

# 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"

CB-17-00008

## 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:

\$590.00 Community Development Services  
 \$150.00 Public Works  
 \$740.00 **Total fees due for this application** (Check made payable to KCCDS)

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE)	DATE:	RECEIPT #	 DATE STAMP HERE
X <u>[Signature]</u>	<u>5-15-17</u>	<u>33915</u>	

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

[Handwritten mark]

JJ

**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:

ALLEN STAFFORD

Mailing Address:

P.O. Box 611

City/State/ZIP:

MILTON, WA 98354

Day Time Phone:

253-606-9505

Email Address:

allen.stafford501@gmail.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:

LOT 15 UNBUILT DOUBLE DUES

**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):**

Attached

**6. Tax parcel numbers:**

612136 - 932134

**7. Property size:**

0.52 - 0.56

(acres)

**8. Land Use Information:**

Zoning:

F+R

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 \_\_\_\_)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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  \_\_\_\_\_

5-15-17  
\_\_\_\_\_

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

Date:

X \_\_\_\_\_

\_\_\_\_\_

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**Treasurer's Office Review**

Tax Status: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

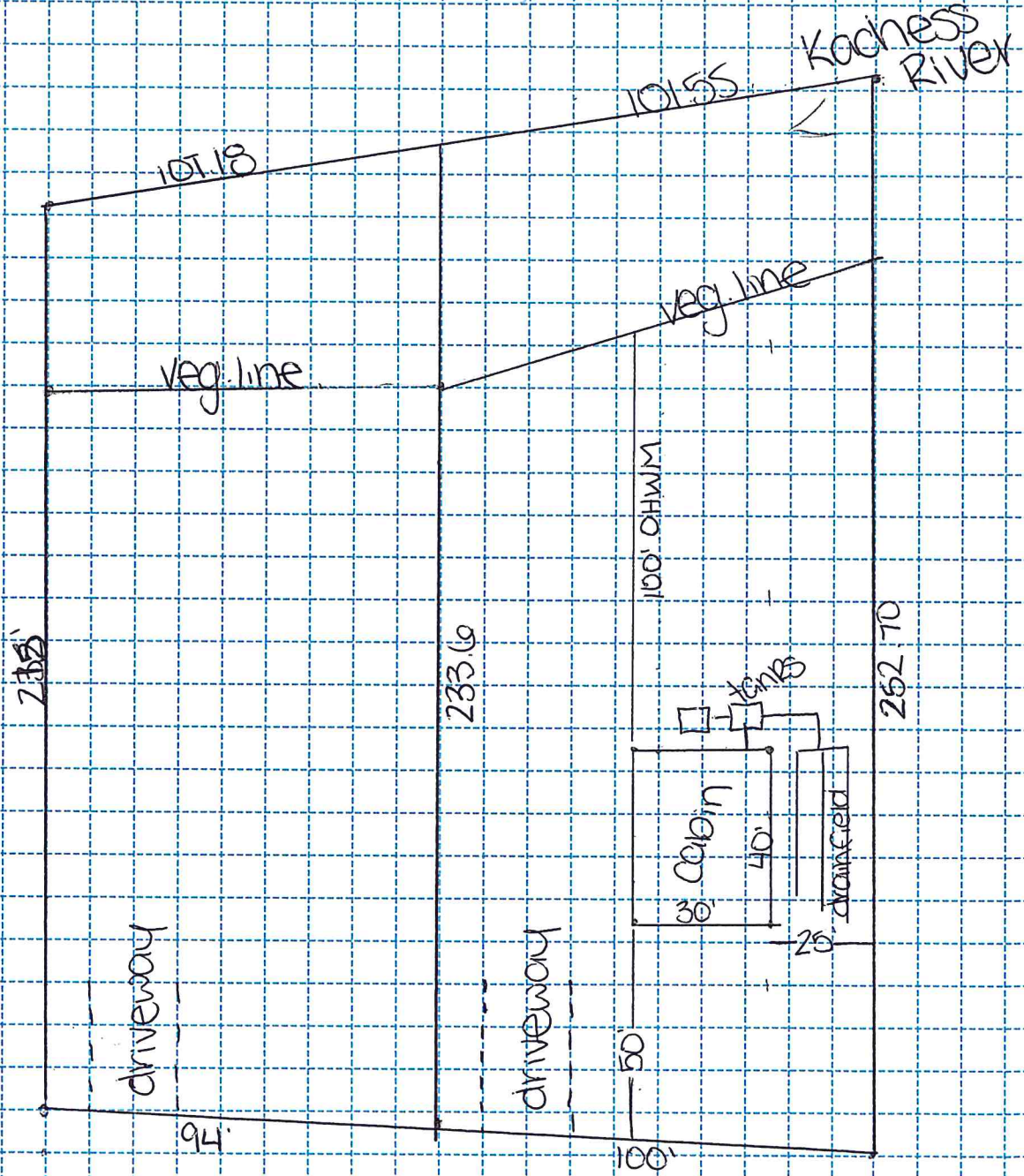
Kittitas County Treasurer's Office

- Property lines
- Existing structures
- Driveway and access road
- Well location
- Septic and drainfield
- Critical areas (if any)
- Proposed structure
- Setbacks from ALL elements

SITE PLAN must be drawn to scale and include the listed elements  
 Example scales: 1/4 in. box = 10 feet  
 1/4 in. box = 50 feet

1/4" = 10'

RECEIVED  
 MAY 15 2017  
 Kittitas County, CBS





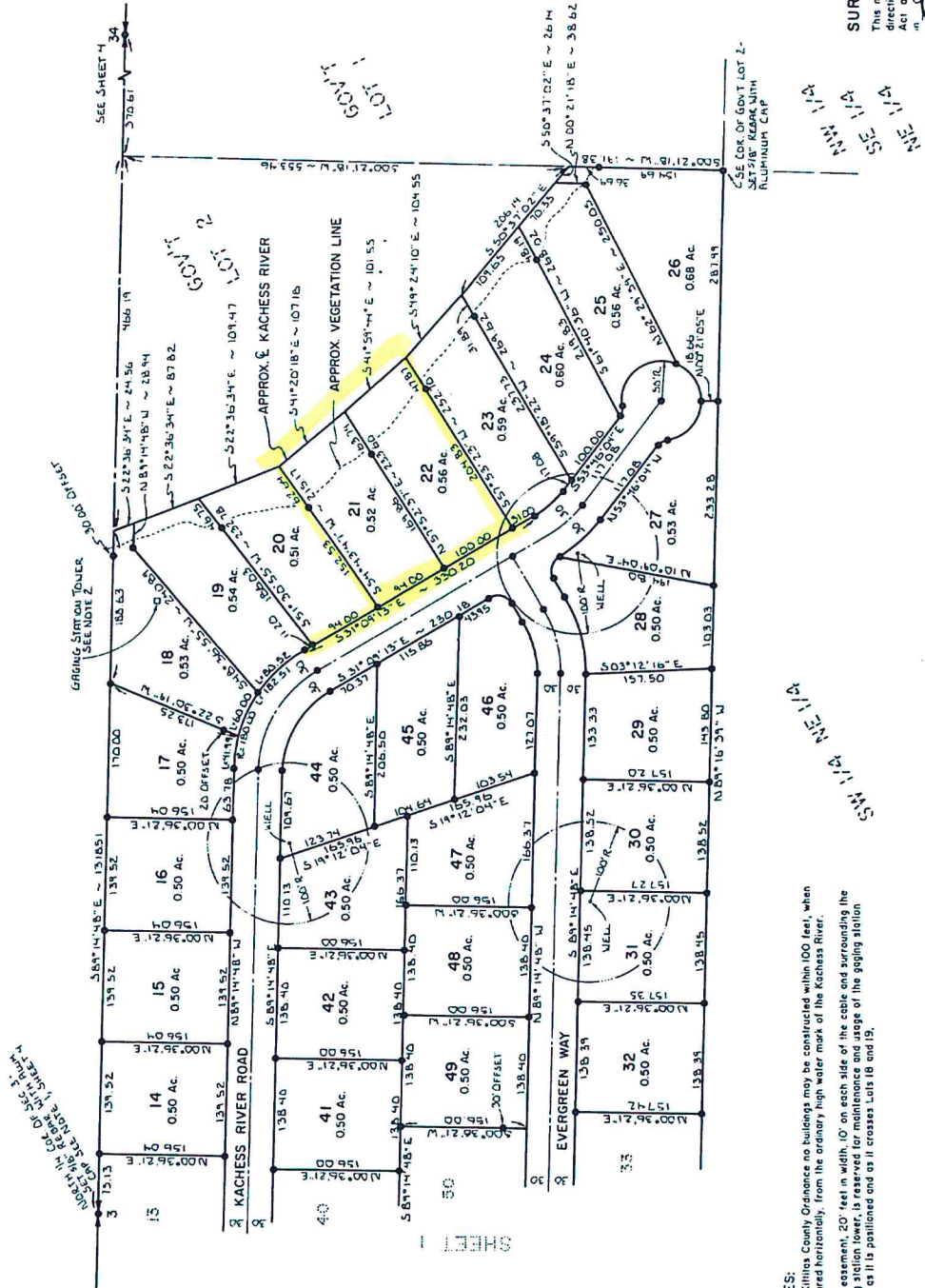
Scale 1" = 100'

