

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"

015-14-00008

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)

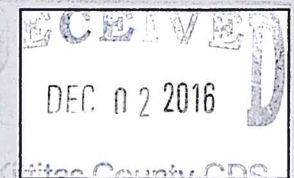
X

DATE:

12/2/16

RECEIPT #

32489



DATE STAMP HERE

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

FORM LAST REVISED: 12-30-15

Page 1 of 2

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

#279134 5.04
#119134 5.06

(Survey Vol. ____, Pg ____)

10.10

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.

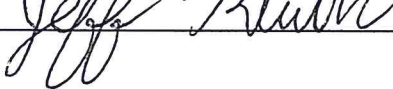
Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____

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

Date:

X 

11/29/16

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

Project Narrative description for Kluth Parcel Combination
Dated 11/29/16

This application is simply to remove the existing 525' property line between our lots 14&15 in Goat Peak Ranch and form one parcel with existing address of 181 Nelson Creek Road.

Current improvements are: Lot 14 well and drive into property

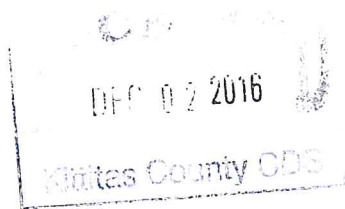
Lot 15 well,

850 square foot cabin

625 square foot garage

325 square foot outdoor gazebo

144 square foot outbuilding

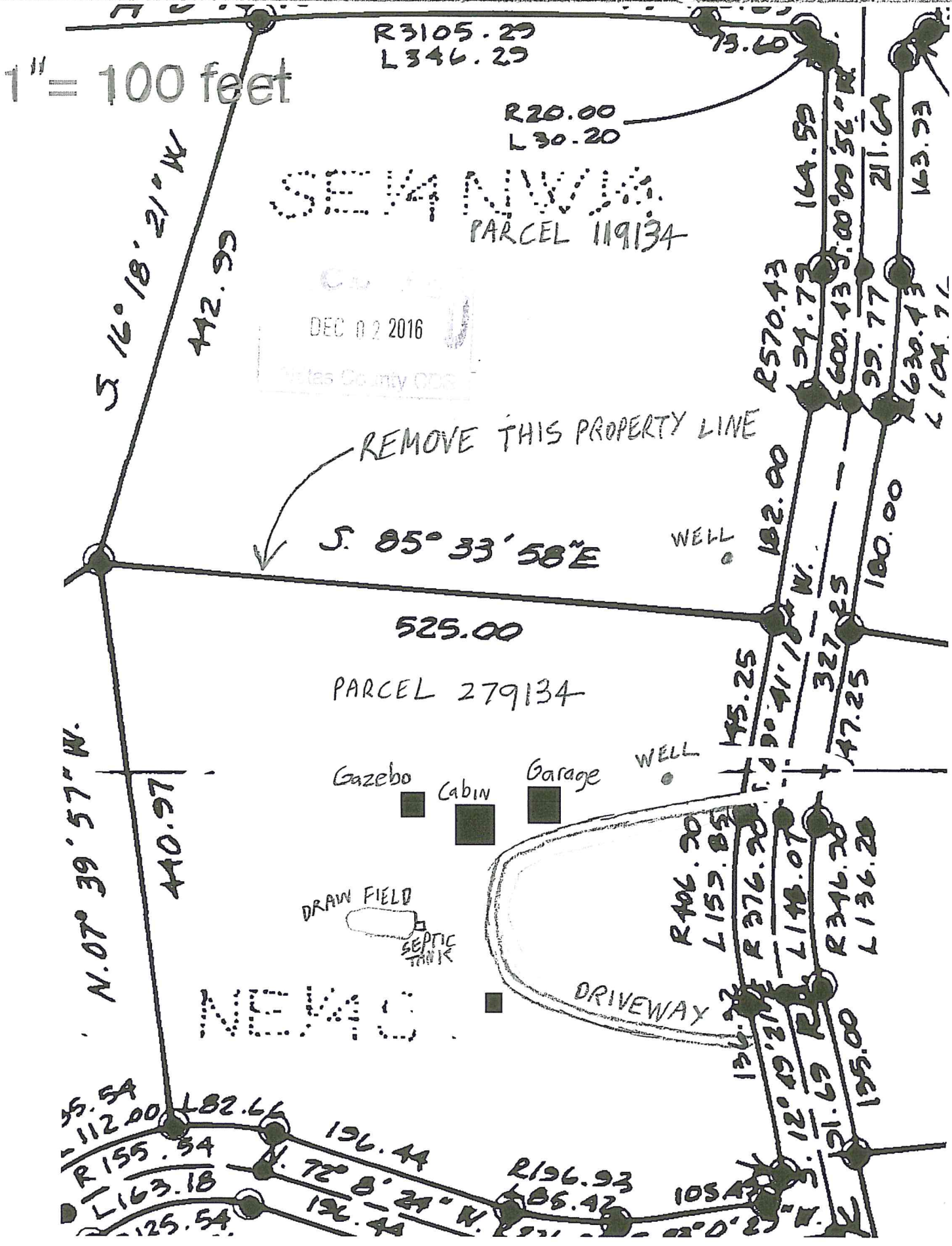


BIG HORN WAY

1" = 100 feet

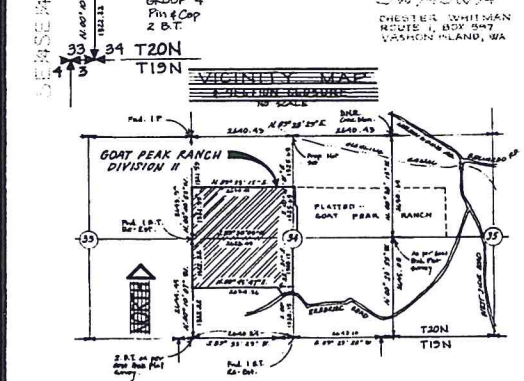
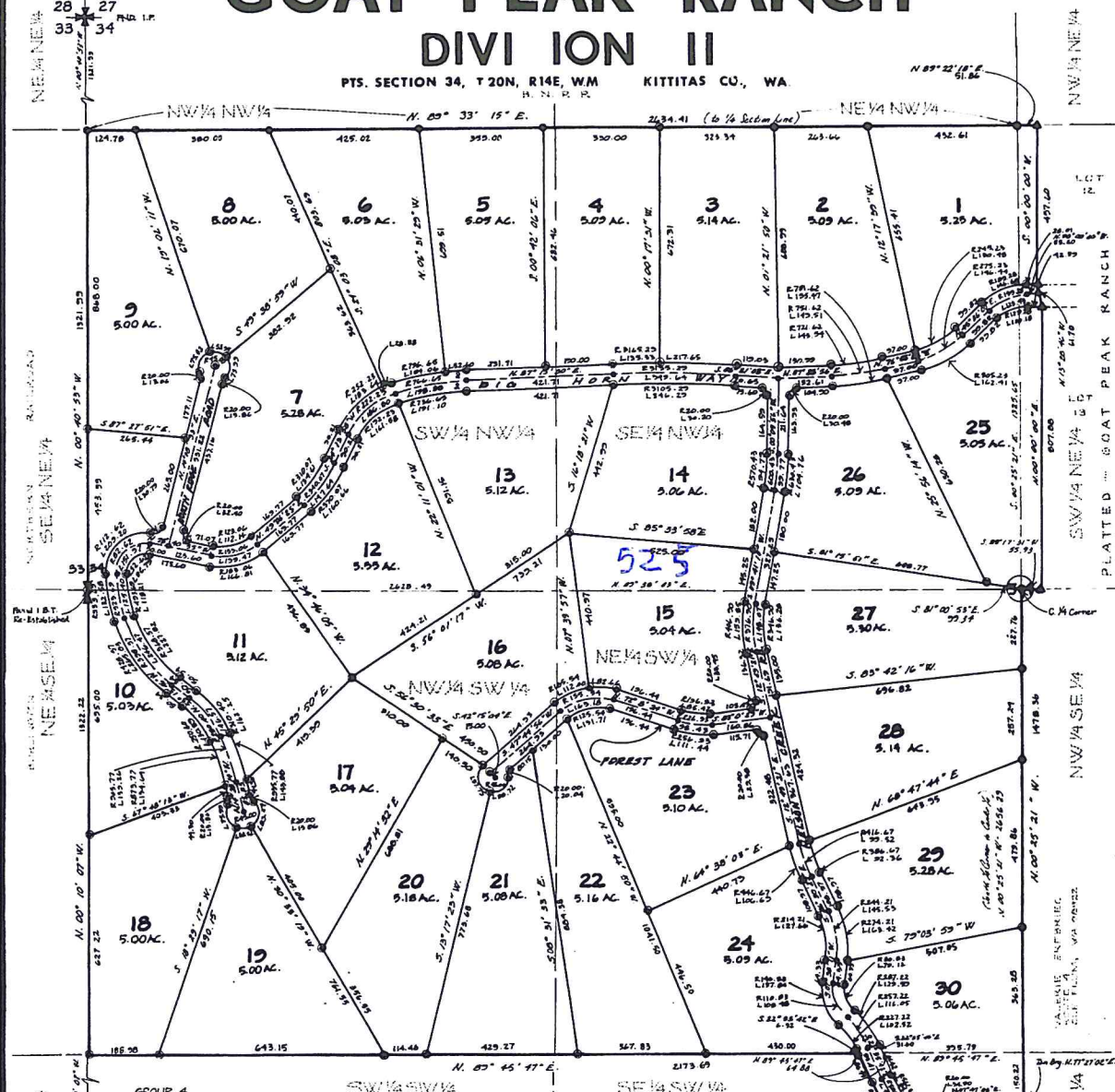
SEA NW 1/4
PARCEL 119134

