



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

May 3, 2013

Ronald T. and Georganne G. Talcott
1320 Sunset Drive South
Tacoma WA 98465

RE: Talcott Parcel Combination CB-12-00007

Dear Mr. & Mrs. Talcott,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the parcel combinations and must be submitted to our offices for review:

1. A legal description or survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

Community Development Services
411 North Ruby
Ellensburg WA 98926

jeff.watson@co.kittitas.wa.us

509-933-8274

Jeff Watson

From: Christina Wollman
Sent: Tuesday, January 29, 2013 11:49 AM
To: Jeff Watson
Subject: RE: CB-12-00007 Talcott

Follow Up Flag: Follow up
Flag Status: Flagged

Public Works has no comment.

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
Kittitas County Department of Public Works
[p] 509.962.7051 | [f] 509.962.7663

From: Jeff Watson
Sent: Tuesday, January 29, 2013 11:26 AM
To: Christina Wollman
Subject: CB-12-00007 Talcott

[CB-12-00007 Talcott](#)

Please review the above Parcel Combination for PW Comments and/or requirements

Thanks,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

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

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411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



Suncadia Trail

Water Dr



CB-12-00007
Talcott

Maple Leaf Loop

MOUNTAINSTAR PHASE 1, DIVISION 2 (PLAT ALTERATION)

NE, SW AND SE 1/4'S OF SECTION 19, NW AND SW 1/4'S OF SECTION 20, NW 1/4 OF SECTION 29, NE 1/4 SECTION 30,
ALL IN TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

RECEIVING NO.

200506160038



SUNCADIA, LLC
LGT I.H.O.S.
REC. NO. 200407290063

TRACT G-1

TRACT G-2

SEE SHEET 20

SEE SHEET 25

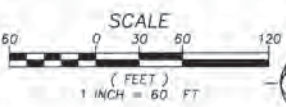
SEE SHEET 24

SEE SHEET 23

SEE SHEET 21

LEGEND:

- (R) RADIAL BEARING
- (@) EXISTING MONUMENT
- (S) CENTERLINE MONUMENT
- (O) PROPERTY CORNER, SET REBAR & CAP, IS 3314B
- GOLF:
 - G - GOLF
 - OS - OPEN SPACE
 - PB - PERIMETER BUFFER



SHEET 22 OF 31

W&HPACIFIC
 3350 MONTE VILLA PARKWAY
 BOTHELL, WASHINGTON 98021
 WWW.WHPACIFIC.COM
 TEL: (425)951-4800 FAX: (425)951-4808
 Planning • Engineering • Surveying • Landscape Architecture

VOLUME/PAGE
9-178

9-178

CB-12-00007



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"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. *COMPAS print outs*
- 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.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) *covered by Soncacia*
 - 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:

\$50.00 Community Development Services

\$50.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: (CDS STAFF SIGNATURE) X <u>SM</u>	DATE: <u>11/2/12</u>	RECEIPT # <u>15917</u>	
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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: Ronald T. and Georganne G Talcott
Mailing Address: 1320 Sunset Dr S
City/State/ZIP: Tacoma WA 98465
Day Time Phone: 253.564.9779
Email Address: gigi @ talcott.org

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: 390 Maple Leaf Loop
City/State/ZIP: Cle Elum WA

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

390 : Acres 0.39; Mountain Star, Ph 1, Div 2, Lot 63, Sec. 19, TWP 20, RGE 15
360 : Acres 0.32; Mountain Star, Ph 1, Div 2, Lot 62, Sec. 19, TWP 20, RGE 15

6. Tax parcel numbers: 19828 and 19827

7. Property size: 0.39 + 0.32 = .71 (acres)

8. Land Use Information:

Zoning: 11 and 91 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 ____)

19828 0.39 acres

_____ 0.71 acre

19827 0.32 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 Ronald T. Talcott

10.29.12

georganne gigi Talcott

10.29.12

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

RECEIVED
NOV 09 2012
KITITAS COUNTY
CDS

Oct. 29, 2012

Kittitas County Community Development Services - Narrative Description

We are applying to combine our two contiguous Suncadia lots into one.