LEGEND

- SET 5/8" REBAR WITH SURVEY CAP
- PROTECTIVE RADIUS-SEE WELL COVENANT, SHEET 3

**LAKE EASTON ESTATES**  
 Part of Section 3, Township 20 North, Range 13 East, W.M.  
 Kittitas County, Washington

RECEIVED  
 MAY 15 2017  
 Kittitas County CDS



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 Hoader Hockney on October 1, 1989.



David P. Nelson  
 David P. Nelson, Surveyor  
 License No. 18092  
 1-8-90  
 DATE

**CRUSE & NELSON**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street  
 Ellensburg, WA 98926 Ph. (509) 925-4747  
**Lake Easton Estates**

- NOTES:
1. By Kittitas County Ordinance no buildings may be constructed within 100 feet, when measured horizontally, from the ordinary high water mark of the Kachess River.
  2. An easement, 20' feet in width, 10' on each side of the cable and surrounding the gaging station tower, is reserved for maintenance and usage of the gaging station tower as it is positioned and as it crosses Lots 18 and 19.



# 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



### Parcel

**Parcel#:** 612136 **Owner Name:** STAFFORD, ALLEN  
**DOR Code:** 11 - Residential - Single Family **Address1:**  
**Situs:** 673 KACHESS RIVER RD EASTON **Address2:** PO BOX 611  
**Map Number:** 20-13-03050-0022 **City, State:** MILTON WA  
**Status:** **Zip:** 98354  
**Description:** ACRES .56, LAKE EASTON ESTATES; LOT 22; SEC. 3; TWP. 20; RGE. 13;  
**Comment:** CHG LEVY FROM 004 TO 005 95/96 PER RES. NO. 79-38

2016 Market Value		2016 Taxable Value		2016 Assessment Data	
Land:	\$98,000	Land:	\$98,000	District:	5 - COR SD28 F03 H02 CO COF ST
Improvements:	\$189,230	Improvements:	\$189,230	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
<b>Total</b>	<b>\$287,230</b>	<b>Total</b>	<b>\$287,230</b>	<b>Total Acres:</b>	<b>0.56000</b>

### Ownership

Owner's Name	Ownership %
STAFFORD, ALLEN	100 %

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/01/99	8415	1	8415	CRESTO & LANPHERE INC.	STAFFORD, ALLEN	\$60,000
10/01/92	3494600	6	3494600	REFLECTION LAKE, INC.	CRESTO & LANPHERE INC.	\$171,335
02/01/90	2886100	31	2886100	H.D. HACKNEY	REFLECTION LAKE INC.	\$470,000
09/01/89	2791700	31	2791700	PLUM CREEK	H.D. HACKNEY	\$125,000

### Building Permits

Permit No.	Date	Description	Amount
99-09059	9/17/1999	100%-SFR 1973 SF	\$135,651.00

