

CB-17-00001



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"

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)
 - 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 Compas Information about the parcels.

APPLICATION FEE:

\$540.00 Community Development Services

\$540.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE) X <u>[Signature]</u>	DATE: <u>2/1/17</u>	RECEIPT # <u>32798</u>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>RECEIVED</p> <p>FEB 01 2017</p> <p>DATE STAMP HERE</p> </div>
Kittitas County CDS			

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

FORM LAST REVISED: 12-30-15

Page 1 of 3

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: MICHAEL ZANONI & CHRISTOPHER WHEELER

Mailing Address: 1200 ALKI AVE SW #2

City/State/ZIP: SEATTLE, WA 98116

Day Time Phone: 206 935 7621

Email Address: MICHAEL@TWINSPOKES.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: XXXX INDIGO LN

City/State/ZIP: ROSLYN, WA 98941

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

CD. 6197; SEC. 18, TWP. 20, RGE. 15; PTN. NE1/4 (LOT C, B30/P140)

CD. 6197-3; SEC. 18, TWP. 20, RGE. 15; PTN. NE1/4 (LOT D, B30/P140)

6. Tax parcel numbers: 126134 / 18398

7. Property size: 6.20 (3.1 + 3.1) (acres)

8. Land Use Information:

Zoning: ~~91-UNDEVELOPED LAND~~

Rural 5

Comp Plan Land Use Designation: Rural Res.

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

126134 - 3.10 ACRES
18398 - 3.10 ACRES

126134 - 6.20 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

JAN 30/2017
1-30-17

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

Steph Mifflin

From: Michael Zanoni <michael@twinspokes.com>
Sent: Wednesday, February 01, 2017 11:52 AM
To: Steph Mifflin
Subject: Re: Parcel Combination

Follow Up Flag: Follow up
Flag Status: Flagged

forgot water.

"To combine undeveloped lots C and D to create a larger park-like setting on which to construct a single family residence of between 3,000-5000 sq ft that may span the existing lot lines, a garage, potential building of additional storage shed, installation of a septic system, and other work that may be required by code or design. Water will be hooked up via a community water source and no additional well drilling is anticipated to be needed."

On Wed, Feb 1, 2017 at 11:49 AM, Michael Zanoni <michael@twinspokes.com> wrote:
Thanks Steph - i added a brief project description on the lot map, but it probably wasn't an obvious place for it.

The description is "To combine undeveloped lots C and D. The combined lots will be used for the construction of a single family residence of between 3,000-5000 sq ft, a garage, potential building of additional storage shed, installation of a septic system, and other work that may be required by code or design."

On Wed, Feb 1, 2017 at 10:11 AM, Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us> wrote:

Hey there-

Can you email me a quick narrative for your parcel combination?? It's a requirement of the application ☺

Doesn't have to be long, just a few quick sentences addressing the water and sewer (are they community utilities, are they existing on the property) and probably want some sort of reasoning for combining the two parcels.

Thank you so much!

