

# 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"

PERMIT NUMBER: SG-10-00018

## KITTTITAS COUNTY REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, Suite 101  
Ellensburg, WA 98926

Community Development Services  
Kittitas County Permit Center  
411 N Ruby, Suite 2  
Ellensburg, WA 98926

Treasurer's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, Suite 102  
Ellensburg, WA 98926

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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 FOR SUBMITTAL

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

### 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.)
- Legal descriptions of the proposed lots.
- Assessor Compas Information about the parcels.

### APPLICATION FEE:

- \$875 Administrative Segregation (\$630 CDS/\$130 FM/\$115PW)
  - SEGREGATED INTO 2 LOTS,
- \$380 Boundary Line Adjustment (\$225 CDS/\$65 FM/\$90PW)
  - B LA BETWEEN PROPERTY OWNERS
  - BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$50 COMBINATION
  - COMBINED AT OWNERS REQUEST

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

10-27-10

RECEIPT #

9510

**PAID**  
OCT 27 2010



NOTES:

**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.

**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: GENE BRAIN/TANEUM CREEK RANCH  
Mailing Address: 7714 WEST TANEUM ROAD  
City/State/ZIP: THORP, WA 98946  
Day Time Phone: 509-964-2297  
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: \_\_\_\_\_  
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: DAVID P. NELSON  
Mailing Address: 108 EAST SECOND STREET  
City/State/ZIP: CLE ELUM, WA  
Day Time Phone: 509-674-7433  
Email Address: dpnelson@encompasses.net

**4. Street address of property:**

Address: 7714 WEST TANEUM ROAD  
City/State/ZIP: THORP, WA 98946

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

SEE ATTACHMENT

**6. Property size:** 348.74 AC. ASSESSED 343.<sup>49</sup>~~50~~ AC. SURVEYED (acres)

**7. Land Use Information:** Zoning: F & R - COMMERCIAL FOREST Comp Plan Land Use Designation: F & R COMMERCIAL FOREST

**8. Existing and Proposed Lot Information:**

Original Parcel Number & Acreage  
(1 parcel number per application)

New Acreage (1 parcel per line)  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

336333 - 18-16-01000-0010 266.95 AC

213.27 Ac

MUST BE SOLD WITH 956644-18-16-01000-0014  
88.79 AC.

130.22 Ac

ASSESSED TOTAL 348.74

SURVEYED TOTAL 343.48

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

**AUTHORIZATION**

9. 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:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X \_\_\_\_\_ (date) \_\_\_\_\_

X Gene Braun (date) \_\_\_\_\_

**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

**TREASURER'S OFFICE REVIEW**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

( ) This Administrative Segregation meets the requirements of Kittitas County Code (Ch. 16.08.015).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

