



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

CB-18-00001

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)

X

HB

DATE:

1-19-18

RECEIPT #

CD18-00111



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: JOHN E + JULIA D LARSEN
Mailing Address: 72 CHINA CAMP LN
City/State/ZIP: CLE Elum Wa 98922
Day Time Phone: 509-857-2060
Email Address: johnjulia1@aol.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: 72 CHINA CAMP LN
City/State/ZIP: CLE Elum WA 98922

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

695435 ACRES 3.77, CD. 7677-2; SEC. 15, TWP. 20, Rge. 17; PTH. E 1/2 SE 1/4
655435 ACRES 6.64, CD. 7676-A; SEC. 15, TWP. 20, Rge. 17; PTH. OF NE 1/4

6. Tax parcel numbers: 695435 + 655435

7. Property size: 10.41 (6.64 + 3.77) (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 ____)

LAND 655435 6.64 ACRES
HOUSE 695435 3.77 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 John E Larsen

1-18-18

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

Date:

X John E Larsen

1-18-18

Julia D Larsen

1-18-18

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

For Parcel Combination Application

We wish To combine our 2 pieces of acres to one. Parcel # 655435 has 6.64 acres and parcel # 695435 has 3.77 acres.

When They are combined it will be 10.41.

These properties are located at 72 China Camp LN
LIE Elum WA 98922.

The water supply is a well. Sewage is a septic.

We wish To merge These properties because we are moving sometime in the next few months. It will be easier to sell if the properties are one.