Stephanie Mifflin

Senior Permit Technician

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

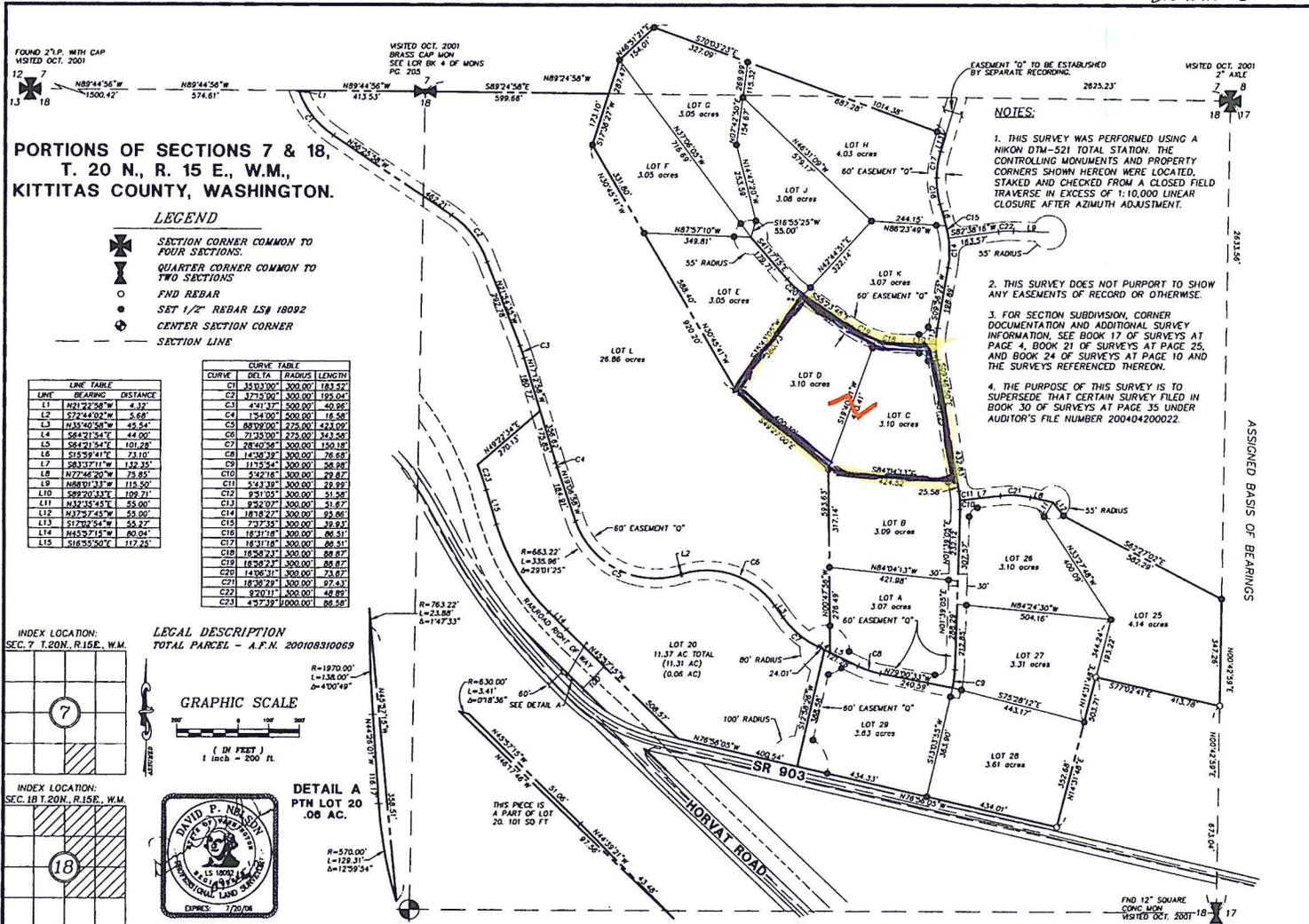
steph.mifflin@co.kittitas.wa.us

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

PROJECT DESCRIPTION: COMBINE UNDEVELOPED LOTS C & D. COMBINED LOTS WILL BE USED FOR BUILDING A SINGLE FAMILY RESIDENCE.

200409160035 30-140



NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 17 OF SURVEYS AT PAGE 4, BOOK 21 OF SURVEYS AT PAGE 25, AND BOOK 24 OF SURVEYS AT PAGE 10 AND THE SURVEYS REFERENCED THEREON.
4. THE PURPOSE OF THIS SURVEY IS TO SUPERSEDE THAT CERTAIN SURVEY FILED IN BOOK 30 OF SURVEYS AT PAGE 35 UNDER AUDITOR'S FILE NUMBER 200404200022.