We've built a wonderful home on the first lot, 390 Maple Leaf Loop. We were able to purchase the adjoining lot, 360 Maple Leaf Loop, at less than half the cost of the first lot. Our intent is to enjoy the combined 0.71 acre and to save us monthly fees from Suncadia.

Sincerely,

Jigi Talcott

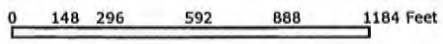
Thank you.
I'm enclosing a couple photos so you can see how wonderful it is to have the expanded open space.

1828 390 May 1 of Loop

- Print ▾
- Maps ▾
- View ▾
- Search ▾
- Selection ▾
- Tools ▾
- Help ▾

Table Of Contents

- State of WA Dept of Ecology (DOE) Upper Kittitas
 - Water Budget Neutral Determinations
 - Lamb and Anderson Water Bank
 - Roan Water Bank
 - SwiftWater Ranch Water Bank
 - Roth-Clennon Water Bank
 - Williams Water Bank (Class 1)
 - Amerivest Water Bank (Class 3)
 - Reecer Creek Golf Course Water Bank
 - Boundary for DOE Upper Kittitas County
- Boundaries
- Administrative



Scale: 1 inch = 600 ft (1:7,200)

Base Map

2009 Aerial Photo



Kittitas County Parcel Report Printout

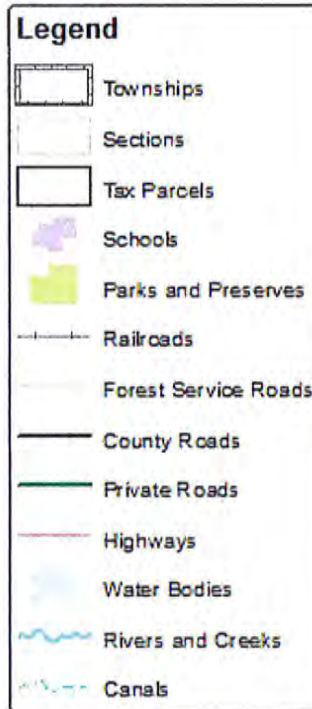


Parcel Info

Parcel #	19828
Map #	20-15-19050-0063
Acres Recorded	0.39000000
Situs Address	00390 MAPLE LEAF LP CLE ELUM
Owner Name	TALCOTT, RONALD TAYLOR ETUX
Mailing Address	
Address Cont.	1320 SUNSET DR SO
City/State	TACOMA WA
Zipcode	98465

Critical Areas

Contains > 30% Slope	No
DOE G.W. Moratorium	Yes
PHS Site Name	DOMERIE FLATS ELK WINTER CONCENTRATION AREA
Roof Hazard	HIGH_EXTREEME HAZARD RATING
Roof Class	CLASS A
Seismic Category	D1
Flood Zone	
Shore Line	
Wetland Code	U
FEMA Flood Map	5300950233B
FIRM Zone	ZONE C
Coalmine Shaft	
Airport Zone	
Zone Name	Master Planned Resort,Right of Way
Land Use	MOUNTAIN STAR SUBAREA
Max Elevation	2228
PG	136
ISO	0.061



Districts

Fire District	Fire District 7 (Cle Elum)
Hospital District	HOSPITAL DISTRICT 2
Irrigation District	
School District	Cle Elum-Roslyn School District
Voting District	Westside
Commisioner District	2
Weed District	WEED DISTRICT # 9

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.