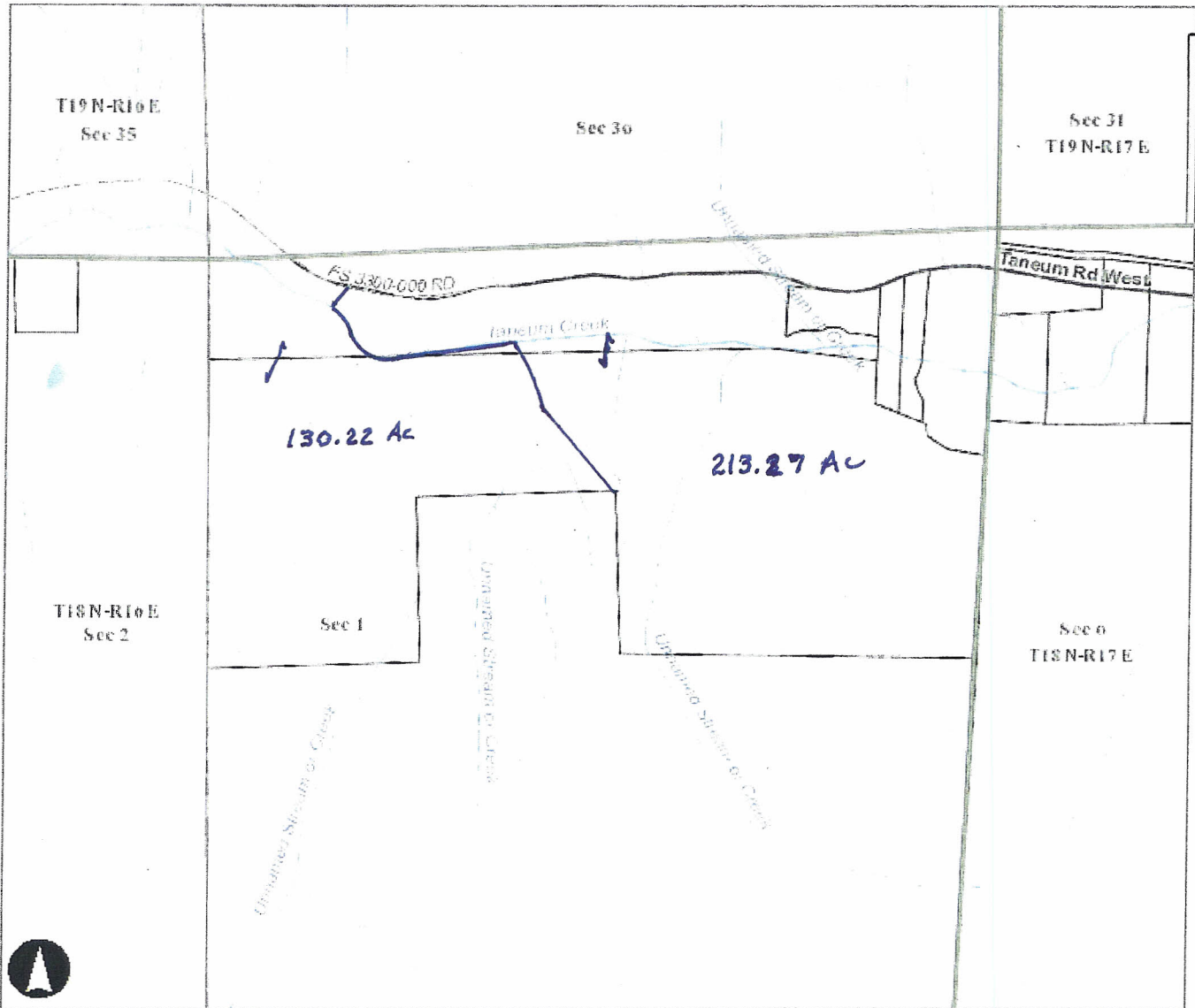
Preliminary Approval Date: \_\_\_\_\_

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

Final Approval Date: \_\_\_\_\_

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

BRAIN PROPERTY

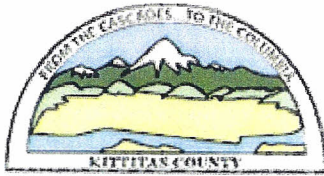


Map Center: Township:18 Range:16 Section:1

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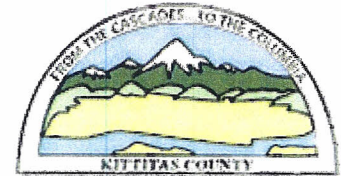




Marsha Weyand  
Assessor

# 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:** 336333  
**Map Number:** 18-16-01000-0010  
**Situs:** 07712 W TANEUM RD THORP  
**Legal:** ACRES 266.95, CD # 6596; SEC. 1; TWP. 18; RGE. 16; LOTS 5,6,7,8,9,10~, & 12; (MUST BE SOLD WITH 18-16-01000-0014)~

### Ownership Information

**Current Owner:** TANEUM CREEK RANCH LIMITED PARTNERSHIP  
**Address:** 7710 TANEUM RD W  
**City, State:** THORP WA  
**Zipcode:** 98946

### Assessment Data

**Tax District:** 10  
**Land Use/DOR Code:** 81  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 266.95  
**Last Revaluation {Reval} for Tax Year:**

### Market Value

**Land:** 414,430  
**Imp:** 34,130  
**Perm Crop:** 0  
**Total:** 448,560

### Taxable Value

**Land:** 414,430  
**Imp:** 34,130  
**Perm Crop:** 0  
**Total:** 448,560

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-01-1993	3734000	3	WARREN BRAIN ETUX	TANEUM CREEK RANCH	

### Building Permits

Permit No.	Date	Description	Amount
97-09007	09/03/1997	RALT SFR 3,840 S.F.	21,500
2011-00090	03/29/2011	CKRV MISC BRIDGE 1020 SQFT	150,000