CD 10
DEC 02 2016
Dallas County ODS



GOAT PEAK RANCH DIVISION II

PTS. SECTION 34, T20N, R14E, WM KITTITAS CO., WA.



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 ROBERT GEORGAS in October of 1978.

Herold D. O'Hare
HEROLD D. O'HARE
 Licensed Land Surveyor
 License No. 9506
 June 4, 1979



Found 1 B.T. Re-Established

Scale: 1" = 200'

- ▲ FOUND 1/2" IRON PIPE.
- SET 3/8" STEEL ROD WITH ALUMINUM CAP.
- SET 1/2" STEEL ROD BELOW ROAD SURFACE.



KITTITAS COUNTY WASHINGTON



TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

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

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

Parcel

Parcel#: 279134 **Owner Name:** KLUTH, JEFFREY A ETUX
DOR Code: 11 - Residential - Single Family **Address1:** TRUSTEES
Situs: 181 NELSON CREEK RD CLE ELUM **Address2:** 7395 126TH PLACE SE
Map Number: 20-14-34051-0015 **City, State:** NEWCASTLE WA
Status: **Zip:** 98056

Description: ACRES 5.04, GOAT PEAK RANCH DIV. II; LOT 15 SEC. 34; TWP. 20; RGE. 14;

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

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$79,200	Land:	\$79,200	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$117,780	Improvements:	\$117,780	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$196,980	Total	\$196,980	Total Acres:	5.04000

Ownership

Owner's Name	Ownership %
KLUTH, JEFFREY A ETUX	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/10/08	2008-1784	1	2008-1784	KLUTH, JEFFREY A ETUX	KLUTH, JEFFREY A ETUX	\$0
05/01/96	1766	1	1766	REYNOLDS, RUTH A.	KLUTH, JEFFREY A ETUX	\$82,000
10/01/89	2808800	1	2808800	LOUIS E. REYNOLDS ETUX	REYNOLDS, RUTH A.	\$0

Building Permits

Permit No.	Date	Description	Amount
2010-00409	6/17/2010	100%-PATIO CVR 324 SQFT	\$7,290.00
99-06002	6/1/1999	100%-GARAGE 624 SF	\$11,700.00
112	1/1/1994	100%-CABIN	\$40,000.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	KLUTH, JEFFREY A ETUX	\$79,200	\$117,780	\$0	\$196,980	\$0	\$196,980
2016	KLUTH, JEFFREY A ETUX	\$79,200	\$117,780	\$0	\$196,980	\$0	\$196,980
2015	KLUTH, JEFFREY A ETUX	\$79,200	\$117,780	\$0	\$196,980	\$0	\$196,980
2014	KLUTH, JEFFREY A ETUX	\$90,200	\$113,100	\$0	\$203,300	\$0	\$203,300
2013	KLUTH, JEFFREY A ETUX	\$105,200	\$101,580	\$0	\$206,780	\$0	\$206,780