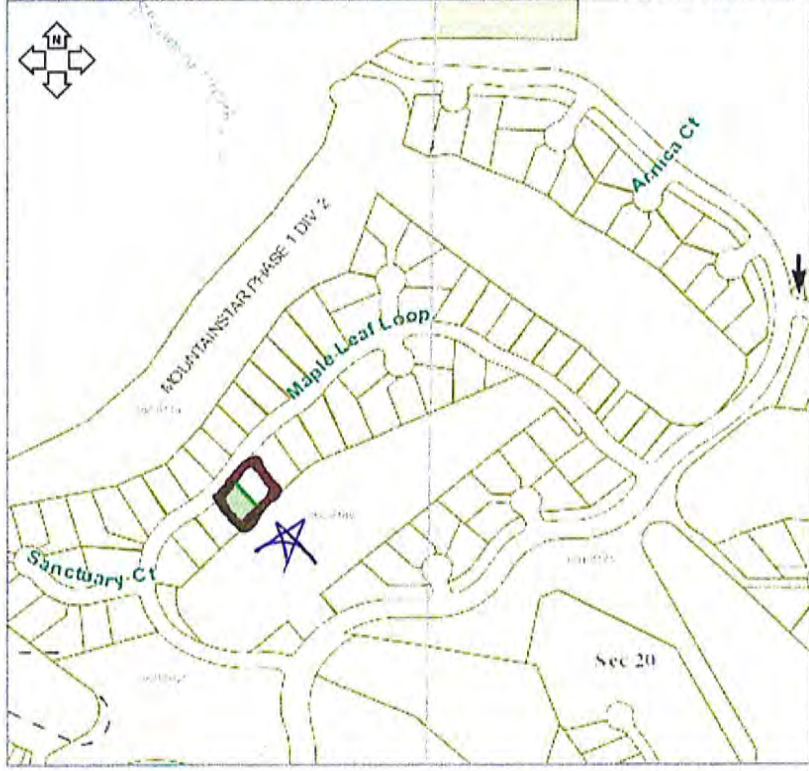
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 - Reecer Creek Golf Course Water Bank
 - Boundary for DOE Upper Kittitas County
- Boundaries
- Administrative



Scale: 1 inch = 600 ft (1:7,200)

Base Map



Printing Report...

Attribute	Value
Parcel #	19827
Map #	20-15-19050-0062
Acres Recorded	0.32
Situs Address	00360 \Maple Leaf Lp Cle Elum
Owner Name	Talcott, Ronald T Etux
Name Cont.	Trustees
Mailing Address	1320 Sunset Dr S
City/State	Tacoma Wa
Zipcode	98465-

Critical Areas	Description
Contains > 30% Slope	No
DOE Ground Water Moratorium	Yes
PHS Site Name	Domerie Flats Elk Winter Concentration Area
Roof Hazard	High_Extreeme Hazard Rating
Roof Class	Class A
Seismic Category	D1
Flood Zone	
Shore Line	
Wetland Code	U
FEMA Flood Map	5300950233B
FIRM Zone	Zone C
Coalmine Shaft	
Airport Zone	
Zone Name	
Land Use	Mountain Star Subarea
Max Elevation	2234
PG	136
ISO	0.061

Districts	Description
Cemetery District	
Fire District	Fire District 7 (Cle Elum)
Hospital District	Hospital District 2
Irrigation District	
School District	Cle Elum-Roslyn School District
Voting Precinct	Westside

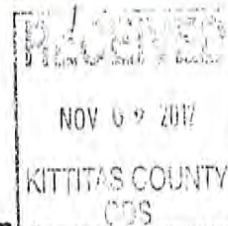
Court District	Upper District Court
Commissioner District	<u>2</u>
Weed District	Weed District # 9



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 19828
Map Number: 20-15-19050-0063
Situs: 00390 MAPLE LEAF LP CLE ELUM
Legal: ACRES 0.39; MOUNTAINSTAR, PH 1, DIV 2, LOT 63; SEC. 19, TWP. 20, ~RGE. 15~

Ownership Information

Current Owner: TALCOTT, RONALD TAYLOR ETUX
Address: 1320 SUNSET DR SO
City, State: TACOMA WA
Zipcode: 98465

Assessment Data

Tax District: 43
Land Use/DOR Code: 11
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 0.39
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 118,950
Imp: 569,530
Perm Crop: 0
Total: 688,480

Taxable Value

Land: 118,950
Imp: 569,530
Perm Crop: 0
Total: 688,480

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
07-09-2004	2004-1525	1	SUNCADIA LLC	TALCOTT, RONALD TAYLOR ETUX	226,550

Building Permits

Permit No.	Date	Description	Amount
2007-10101	01/28/2008	100%-RNEW SFR 4595 SQFT	349,604