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	TANEUM CREEK RANCH	414,430	34,130	0	448,560	0	448,560	<a href="#">View Taxes</a>
2011	TANEUM CREEK RANCH	414,430	34,130	0	448,560	0	448,560	<a href="#">View Taxes</a>
2010	TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	<a href="#">View Taxes</a>
2009	TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	<a href="#">View Taxes</a>

2008 TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	<a href="#">View Taxes</a>
2007 TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	<a href="#">View Taxes</a>

### Parcel Comments

**Number**

**Comment**

- 1 SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~
- 2 BLA WITH 18-16-01000-0012, 0014, (CHANGE IN LEGAL ONLY), 09 FOR 10~
- 3 SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
- 4 (1) 10/95, IMPR. TRANSFER TO 50-19-04456~



no sketch on file

Filedate: 6/29/2012 5:29:00 PM




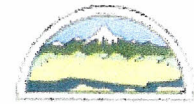
# BRAIN PROPERTY



Map Center: Township:18 Range:16 Section:1

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# Kittitas County Parcel Report Printout

## Parcel Info

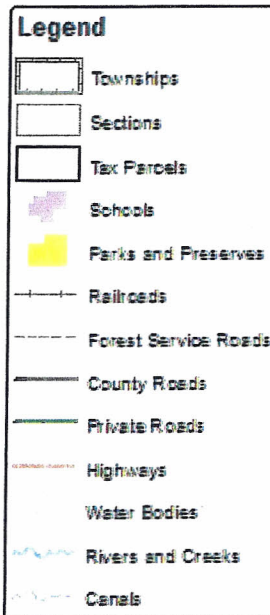
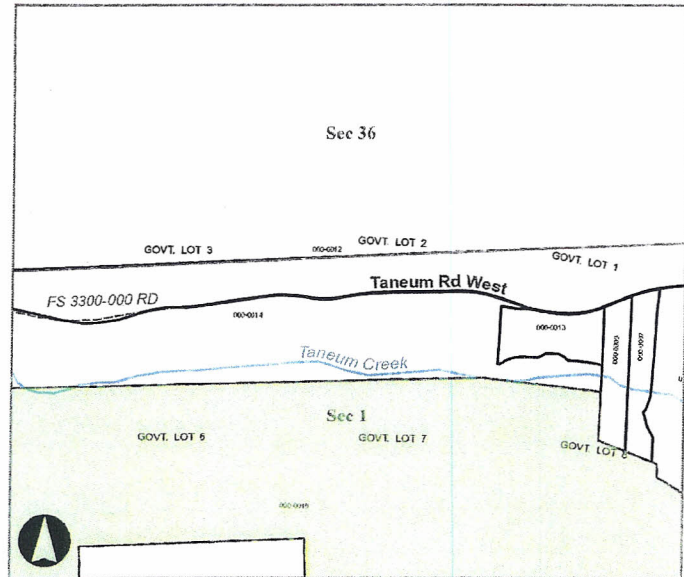
Parcel #	336333
Map #	18-16-01000-0010
Acres Recorded	266.95000000
Situs Address	07712 W TANEUM RD THORP
Owner Name	TANEUM CREEK RANCH
Mailing Address	LIMITED PARTNERSHIP
Address Cont.	7710 TANEUM RD W
City/State	THORP WA
Zipcode	98946

## Critical Areas

Contains > 30% Slope	Yes
DOE G.W. Moratorium	No
PHS Site Name	
Roof Hazard	HIGH_EXTREEME HAZARD RATING
Roof Class	CLASS A
Seismic Category	D1
Flood Zone	100 YEAR
Shore Line	TANEUM CREEK
Wetland Code	U,PFOA
FEMA Flood Map	5300950408B
FIRM Zone	ZONE C,100 YEAR
Coalmine Shaft	
Airport Zone	
Zone Name	Forest & Range,Commercial Forest
Land Use	RURAL,COMMERCIAL FOREST,COMMERCIAL AGRICULTURE
Max Elevation	2281
PG	89
ISO	0.039