Thank You

Julia D Larsen

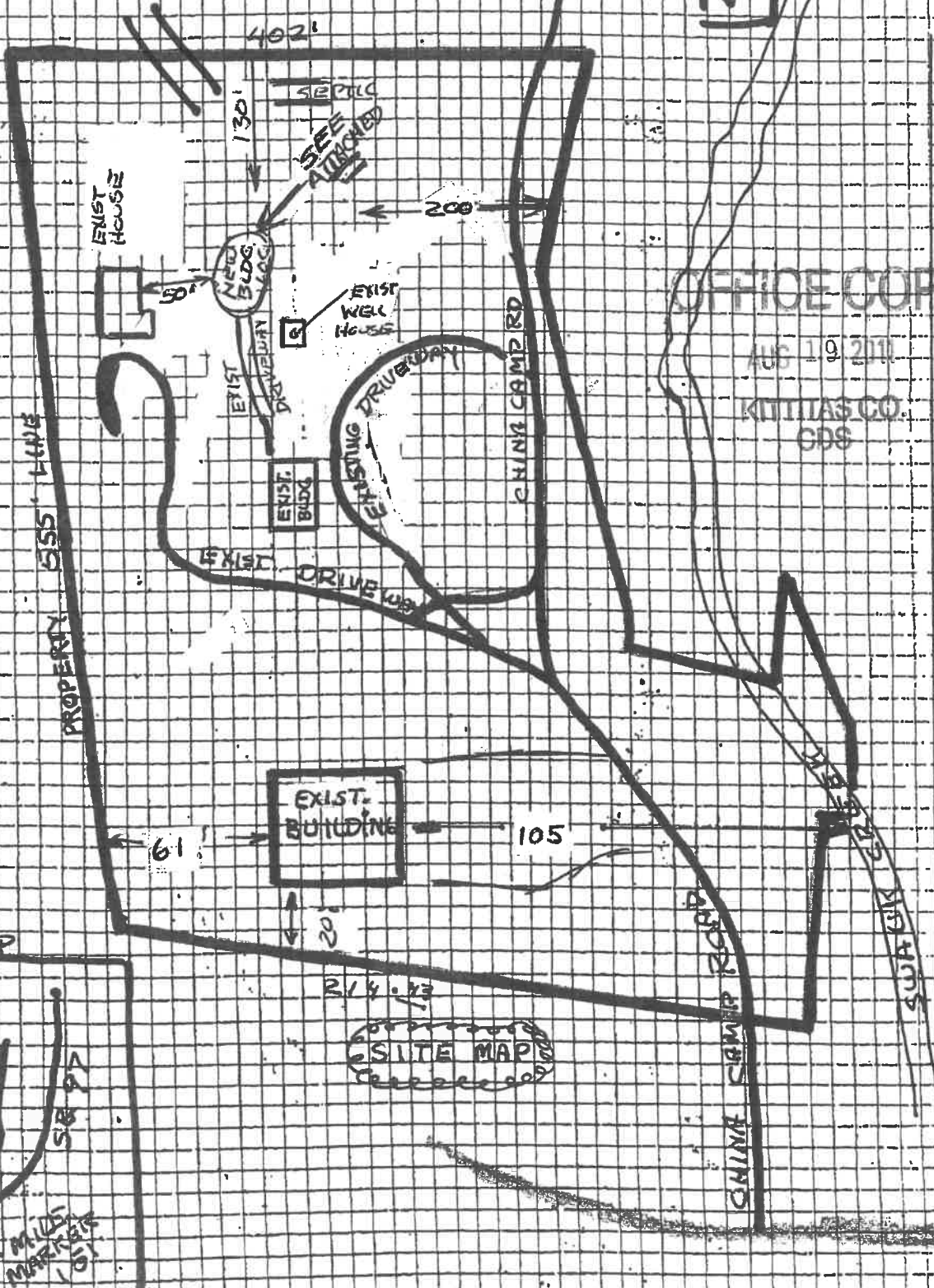
1-18-18

John E Larsen

PLOT PLAN

1" = 100'

3.77 AC.



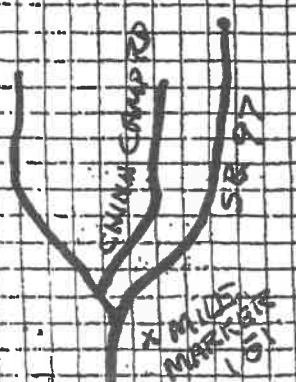
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AUG 19 2011

KITITAS CO.
CDS

SR-97

LOCATION MAP



MINIMUM SETBACK REQUIREMENTS:

FRONT: _____

TAX PARCEL #: 20 . 17 . 15030 . 0007

LEFT SIDE _____

RIGHT SIDE _____

Kittitas County COMPAS Map



Date: 1/18/2018

1 inch = 376 feet
Relative Scale 1:4,514

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.





Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

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

Parcel

Parcel#: 695435 **Owner Name:** LARSEN, JOHN ETUX
DOR Code: 11 - Residential - Single Family **Address1:**
Situs: 72 CHINA CAMP RD CLE ELUM **Address2:** 72 CHINA CAMP RD
Map Number: 20-17-15030-0007 **City, State:** CLE ELUM WA
Status: **Zip:** 98922
Description: ACRES 3.77, CD. 7677-2; SEC. 15, TWP. 20, RGE. 17; PTN. E1/2 SE1/4 SW1/4
Comment: CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08

2018 Market Value

2018 Taxable Value

2018 Assessment Data

Land:	\$59,350	Land:	\$59,350	District:	44 - COR SD404 F07 H01 CO COF ST
Improvements:	\$256,710	Improvements:	\$256,710	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$316,060	Total	\$316,060	Total Acres:	3.77000

Ownership

Owner's Name	Ownership %
LARSEN, JOHN ETUX	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/22/04	2004-1660	1	2004-1660	DAVISCOURT, KARL	LARSEN, JOHN ETUX	\$205,000
01/06/04	2004-15	1	2004-15	DAVISCOURT, GREGORY ETUX	DAVISCOURT, KARL	\$0
09/01/99	8863	1	8863	ALBEE, LARRY M ETUX	DAVISCOURT, GREGORY ETUX	\$170,000
10/01/95	784	1	784	LAUDERDALE, DELAINE	ALBEE, LARRY M ETUX	\$0
04/01/94	3798100	1	3798100	WILLIAM LAUDERDALE	LAUDERDALE, DELAINE	\$0