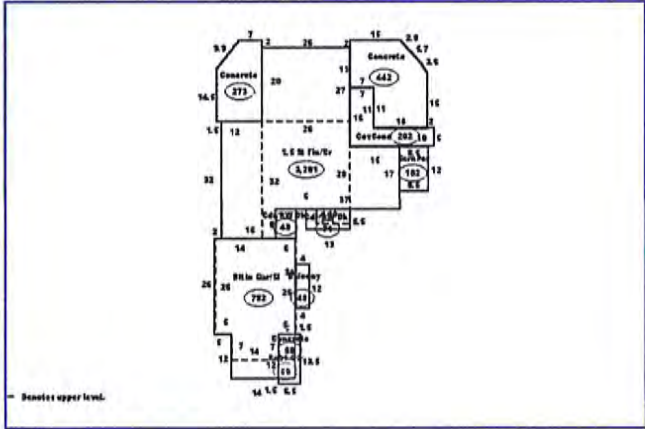
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	TALCOTT, RONALD TAYLOR ETUX	345,000	641,130	0	986,130	0	986,130	View Taxes
2011	TALCOTT, RONALD TAYLOR	345,000	641,130	0	986,130	0	986,130	View Taxes

Year	Owner	Assessed Value	Market Value	Net Value	Net Value	Net Value	Net Value	View Taxes
2010	TALCOTT, RONALD TAYLOR ETUX	345,000	499,440	0	844,440	0	844,440	View Taxes
2009	TALCOTT, RONALD TAYLOR ETUX	345,000	0	0	345,000	0	345,000	View Taxes
2008	TALCOTT, RONALD TAYLOR ETUX	213,000	0	0	213,000	0	213,000	View Taxes
2007	TALCOTT, RONALD TAYLOR ETUX	213,000	0	0	213,000	0	213,000	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
2	SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~
3	SENT CHANGE OF VALUE NOTICE 11/26/08; 08 FOR 09~
4	CHANGE WD DISTRICT FROM 8 TO 9; 06 FOR 07~
5	CHANGE TAX DISTRICT FROM 31 TO 43; FD #7 SUNCADIA ANNEXATION-BRB 05-01 AUDITORS~#200507130056; 06 FOR 07~
6	SEG04
7	(1)JE-07/29/04:NEW PLAT CREATED FROM 20-15-19000-0008, -0016 & 20-15-20000-0010, -0015 (+3.75@ PER SURV.) 04 FOR 05.



Filedate: 10/25/2012 5:45:00 PM





Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 19827
Map Number: 20-15-19050-0062
Situs: 00360 MAPLE LEAF LP CLE ELUM
Legal: ACRES 0.32; MOUNTAINSTAR, PH 1, DIV 2, LOT 62; SEC. 19, TWP. 20, ~RGE. 15~

Ownership Information

Current Owner: TALCOTT, RONALD T ETUX TRUSTEES
Address: 1320 SUNSET DR S
City, State: TACOMA WA
Zipcode: 98465-

Assessment Data

Tax District: 43
Land Use/DOR Code: 91
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 0.32
Last Revaluation {Reval} for Tax Year:

Market Value

Land: 112,120
Imp: 0
Perm Crop: 0
Total: 112,120

Taxable Value

Land: 112,120
Imp: 0
Perm Crop: 0
Total: 112,120

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-29-2010	2010-1946	1	CASHMERE VALLEY BANK	TALCOTT, RONALD T ETUX	85,000
12-06-2010	2010-1774	1	MASTerview DEVELOPMENT LLC	CASHMERE VALLEY BANK	
07-29-2004	2004-1789	1	SUNCADIA LLC	MASTerview DEVELOPMENT LLC	224,550

Building Permits

NO ACTIVE PERMITS

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	TALCOTT, RONALD T ETUX	345,000	0	0	345,000	0	345,000	View Taxes