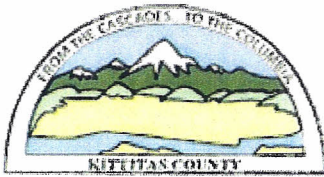
## Districts

Fire District	Fire District 1 (Rural Thorp)
Hospital District	HOSPITAL DISTRICT 1
Irrigation District	
School District	Thorp School District
Voting District	Thorp
Commisioner District	2
Weed District	WEED DISTRICT # 9

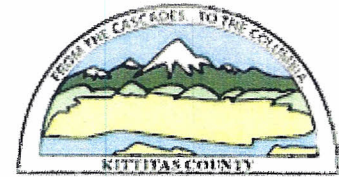


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# Kittitas County Assessor



Marsha Weyand  
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:** 956644  
**Map Number:** 18-16-01000-0014  
**Situs:** 07710 W TANEUM RD THORP  
**Legal:** ACRES 81.79; PTN N1/2 LYING S OF TANEUM CREEK RD (MUST BE SOLD WITH~18-16-01000-0010); SEC 01, TWP 18, RGE 16~

### Ownership Information

**Current Owner:** TANEUM CREEK RANCH LIMITED PARTNERSHIP  
**Address:** 7710 TANEUM RD W  
**City, State:** THORP WA  
**Zipcode:** 98946

### Assessment Data

**Tax District:** 11  
**Land Use/DOR Code:** 81  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 81.79  
**Last Revaluation (Reval) for Tax Year:**

### Market Value

**Land:** 177,340  
**Imp:** 33,450  
**Perm Crop:** 0  
**Total:** 210,790

### Taxable Value

**Land:** 177,340  
**Imp:** 33,450  
**Perm Crop:** 0  
**Total:** 210,790

### Sales History

**NO SALES HISTORY RECORDS FOUND**

### Building Permits

**NO ACTIVE PERMITS**

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	TANEUM CREEK RANCH	177,340	33,450	0	210,790	0	210,790	<a href="#">View Taxes</a>
2011	TANEUM CREEK RANCH	177,340	33,450	0	210,790	0	210,790	<a href="#">View Taxes</a>
2010	TANEUM CREEK RANCH	177,340	0	0	177,340	0	177,340	<a href="#">View Taxes</a>

### Parcel Comments

**Number**

**Comment**

1

SENT CHANGE OF VALUE NOTICE, 11/19/2010; 10 FOR 11~

2

BLA WITH 18-16-01000-0012, -0010, 09 FOR 10~



no sketch on file

Filedate: 6/29/2012 5:29:00 PM



BRAIN PROPERTY

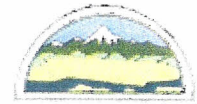


Map Center: Township:18 Range:16 Section:1

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# Kittitas County Parcel Report Printout

## Parcel Info

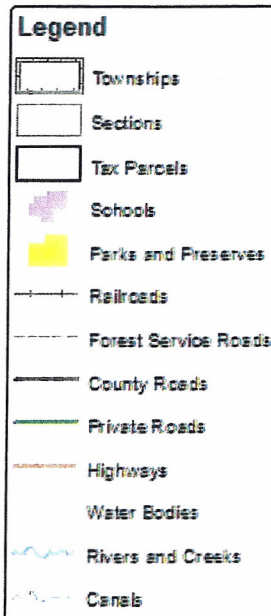
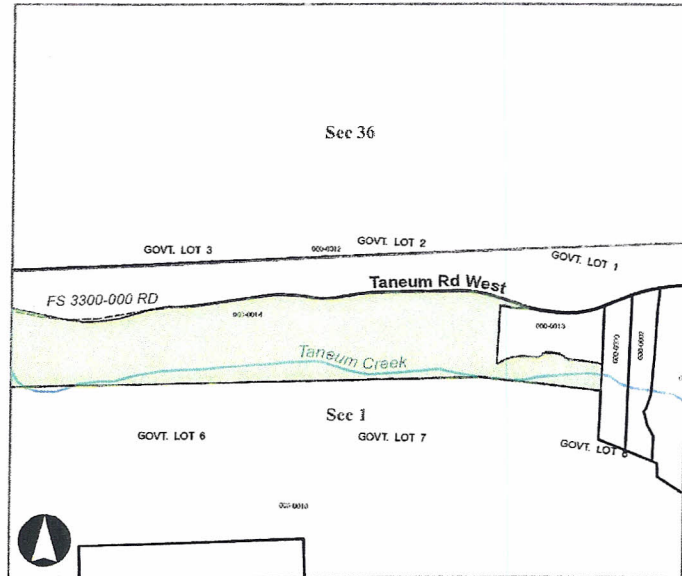
Parcel #	956644
Map #	18-16-01000-0014
Acres Recorded	81.79000000
Situs Address	07710 W TANEUM RD THORP
Owner Name	TANEUM CREEK RANCH
Mailing Address	LIMITED PARTNERSHIP
Address Cont.	7710 TANEUM RD W
City/State	THORP WA
Zipcode	98946