**PORTIONS OF SECTIONS 7 & 18,
T. 20 N., R. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON.**

LEGEND

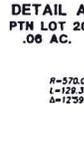
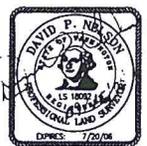
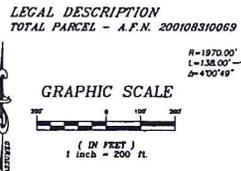
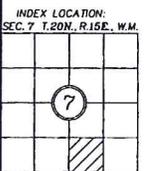
- ✚ SECTION CORNER COMMON TO FOUR SECTIONS
- ⊕ QUARTER CORNER COMMON TO TWO SECTIONS
- FND REBAR
- ⊙ SET 1/2" REBAR LSN# 18092
- SECTION LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°22'56"W	4.32'
L2	S72°44'02"W	5.68'
L3	N35°40'50"W	45.84'
L4	S64°21'54"E	44.00'
L5	S64°21'54"E	101.28'
L6	S15°59'41"E	73.10'
L7	S83°37'17"W	132.35'
L8	N77°46'20"W	75.85'
L9	N88°01'33"W	115.50'
L10	S89°20'33"E	109.71'
L11	N32°35'43"E	55.00'
L12	N37°27'25"W	55.00'
L13	S17°02'24"W	55.22'
L14	N45°27'15"W	80.04'
L15	S16°55'50"E	117.25'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	35°13'00"	300.00'	183.52'
C2	37°13'00"	300.00'	195.04'
C3	4°11'37"	500.00'	40.00'
C4	1°54'00"	500.00'	16.58'
C5	88°09'00"	225.00'	423.09'
C6	71°25'00"	225.00'	363.58'
C7	28°40'58"	300.00'	150.18'
C8	14°36'32"	300.00'	76.68'
C9	11°55'54"	300.00'	58.88'
C10	5°42'18"	300.00'	29.87'
C11	5°43'29"	300.00'	28.22'
C12	9°21'05"	300.00'	31.58'
C13	9°22'07"	300.00'	31.67'
C14	18°16'27"	300.00'	55.86'
C15	7°37'39"	300.00'	39.93'
C16	16°11'18"	300.00'	86.51'
C17	16°31'18"	300.00'	88.51'
C18	16°28'23"	300.00'	88.87'
C19	16°26'27"	300.00'	88.87'
C20	14°06'31"	300.00'	73.87'
C21	18°36'29"	300.00'	87.43'
C22	4°20'11"	300.00'	48.89'
C23	4°37'32"	1000.00'	98.58'



RECORDER'S CERTIFICATE 200409160035

Filed for record this 16 day of SEP. 2004 at 10:44 AM in book 30 of SURVEYS at page 170 of the request of DAVID B. NELSON

DAVID B. BOWEN
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 WESTERN ELITE in...SEP. 2004.

DAVID P. NELSON
Certificate No.

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS

214 PENNSYLVANIA AVE.
C18 ELLIOTT WASHINGTON 98022
PHONE: 1800874-7433
FAX: 1800874-7439

BOUNDARY LINE ADJUSTMENT
PREPARED FOR
WESTERN ELITE

PORTIONS OF THE NW 1/4, NE 1/4, SE 1/4, BE 1/4, SEC. 18 AND THE BE 1/4 SEC. 7 ALL IN T. 20 N., R. 15 E., W.M., WASHINGTON COUNTY

DWN BY: DLP/TDR DATE: 09/2004 JOB NO.: 01517

CHKD BY: D. NELSON SCALE: 1"=200' SHEET: 1 OF 1



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

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

Parcel

Parcel#: 126134 Owner Name: R & R HEIGHTS LAND CO INC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: INDIGO LN ROSLYN Address2: PO BOX 687
 Map Number: 20-15-18010-0001 City, State: ROSLYN WA
 Status: Zip: 98941
 Description: ACRES 3.10, CD. 6197; SEC. 18, TWP. 20, RGE. 15; PTN. NE1/4 (LOT C, B30/P140)
 Comment:

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$97,000	Land:	\$97,000	District:	40 - COR SD404 F06 H02 CO COF ST
Improvements:	\$16,900	Improvements:	\$16,900	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$113,900	Total	\$113,900	Total Acres:	3.10000