2011	TALCOTT, RONALD T ETUX	345,000	0	0	345,000	0	345,000	View Taxes
2010	MASTerview DEVELOPMENT LLC	345,000	0	0	345,000	0	345,000	View Taxes
2009	MASTerview DEVELOPMENT LLC	345,000	0	0	345,000	0	345,000	View Taxes
2008	MASTerview DEVELOPMENT LLC	209,290	0	0	209,290	0	209,290	View Taxes
2007	MASTerview DEVELOPMENT LLC	209,290	0	0	209,290	0	209,290	View Taxes

Parcel Comments

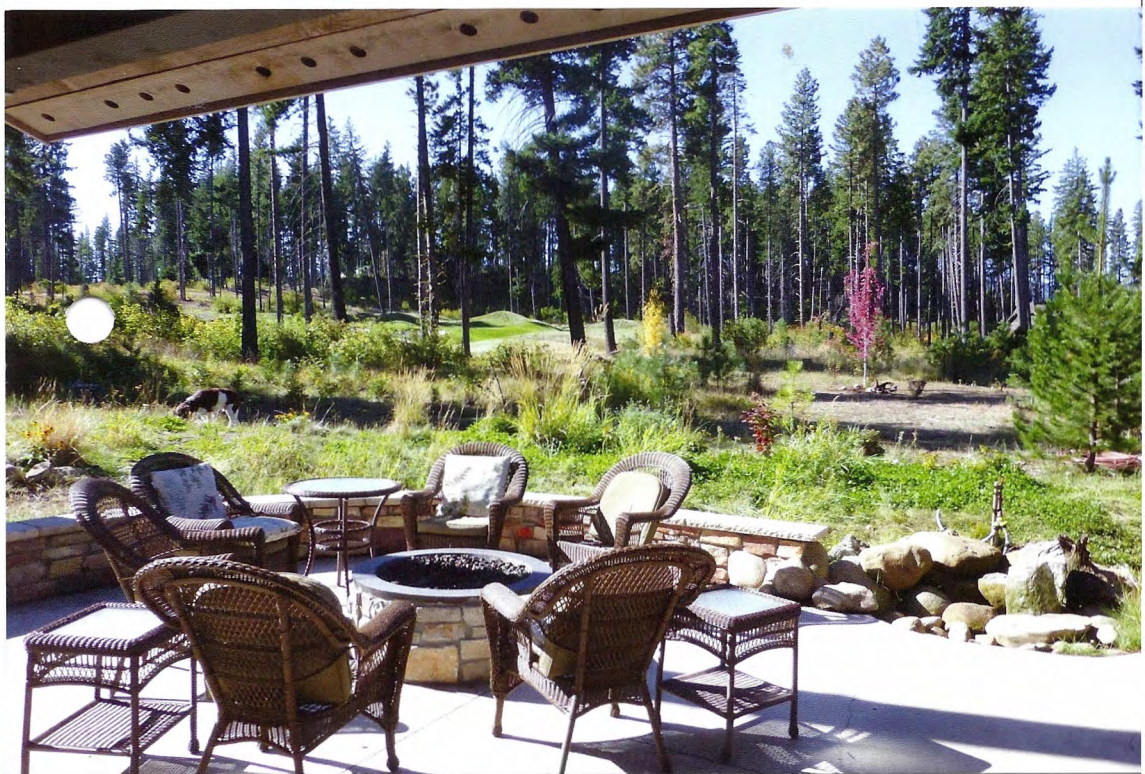
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4	SEG04
5	(1)JE-07/29/04:NEW PLAT CREATED FROM 20-15-19000-0008, -0016 & 20-15-20000-0010, -0015 (+3.75@ PER SURV.) 04 FOR 05.

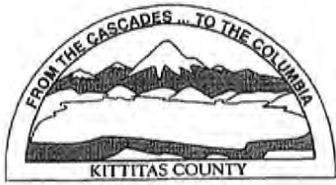
no photo on file

no sketch on file

Filedate: 10/25/2012 5:45:00 PM







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

RECEIPT NO.: 00015917

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 014351

Date: 11/2/2012

Applicant: RONALD & GEORGANNE TALCOTT

Type: check # 24004

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-12-00007	PARCEL COMBINATION	50.00
	Total:	50.00