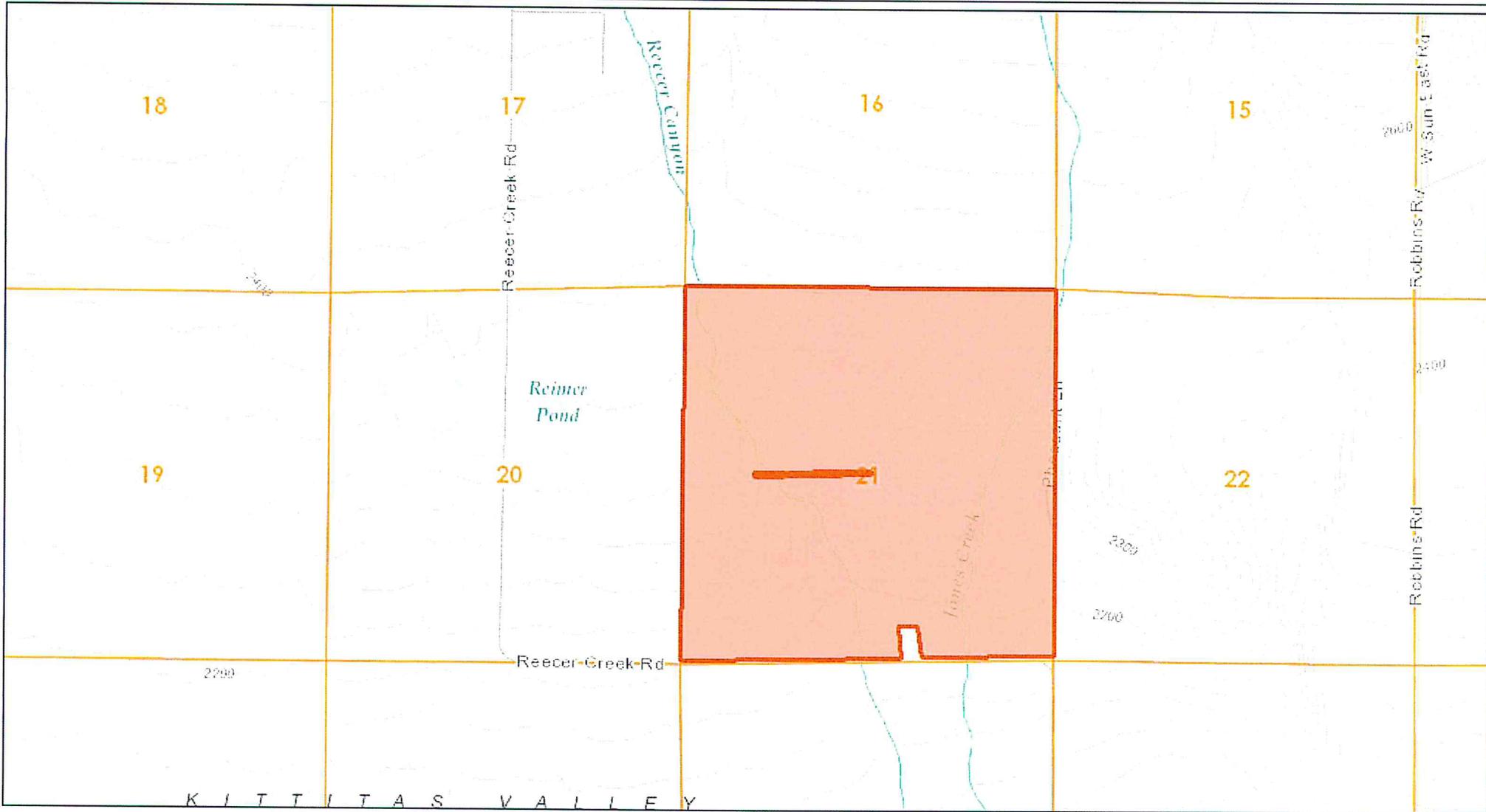
Property Images

No images found.

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TX_RollYear_Search: 2014

Kittitas County COMPAS Map

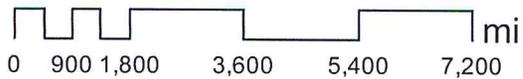
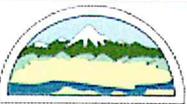


Date: 11/24/2014

1 inch = 3,009 feet
Relative Scale 1:36,112

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ASSESSOR'S ANSWER TO REAL PROPERTY PETITION

To the Kittitas County County Board of Equalization

Petition No: BE 14-0124

In accordance with the provisions of Chapter 84.48 RCW, I, Marsha Weyand, County Assessor, do hereby respectfully petition the County Board of Equalization to sustain the assessor's true and fair value of the following described property as shown on the assessment rolls for the year 2014 at that amount shown in Item 2 of this form.

1. Parcel number or legal description of property: 19-18-21000-0001 (658234)

2. Assessor's true and fair value:

Land: \$ 3,750
Improvements: \$ 0
Minerals: \$ 0
TOTAL \$ 3,750

S/B 'current use'
Incl in Sec 31/19/18 -
Increased 150%

3. General description of property: (Land area, type buildings, use, etc.)

A. Address of location: Unknown, Ellensburg
B. Land size: 2.5 acres
C. Zoning and use: FR (Kittitas County)
D. Brief description of buildings: None

4. Purchase price of property: (List only if sale occurred within last 5 years)

Date of purchase: Terms:

5. Has property been offered for sale? Yes No When and how long?

Listed with broker? Yes No Asking price: \$

6. Has the property been appraised by other than county assessor? Yes No When?

By whom? Purpose of appraisal:
Appraised value: \$ (If needed, attach separate sheet for further evidence.)

7. If income property such as hotel, motel, commercial rental, service station, leased or rented farm, attach statement of income and expense for past two years and copy of lease or rental agreement.

8. Recent sales of comparable or similar property:

(1) Parcel No: See Attached Description of Property:
Sale Price: \$ See Attached
Date of Sale:
Recording No:
(2) Parcel No: See Attached Description of Property:
Sale Price: \$ See Attached
Date of Sale:
Recording No:
(3) Parcel No: See Attached Description of Property:
Sale Price: \$ See Attached
Date of Sale:
Recording No:

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:

J.P. Roan

Mailing Address:

13991 Reecer Creek Rd.

City/State/ZIP:

Ellensburg - WA

Day Time Phone:

509-925-6758

Email Address:

J.Roan@FairPoint.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:

NA

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:

NA

Mailing Address:

City/State/ZIP:

Day Time Phone:

Email Address:

4. Street address of property:

Address:

13991 Reecer Creek Rd.

City/State/ZIP:

Ellensburg, WA 98926

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

6. Tax parcel numbers:

658234 + 19126

7. Property size:

664 + 2 1/2 (acres)

8. Land Use Information:

Zoning: Ag 20

Comp Plan Land Use Designation:

RUL Working

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

19126 664.6 acres
658234 2.5 acres

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 James P. Brown

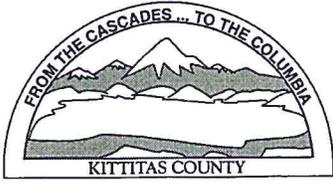
11-21-2014

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office



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

RECEIPT NO.: 00023801

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029353

Date: 11/21/2014

Applicant: ROAN, JAMES P ETUX

Type: check # 6715

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-14-00013	PARCEL COMBINATION	50.00
	Total:	50.00