Ownership

Owner's Name	Ownership %
R & R HEIGHTS LAND CO INC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/19/15	2015-2195	1	2015-2195	CRUSHE LLC	R & R HEIGHTS LAND CO INC	\$3,400
08/31/01	13308	31	13308	WESTERN ELITE INC SERVICES	R & R HEIGHTS LAND CO INC	\$0
12/26/00	11794	35	11794	HERBRAND COMPANY THE	WESTERN ELITE INC SERVICES	\$3,515,200
12/26/00	11792	31	11792	PLUM CREEK TIMBER CO L P	HERBRAND COMPANY THE	\$533,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	R & R HEIGHTS LAND CO INC	\$97,000	\$16,900	\$0	\$113,900	\$0	\$113,900
2016	R & R HEIGHTS LAND CO INC	\$95,430	\$7,500	\$0	\$102,930	\$0	\$102,930
2015	R & R HEIGHTS LAND CO INC	\$95,430	\$7,500	\$0	\$102,930	\$0	\$102,930
2014	R & R HEIGHTS LAND CO INC	\$95,430	\$7,500	\$0	\$102,930	\$0	\$102,930
2013	R & R HEIGHTS LAND CO INC	\$135,450	\$7,500	\$0	\$142,950	\$0	\$142,950

[View Taxes](#)



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

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

Parcel

Parcel#: 18398 Owner Name: R & R HEIGHTS LAND CO INC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: INDIGO LN ROSLYN Address2: PO BOX 687
 Map Number: 20-15-18010-0005 City, State: ROSLYN WA
 Status: Zip: 98941
 Description: ACRES 3.10, CD. 6197-3; SEC. 18, TWP. 20, RGE. 15; PTN. NE1/4 (LOT D, B30/P140)
 Comment:

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$97,000	Land:	\$97,000	District:	40 - COR SD404 F06 H02 CO COF ST
Improvements:	\$16,900	Improvements:	\$16,900	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$113,900	Total	\$113,900	Total Acres:	3.10000

Ownership

Owner's Name	Ownership %
R & R HEIGHTS LAND CO INC	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/16/13	2013-1168	11	2013-1168	CENTRAL CASCADES LAND CO	R & R HEIGHTS LAND CO INC	\$106,180
08/31/01	13308	31	13308	WESTERN ELITE INC SERVICES	R & R HEIGHTS LAND CO INC	\$0
12/26/00	11794	35	11794	HERBRAND COMPANY THE	WESTERN ELITE INC SERVICES	\$3,515,200
12/26/00	11792	31	11792	PLUM CREEK TIMBER CO L P	HERBRAND COMPANY THE	\$533,000