Building Permits

Permit No.	Date	Description	Amount
2011-00400	8/26/2011	100%-CARPORT 576 SQFT	\$12,384.00
2009-00353	7/6/2009	100%-PLUMBING; REVISION TO 2009-00274	\$0.00
2009-00274	7/6/2009	100%-POLE BLDG 2036 SQFT	\$71,910.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2018	LARSEN, JOHN ETUX	\$59,350	\$256,710	\$0	\$316,060	\$0	\$316,060
2017	LARSEN, JOHN ETUX	\$59,350	\$256,710	\$0	\$316,060	\$0	\$316,060
2016	LARSEN, JOHN ETUX	\$59,350	\$256,710	\$0	\$316,060	\$0	\$316,060

2015	LARSEN, JOHN ETUX	\$54,850	\$250,840	7	\$305,690	\$0	\$305,690
2014	LARSEN, JOHN ETUX	\$63,850	\$243,000	\$0	\$306,850	\$0	\$306,850

[View Taxes](#)

Parcel Comments

Date	Comment
02/22/07	CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7-LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #200607180011; 07 FOR 08
12/06/05	(3)RM-5/15/02: COMBINE 20-17-15030-0010 2.77@ 02 FOR 03; OLD SR CIT SEG. (2)RM-12/10/99: REMOVE SR CIT EX CODE FOR 00 TAX YR. (1) 11/95, SR. SEG TO 20-17-1530-0010

Property Images

Click on an image to enlarge it.





Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

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

Parcel

Parcel#: 655435 **Owner Name:** LARSEN, JOHN E ETUX
DQR Code: 91 - Undeveloped - Land **Address1:**
Situs: CHINA CAMP RD CLE ELUM **Address2:** 72 CHINA CAMP RD
Map Number: 20-17-15030-0001 **City, State:** CLE ELUM WA
Status: **Zip:** 98922
Description: ACRES 6.64, CD. 7676-A; SEC. 15; TWP. 20; RGE. 17; PTN. OF NE 1/4 SW 1/4
Comment: CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7- LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #2006-07180011; 07 FOR 08

2018 Market Value

2018 Taxable Value

2018 Assessment Data

Land:	\$82,700	Land:	\$82,700	District:	44 - COR SD404 F07 H01 CO COF ST
Improvements:	\$3,000	Improvements:	\$3,000	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$85,700	Total	\$85,700	Total Acres:	6.64000

Ownership

Owner's Name	Ownership %
LARSEN, JOHN E ETUX	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/29/06	2006-2168	1	2006-2168	ZWIEFELHOFER, ELRENE D	LARSEN, JOHN E ETUX	\$150,000
08/01/00	10835	1	10835	DAMLO, VERNA M	ZWIEFELHOFER, ELRENE D	\$0
08/01/00	44311	1	44311	DAMLO, ERNEST C.	DAMLO, VERNA M	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2018	LARSEN, JOHN E ETUX	\$82,700	\$3,000	\$0	\$85,700	\$0	\$85,700
2017	LARSEN, JOHN E ETUX	\$82,700	\$3,000	\$0	\$85,700	\$0	\$85,700
2016	LARSEN, JOHN E ETUX	\$82,700	\$3,000	\$0	\$85,700	\$0	\$85,700
2015	LARSEN, JOHN E ETUX	\$78,200	\$0	\$0	\$78,200	\$0	\$78,200
2014	LARSEN, JOHN E ETUX	\$88,200	\$0	\$0	\$88,200	\$0	\$88,200

[View Taxes](#)

Parcel Comments

Date	Comment
02/22/07	CHANGE TAX DISTRICT FROM 32 TO 44 PER KITTITAS CO FIRE #7- LAUDERDALE ANNEXATION BRB 05-04, AUDITORS #2006-07180011; 07 FOR 08

Property Images

Click on an image to enlarge it.



