

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

19310 - 17.99 acres

418334 - 20 acres



37.99

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]

4/15/2015

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

Date:

X \_\_\_\_\_

\_\_\_\_\_

Tax Status: paid in full 2015 Treasurer's Office Review  
By: [Signature] Date: 5/7/15  
Kittitas County Treasurer's Office

This Application has met all the requirements of  
CDS Planning. 5/7/2015 (KTP)

NEW LOT DESCRIPTION:

WITHIN SECTION 32, TOWNSHIP 19N, RANGE 18EWM, PORTION  
OF W $\frac{1}{2}$  OF NE  $\frac{1}{4}$  LYING EAST OF KR $\bar{D}$  EASEMENT, AND  
LOT 4 OF BOOK 30 PAGE 75 TO COUNTY ROAD.

RSH

# Critical Areas Checklist

Thursday, May 07, 2015

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?



Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

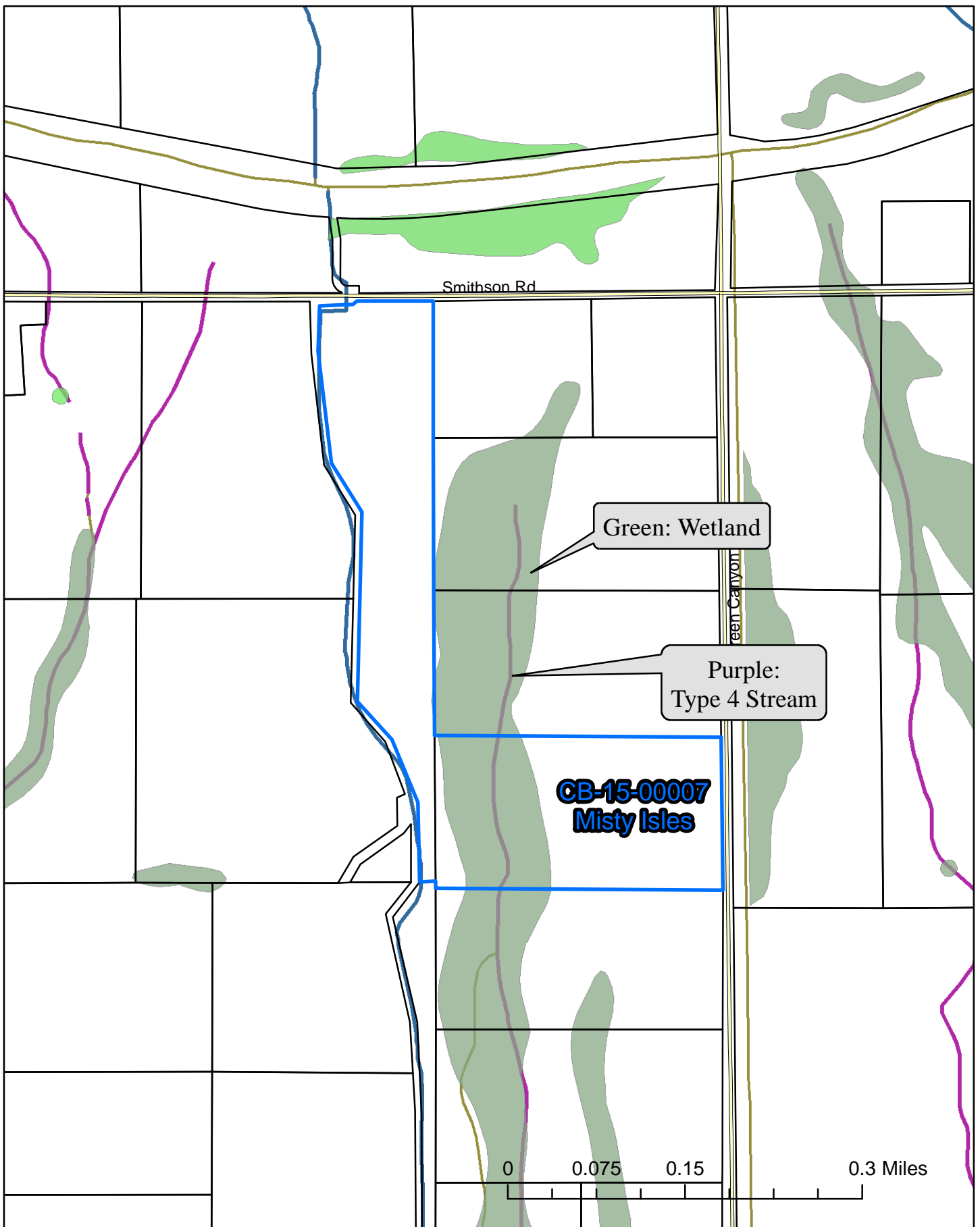
Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