Building Permits

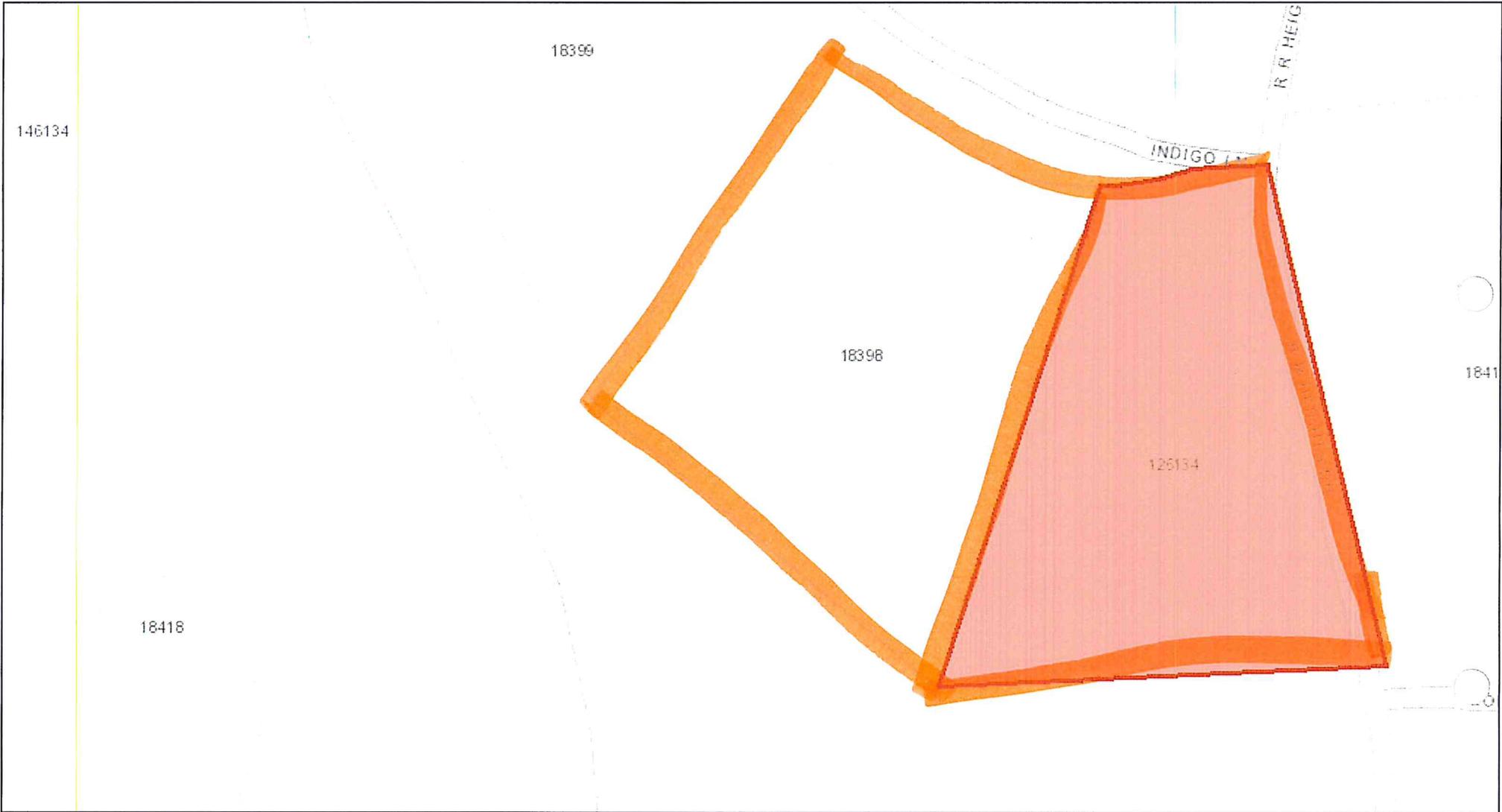
No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	R & R HEIGHTS LAND CO INC	\$97,000	\$16,900	\$0	\$113,900	\$0	\$113,900
2016	R & R HEIGHTS LAND CO INC	\$95,430	\$16,900	\$0	\$112,330	\$0	\$112,330
2015	R & R HEIGHTS LAND CO INC	\$95,430	\$16,900	\$0	\$112,330	\$0	\$112,330
2014	R & R HEIGHTS LAND CO INC	\$95,430	\$7,500	\$0	\$102,930	\$0	\$102,930
2013	R & R HEIGHTS LAND CO INC	\$121,450	\$7,500	\$0	\$128,950	\$0	\$128,950

[View Taxes](#)

Kittitas County COMPAS Map

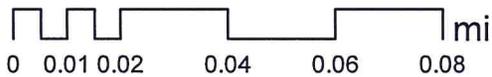


Date: 2/1/2017

1 inch = 188 feet
Relative Scale 1:2,257

Disclaimer:

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



Kittitas County COMPAS Map

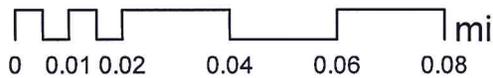


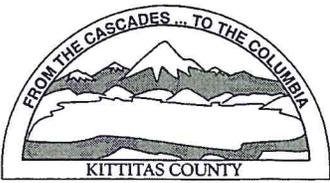
Date: 2/1/2017

1 inch = 188 feet
Relative Scale 1:2,257

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

RECEIPT NO.: 00032798

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 032353

Date: 2/1/2017

Applicant: CHRISTOPHER WHEELER MICHAEL ZANONI &

Type: check # 162

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-17-00001	PARCEL COMBINATION	540.00
	Total:	540.00