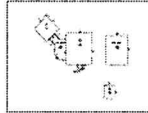
[View Taxes](#)

Parcel Comments

Date	Comment
09/10/14	SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15
11/14/13	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14
11/01/12	SENT CHANGE OF VALUE NOTICE, 10/30/2012; 12 FOR 13
11/26/08	SENT CHANGE OF VALUE NOTICE 11/26/08; 08 FOR 09
12/06/05	5)DJC, SR 10/20/03, 4) 4/13/00 & 10/5/99 SR, 3) 8/2/99 SR FOR NC, 2) SITE REVIEW FOR 98 NC 8/14/97, 1) SITE REIVEW 11/19/95

Property Images

Click on an image to enlarge it.



1.0.6103.28469

Data current as of: 12/1/2016 4:58 PM

TX_RollYear_Search: 2017



KITTITAS COUNTY WASHINGTON



TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

[PAYMENT CART\(0\)](#)

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

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

Parcel

Parcel#: 119134 **Owner Name:** KLUTH, JEFFREY A ETUX
DOR Code: 91 - Undeveloped - Land **Address1:** TRUSTEES
Situs: BIG HORN WAY CLE ELUM **Address2:** 7395 126TH PLACE SE
Map Number: 20-14-34051-0014 **City, State:** NEWCASTLE WA
Status: **Zip:** 98056

Description: ACRES 5.06, GOAT PEAK RANCH DIV. II; LOT 14 SEC. 34; TWP. 20; RGE. 14;

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

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$70,300	Land:	\$70,300	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$15,600	Improvements:	\$15,600	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$85,900	Total	\$85,900	Total Acres:	5.06000

Ownership

Owner's Name	Ownership %
KLUTH, JEFFREY A ETUX	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/10/14	2014-1790	1	2014-1790	SWIFTWATER RANCH LLC	KLUTH, JEFFREY A ETUX	\$3,700
11/10/08	2008-1783	1	2008-1783	KLUTH, JEFFREY A ETUX	KLUTH, JEFFREY A ETUX	\$0
09/01/97	4420	1	4420	DERGALUST FAMILY SECOND	KLUTH, JEFFREY A ETUX	\$55,000
06/01/97	3806	1	3806	DERGALUST, FAMILY TRUST	DERGALUST FAMILY SECOND	\$0
08/01/93	3653300	1	3653300	ROBERT DERGALUST	DERGALUST, FAMILY TRUST	\$0
01/01/90	2872200	1	2872200	ROBERT P. GEORGAS	ROBERT DERGALUST	\$34,875

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	KLUTH, JEFFREY A ETUX	\$70,300	\$15,600	\$0	\$85,900	\$0	\$85,900
2016	KLUTH, JEFFREY A ETUX	\$70,300	\$15,600	\$0	\$85,900	\$0	\$85,900
2015	KLUTH, JEFFREY A ETUX	\$70,300	\$7,500	\$0	\$77,800	\$0	\$77,800
2014	KLUTH, JEFFREY A ETUX	\$80,300	\$7,500	\$0	\$87,800	\$0	\$87,800
2013	KLUTH, JEFFREY A ETUX	\$84,300	\$2,880	\$0	\$87,180	\$0	\$87,180

[View Taxes](#)

Parcel Comments

Date	Comment
09/10/14	SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15
11/14/13	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14
11/01/12	SENT CHANGE OF VALUE NOTICE, 10/30/2012; 12 FOR 13
11/26/08	SENT CHANGE OF VALUE NOTICE 11/26/08; 08 FOR 09
12/06/05	3)DJC, SR 10/17/03, 2) SR 10/5/99 1) SITE REVIEW 11/19/95

Property Images

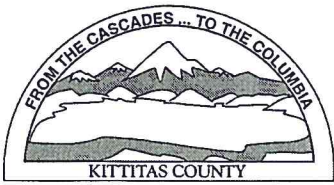
Click on an image to enlarge it.



1.0.6103.28469

Data current as of: 12/1/2016 4:58 PM

TX_RollYear_Search: 2017



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

RECEIPT NO.: 00032489

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 032236

Date: 12/2/2016

Applicant: KLUTH, JEFFREY A ETUX

Type: check # 3707

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-16-00008	PARCEL COMBINATION	540.00
	Total:	540.00