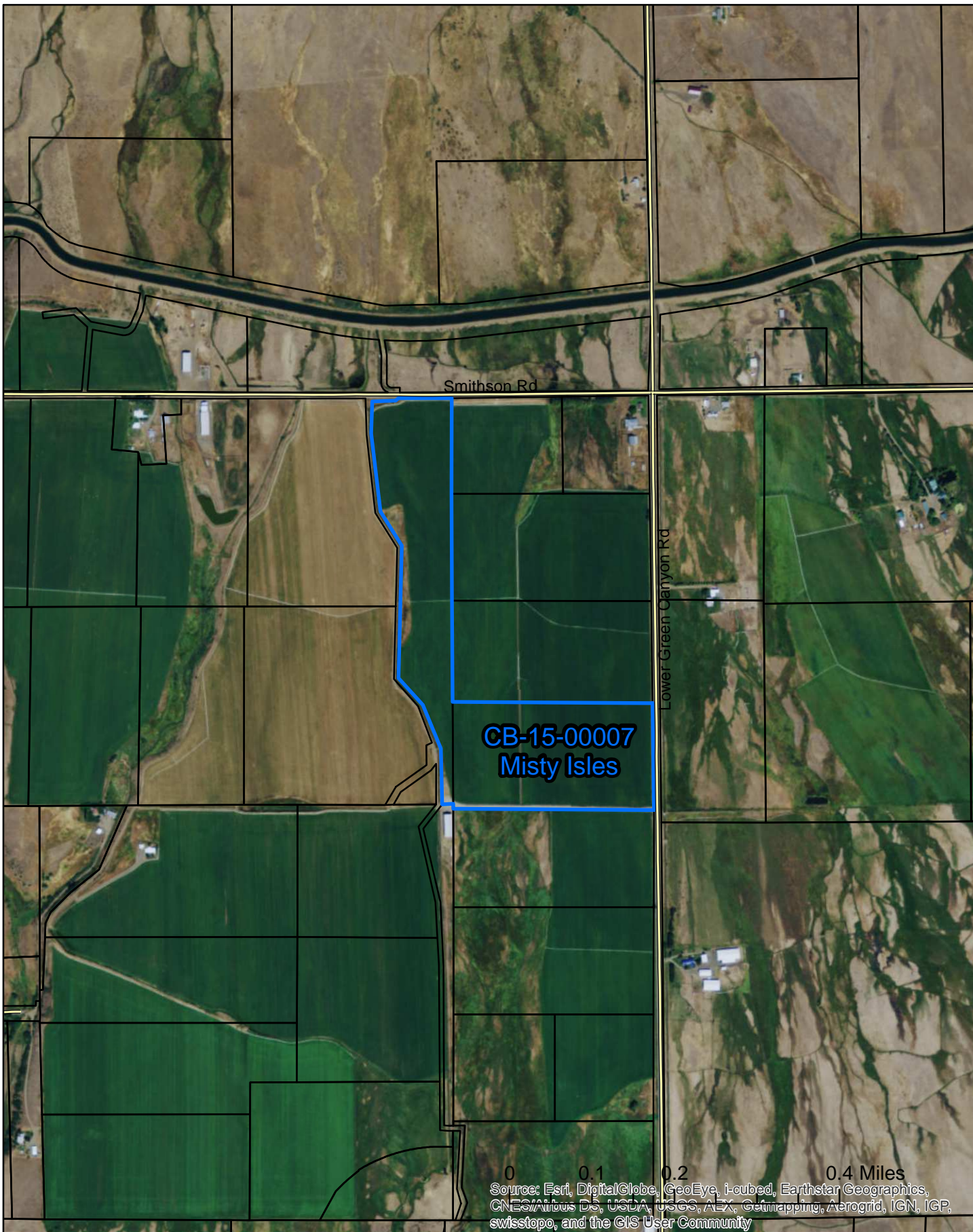


CB-15-00007  
Misty Isles

5/7/2015

Critical Areas  
Map

kaycee.hathaway

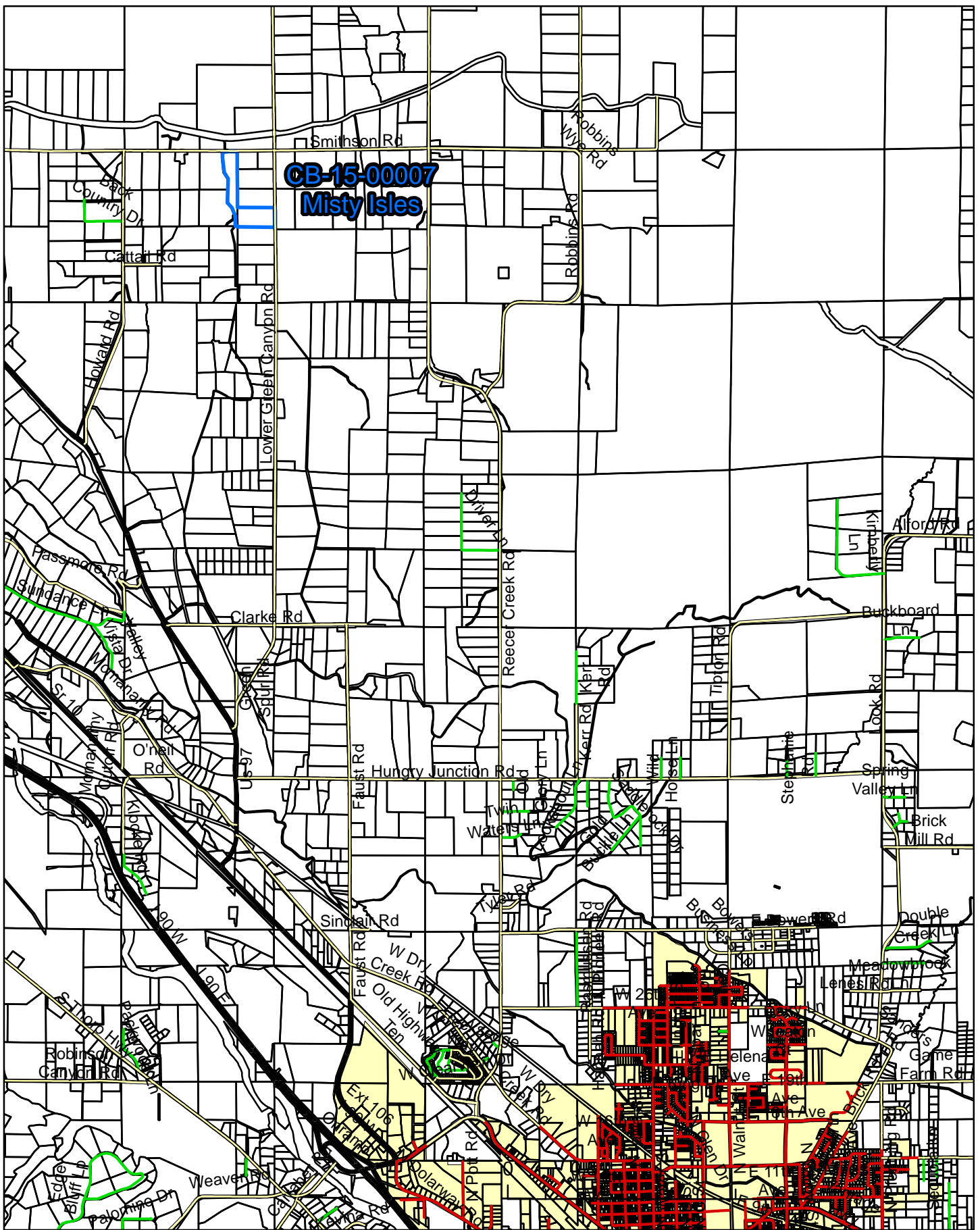


CB-15-00007  
Misty Isles

5/7/2015

Air  
Photo

kaycee.hathaway



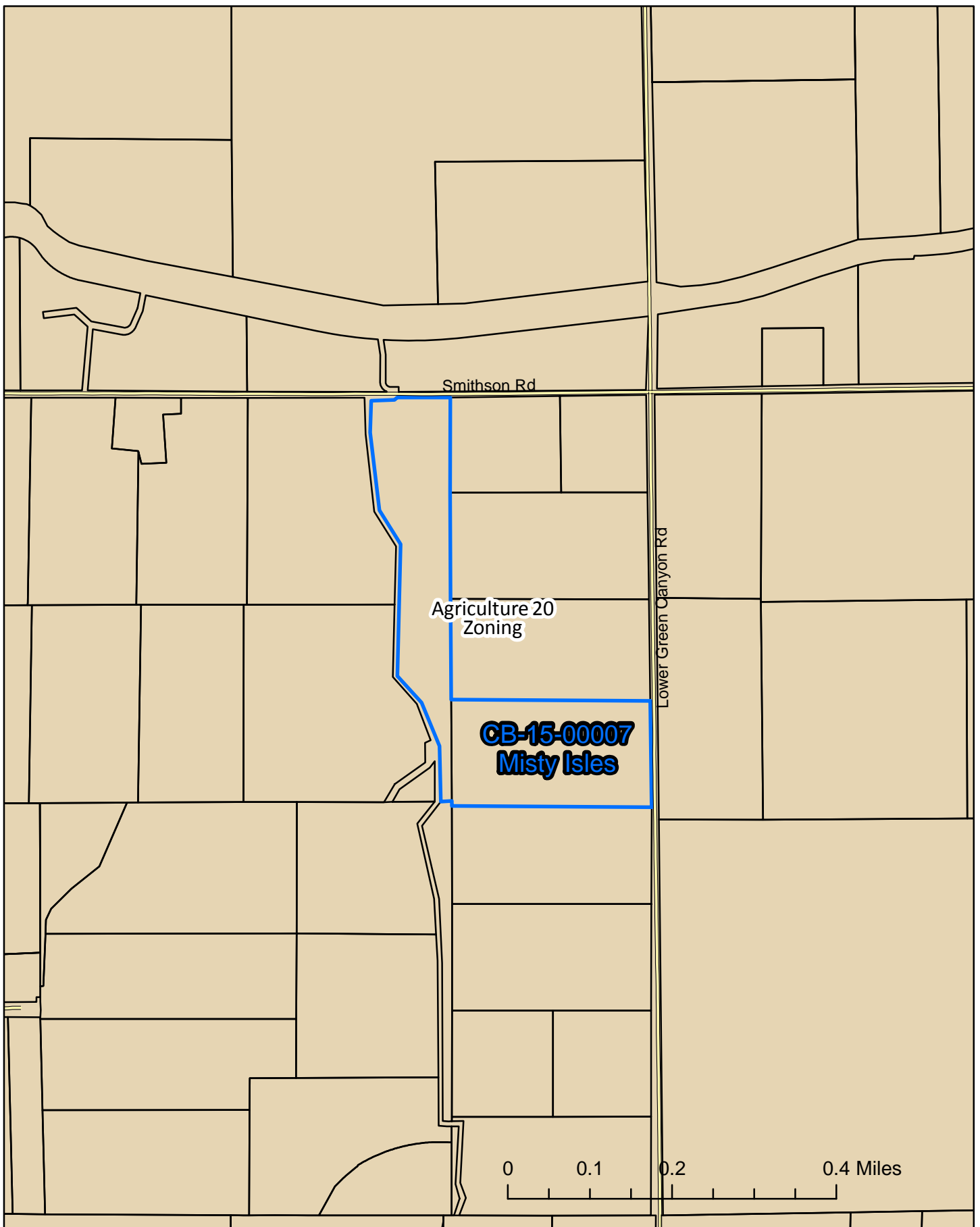
**CB-15-00007  
Misty Isles**

CB-15-00007  
Misty Isles

Area  
Map

5/7/2015

kaycee.hathaway



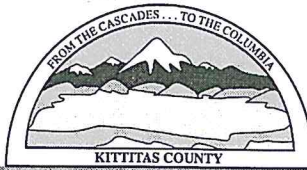
CB-15-00007  
Misty Isles

5/7/2015

Zoning  
Map

kaycee.hathaway





# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

CB-15-00007

## 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. - no well, no septic, no buildings
- 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)
- N/A* 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)

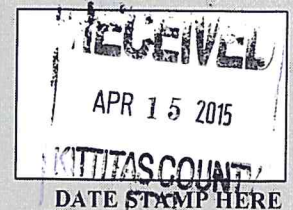
X SM

DATE:

4/15/15

RECEIPT #

25015



**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: DSA  
Mailing Address: ~~2539~~ PO Box 25139  
City/State/ZIP: Scottsdale AZ 85255  
Day Time Phone: 480-927-4890  
Email Address: \_\_\_\_\_

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: Clint Weaver  
Mailing Address: 1161 Clarke Rd  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-899-2854  
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: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_

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

See attached

6. **Tax parcel numbers:** 19310 + 418334

7. **Property size:** 17.99 + 20 (acres)

8. **Land Use Information:**

Zoning: AG 20 Comp Plan Land Use Designation: Rural Working

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(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

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(REQUIRED if indicated on application)

Date:

X [Handwritten Signature]

4/15/2015

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

Date:

X \_\_\_\_\_

\_\_\_\_\_

Treasurer's Office Review

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

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

Kittitas County Treasurer's Office

9. Existing and Proposed Lot Information:

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Date:

*[Handwritten Signature]*

4/15/2015

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

Date:

*[Handwritten Signature]*

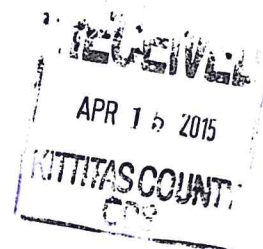
4-15-2015

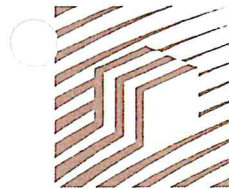
Treasurer's Office Review

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

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

Kittitas County Treasurer's Office





Development  
Services  
of America

April 16, 2015

Stephanie Mifflin  
Senior Permit Technician  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926

RE: Misty Isle Cattle Co  
Barn/Parcel Consolidation

Dear Stephanie,

The purpose of our request for the combination of parcels is for the construction of a replacement hay barn on our operation. The previous barn was destroyed in an arson fire, and this new location places the large hay barn logistically better to our hay fields.

The main reason for the parcel combination is due to the grade differentials, and positioning for access road by our ranch equipment. Unfortunately, the parcel line falls directly in the location that is optimal for grade and road access. For this reason we are requesting that the parcels be combined.

Thank you for your assistance.

Richard H Wilson  
President/CEO  
Development Services of America, Inc.

[www.developmentservicesofamerica.com](http://www.developmentservicesofamerica.com)

P.O. Box 25139 • Scottsdale, AZ 85255 • (480) 927-4888 • (480) 927-4889  
Delivery Address • 1610 N. 71st Street • Suite 320 • Scottsdale, AZ 85254



**KITTITAS COUNTY  
WASHINGTON**



**TAXSIFTER**

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

**Assessor** **Treasurer** **Appraisal** **MapSifter**

**Parcel**

**Parcel#:** 418334 **Owner Name:** DEVELOPMENT SERVICES OF AMERICA INC  
**DOR Code:** 83 - Resource - Agriculture Current Use **Address1:** % MISTY ISLE CATTLE CO  
**Situs:** LOWER GREEN CANYON RD ELLENSBURG **Address2:** PO BOX 25139  
**Map Number:** 19-18-32000-0022 **City, State:** SCOTTSDALE AZ  
**Status:** **Zip:** 85255-0181  
**Description:** ACRES 20.00, CD. 9270; SEC. 32; TWP. 19; RGE. 18; SE1/4 NE1/4 (LOT 4, B30/P75) 1.80 ACRES TO CO. RD.  
**Comment:** SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

2015 Market Value		2015 Taxable Value		2015 Assessment Data	
Land:	\$124,000	Land:	\$9,260	District:	22 - COR SD401 F02 H01 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
<b>Total</b>	<b>\$124,000</b>	<b>Total</b>	<b>\$9,260</b>	Total Acres:	20.00000

**Ownership**

Owner's Name	Ownership %
DEVELOPMENT SERVICES OF AMERICA INC	100 %

**Sales History**

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/08/00	11537	24	11537	WEAVER, PAUL ETUX	DEVELOPMENT SERVICES OF AMERICA INC	\$2,760,000
08/01/94	38760	4	38760	OECHSNER, MONTERIE J.	WEAVER, PAUL ETUX	\$200,000
12/01/92	3538200	3	3538200	FRANK OESCHSNER JR. ETAL	OECHSNER, MONTERIE J ETAL	\$0