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2016	STAFFORD, ALLEN	\$98,000	\$189,230	\$0	\$287,230	\$0	\$287,230
2015	STAFFORD, ALLEN	\$98,000	\$189,230	\$0	\$287,230	\$0	\$287,230
2014	STAFFORD, ALLEN	\$98,000	\$181,260	\$0	\$279,260	\$0	\$279,260
2013	STAFFORD, ALLEN	\$105,000	\$186,280	\$0	\$291,280	\$0	\$291,280
2012	STAFFORD, ALLEN	\$105,000	\$186,280	\$0	\$291,280	\$0	\$291,280

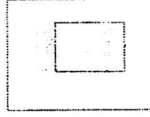
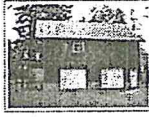
[View Taxes](#)

### Parcel Comments

Date	Comment
12/06/05	CHG LEVY FROM 004 TO 005 95/96 PER RES. NO. 79-38

### Property Images

Click on an image to enlarge it.



1.0.6103.28469

Data current as of: 10/6/2016 4:43 PM

TX\_RollYear\_Search: 2016



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



**Parcel**

RECEIVED  
MAY 15 2017  
Kittitas County CDS

**Parcel#:** 932136 **Owner Name:** STAFFORD, ALLEN  
**DOR Code:** 91 - Undeveloped - Land **Address1:**  
**Situs:** 631 KACHESS RIVER RD EASTON **Address2:** PO BOX 611  
**Map Number:** 20-13-03050-0021 **City, State:** MILTON WA  
**Status:** **Zip:** 98354  
**Description:** ACRES .52, LAKE EASTON ESTATES; LOT 21; SEC. 3; TWP. 20; RGE. 13;  
**Comment:** CHG LEVY FROM 004 TO 005 95/96 PER RES. NO. 79-38

2016 Market Value		2016 Taxable Value		2016 Assessment Data	
Land:	\$96,000	Land:	\$96,000	District:	5 - COR SD28 F03 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
<b>Total</b>	<b>\$96,000</b>	<b>Total</b>	<b>\$96,000</b>	Total Acres:	0.52000

**Ownership**

Owner's Name	Ownership %
STAFFORD, ALLEN	100 %

**Sales History**

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/08/01	13130	1	13130	CRESTO & LANPHERE INC.	STAFFORD, ALLEN	\$33,000
10/01/92	3494600	6	3494600	REFLECTION LAKE, INC.	CRESTO & LANPHERE INC.	\$171,335
02/01/90	2886100	31	2886100	H.D. HACKNEY	REFLECTION LAKE INC.	\$470,000
09/01/89	2791700	31	2791700	PLUM CREEK	H.D. HACKNEY	\$125,000

**Building Permits**

No Building Permits Available

**Historical Valuation Info**

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2016	STAFFORD, ALLEN	\$96,000	\$0	\$0	\$96,000	\$0	\$96,000
2015	STAFFORD, ALLEN	\$96,000	\$0	\$0	\$96,000	\$0	\$96,000
2014	STAFFORD, ALLEN	\$96,000	\$0	\$0	\$96,000	\$0	\$96,000
2013	STAFFORD, ALLEN	\$105,000	\$0	\$0	\$105,000	\$0	\$105,000
2012	STAFFORD, ALLEN	\$105,000	\$0	\$0	\$105,000	\$0	\$105,000

[View Taxes](#)

**Parcel Comments**



Date	Comment
12/06/05	CHG LEVY FROM 004 TO 005 95/96 PER RES. NO. 79-38

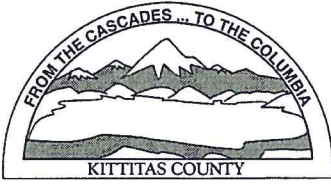
## Property Images

No images found.

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Data current as of: 10/6/2016 4:43 PM

TX\_RollYear\_Search: 2016



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

**RECEIPT NO.: 00033915**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 008861

**Date:** 5/15/2017

**Applicant:** ALLEN STAFFORD

**Type:** check # 103

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-17-00008	PARCEL COMBINATION	590.00
CB-17-00008	OTHER	150.00
	Total:	740.00