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Data current as of: 1/17/2018 3:27 PM

TX_RollYear_Search: 2018

2017 KITTITAS COUNTY PROPERTY TAX STATEMENT REAL ESTATE



BRETT WACHSMITH

KITTITAS COUNTY TREASURER

205 West Fifth Ave, Suite #102

Ellensburg, Washington 98926

(509) 962-7535 www.co.kittitas.wa.us/treasurer

Map #

20-17-15036-0001

16282*56**50**0.6855**0.373**1/1*****AUTO**5-DIGIT 98922

LARSEN, JOHN E ETUX

72 CHINA CAMP LN

CLE ELUM WA 98922-9500



CODE	PARCEL NUMBER	
	655435	
CURRENT YEAR TAXES		
Due April 30	Due October 31	Current Year Total Due
\$353.88	\$353.88	\$707.76
CURRENT TAX INFORMATION		
Land Value		82,700
Improvement Value		3,000
Taxable Value		85,700
Levy Rate		7.82845200
Gross Tax		670.90
Misc Assessments		36.86
Senior Tax Loss		0.00
Open Space Tax Loss		0.00
Voter Approved		190.05
Total Tax		707.76

SEE IMPORTANT NOTICE ON BACK

Register at eNoticesOnline.com. Authorization Code: KTT-UAMEFQNT

TAXES AND SPECIAL ASSESSMENTS	
Year	Total Due
2017	707.76

CURRENT YEAR DISTRIBUTION	
District	Amount
COUNTY ROAD	81.64
CURRENT EXPENSE	123.15
FIRE	75.99
FLOOD CONTROL	6.04
HOSPITAL	32.60
LOCAL SCHOOL	157.64
STATE SCHOOL	193.83
WEED	13.50
DNR FIRE CONTROL	17.20
CONSERVATION	5.66
FIRE FEE	0.50

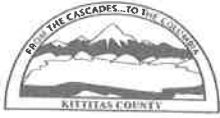
Total Due All Years \$ 707.76

*C.S.
C.P.# 665
\$3218.59*

PROPERTY DESCRIPTION: AC: 6.6400
ACRES 6.64, CD. 7676-A; SEC. 15; TWP. 20; RGE. 17; PTN. OF NE 1/4 SW 1/4
AC: 6.6400
Situs: CHINA CAMP RD CLE ELUM

KEEP THIS PORTION

2017 KITTITAS COUNTY PROPERTY TAX STATEMENT REAL ESTATE



BRETT WACHSMITH

KITTITAS COUNTY TREASURER

205 West Fifth Ave, Suite #102

Ellensburg, Washington 98926

(509) 962-7535 www.co.kittitas.wa.us/treasurer

CODE	PARCEL NUMBER
	695435

CURRENT YEAR TAXES		
Due April 30	Due October 31	Current Year Total Due
\$1,255.42	\$1,255.41	\$2,510.83

CURRENT TAX INFORMATION	
Land Value	59,350
Improvement Value	256,710
Taxable Value	316,060
Levy Rate	7.82845200
Gross Tax	2,474.26
Misc Assessments	36.57
Senior Tax Loss	0.00
Open Space Tax Loss	0.00
Voter Approved	700.88
Total Tax	2,510.83

Map #

20-17-15030-0007

16283*56**50***0.6855***0.373**1/1*****AUTO**5-DIGIT 98922

LARSEN, JOHN ETUX

72 CHINA CAMP LN

CLE ELUM WA 98922-9500



SEE IMPORTANT NOTICE ON BACK

Register at eNoticesOnline.com. Authorization Code: KTT-IXE0UJK5

TAXES AND SPECIAL ASSESSMENTS	
Year	Total Due
2017	2,510.83

Total Due All Years \$ 2,510.83

CURRENT YEAR DISTRIBUTION	
District	Amount
COUNTY ROAD	301.09
CURRENT EXPENSE	454.17
FIRE	280.24
FLOOD CONTROL	22.28
HOSPITAL	120.23
LOCAL SCHOOL	581.39
STATE SCHOOL	714.86
WEED	13.50
DNR FIRE CONTROL	17.20
CONSERVATION	5.37
FIRE FEE	0.50

PROPERTY DESCRIPTION: AC: 3.7700
ACRES 3.77, CD. 7677-2; SEC. 15, TWP. 20, RGE. 17; PTN. E1/2 SE1/4 SW1/4
AC: 3.7700
Situs: 72 CHINA CAMP RD CLE ELUM

KEEP THIS PORTION