**Building Permits**

No Building Permits Available

**Historical Valuation Info**

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2015	DEVELOPMENT SERVICES OF AMERICA INC	\$124,000	\$0	\$0	\$124,000	\$0	\$9,260
2014	DEVELOPMENT SERVICES OF AMERICA INC	\$105,000	\$0	\$0	\$105,000	\$0	\$6,100
2013	DEVELOPMENT SERVICES OF AMERICA INC	\$105,000	\$0	\$0	\$105,000	\$0	\$6,100
2012	DEVELOPMENT SERVICES OF AMERICA INC	\$105,000	\$0	\$0	\$105,000	\$0	\$6,100
2011	DEVELOPMENT SERVICES OF AMERICA INC	\$6,100	\$0	\$0	\$6,100	\$0	\$6,100

[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
11/19/09	SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10
12/06/05	CG-11/10/04: SEG TO 19-18-32000-0029 THRU -0032 (-.11@ PER SURV), 04 FOR 05.(2)RM-12/2/02: CHG OWNER ID TO MATCH OTHER PARCELS. (1)RM-11/8/00: ADD OS APPL YR.

## Property Images

No images found.

1.0.5381.28073

TX\_RolYear\_Search: 2015



**KITTITAS COUNTY**  
WASHINGTON



**TAXSIFTER**

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

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

Assessor Treasurer Appraisal MapSifter

**Parcel**

**Parcel#:** 19310 **Owner Name:** DEVELOPMENT SERVICES OF AMERICA INC  
**DOR Code:** 83 - Resource - Agriculture Current Use **Address1:** % MISTY ISLE CATTLE CO  
**Situs:** SMITHSON RD ELLENSBURG **Address2:** PO BOX 25139  
**Map Number:** 19-18-32000-0028 **City, State:** SCOTTSDALE AZ  
**Status:** **Zip:** 85255-0181  
**Description:** ACRES 17.99, CD. 9271-1-1; SEC. 32, TWP. 19, RGE. 18; PTN. W1/2 NE1/4 LYING E. OF KRD  
**Comment:** SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

2015 Market Value		2015 Taxable Value		2015 Assessment Data	
Land:	\$107,960	Land:	\$5,780	District:	22 - COR SD401 F02 H01 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$107,960	Total	\$5,780	Total Acres:	17.99000

**Ownership**

Owner's Name	Ownership %
DEVELOPMENT SERVICES OF AMERICA INC	100 %

**Sales History**

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/08/00	11537	24	11537	WEAVER, PAUL ETUX	DEVELOPMENT SERVICES OF AMERICA INC	\$2,760,000

**Building Permits**

No Building Permits Available

**Historical Valuation Info**

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2015	DEVELOPMENT SERVICES OF AMERICA INC	\$107,960	\$0	\$0	\$107,960	\$0	\$5,780
2014	DEVELOPMENT SERVICES OF AMERICA INC	\$79,260	\$0	\$0	\$79,260	\$0	\$3,800
2013	DEVELOPMENT SERVICES OF AMERICA INC	\$79,260	\$0	\$0	\$79,260	\$0	\$3,800
2012	DEVELOPMENT SERVICES OF AMERICA INC	\$79,260	\$0	\$0	\$79,260	\$0	\$3,800
2011	DEVELOPMENT SERVICES OF AMERICA INC	\$3,800	\$0	\$0	\$3,800	\$0	\$3,800

[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



11/19/09	SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10
12/06/05	RM-3/15/04: SEG FROM 19-18-32000-0019 03 FOR 04.

### Property Images

No images found.

1.0.5381.28073

TX\_RollYear\_Search: 2015

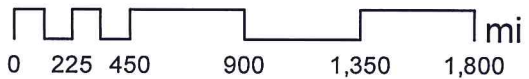
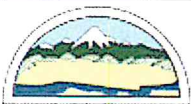
# Kittitas County COMPAS Map



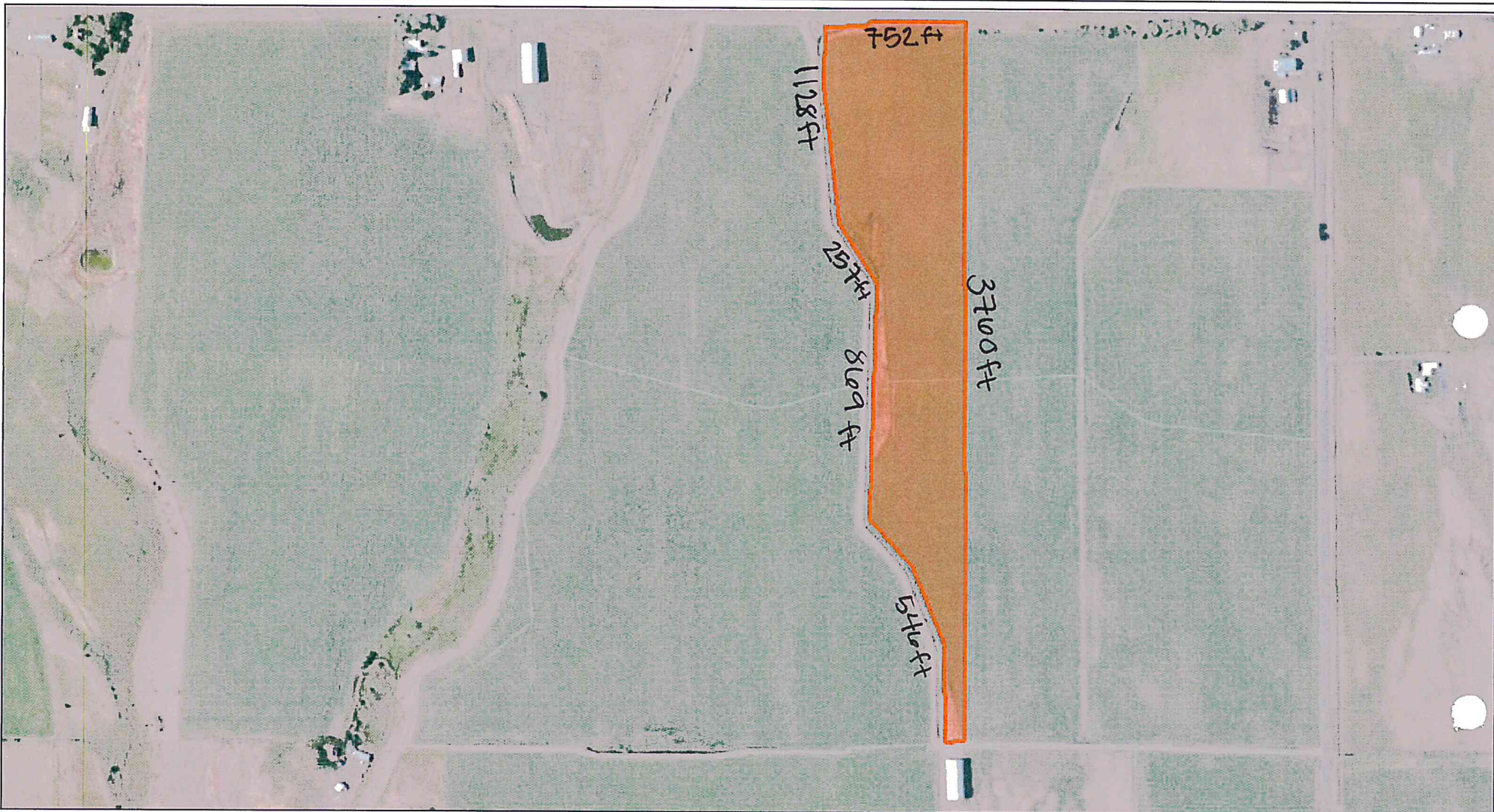
Date: 4/15/2015

1 inch = 752 feet  
Relative Scale 1:9,028

**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.



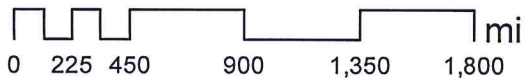
# Kittitas County COMPAS Map

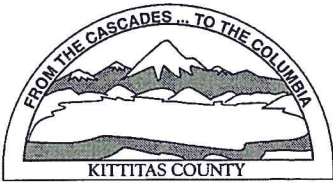


Date: 4/15/2015

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

**RECEIPT NO.: 00025015**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 020212

**Date:** 4/15/2015

**Applicant:** DEVELOPMENT SERVICES OF AMERIC

**Type:** check # 9199

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-15-00007	PARCEL COMBINATION	50.00
	Total:	50.00