## Critical Areas

Contains > 30% Slope	Yes
DOE G.W. Moratorium	No
PHS Site Name	
Roof Hazard	HIGH_EXTREEME HAZARD RATING
Roof Class	CLASS A
Seismic Category	D1
Flood Zone	100 YEAR
Shore Line	TANEUM CREEK
Wetland Code	U,PFOA
FEMA Flood Map	5300950408B
FIRM Zone	ZONE C,100 YEAR
Coalmine Shaft	
Airport Zone	
Zone Name	Forest & Range,Commercial Forest
Land Use	RURAL,COMMERCIAL FOREST
Max Elevation	2216
PG	86
ISO	0.039

## Districts

Fire District	Fire District 1 (Rural Thorp)
Hospital District	HOSPITAL DISTRICT 1
Irrigation District	
School District	Thorp School District
Voting District	Thorp
Commisioner District	2
Weed District	WEED DISTRICT # 9



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LEGAL DESCRIPTION – SALE PARCEL  
FOR  
GENE BRAIN

LOTS 1, 2, 3, 4, 5, 6, AND 7 AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 15, 2010 IN BOOK 37 OF SURVEYS AT PAGE 84, UNDER AUDITOR'S FILE NUMBER 201012150072, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

AND

THAT PORTION OF LOT 8 OF SAID SURVEY EXCEPT THAT PORTION OF SAID LOT 8 WHICH LIES NORTHERLY OF THE CENTERLINE OF TANEUM CREEK, SOUTHERLY OF THE SOUTHERN RIGHT OF WAY BOUNDARY OF TANEUM (COUNTY) ROAD AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON (REFERENCE BEARING SOUTH 87°13'33" WEST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER); THENCE SOUTH 74°20'18" WEST, 1656.33 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY BOUNDARY OF THE TANEUM (COUNTY) ROAD AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 48°28'43" WEST, 168.19 FEET TO THE CENTERLINE OF TANEUM CREEK AND THE TERMINUS OF SAID LINE.

SITUATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 213.27 ACRES.



Western Washington Division  
165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division  
108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Phone: (509) 674-7433 Fax: (509) 674-7419



LEGAL DESCRIPTION - REMAINDER  
FOR  
GENE BRAIN

LOT 8 AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 15, 2010 IN BOOK 37 OF SURVEYS AT PAGE 84, UNDER AUDITOR'S FILE NUMBER 201012150072, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON EXCEPT THAT PORTION OF SAID LOT 8 WHICH LIES NORTHERLY OF THE CENTERLINE OF TANEUM CREEK, SOUTHERLY OF THE SOUTHERN RIGHT OF WAY BOUNDARY OF TANEUM (COUNTY) ROAD AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON (REFERENCE BEARING SOUTH 87°13'33" WEST ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER); THENCE SOUTH 74°20'18" WEST, 1656.33 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY BOUNDARY OF THE TANEUM (COUNTY) ROAD AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 48°28'43" WEST, 168.19 FEET TO THE CENTERLINE OF TANEUM CREEK AND THE TERMINUS OF SAID LINE.

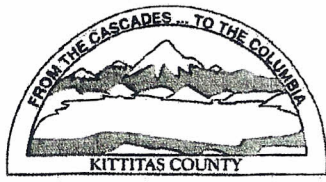
SITUATED IN SECTION 1, TOWNSHIP 18 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 130.22 ACRES.



Western Washington Division  
165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division  
108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
Phone: (509) 674-7433 Fax: (509) 674-7419



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

RECEIPT NO.: 00009510

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

Account name: 023029

Date: 10/27/2010

Applicant: TANEUM CREEK RANCH

Type: check # 1177

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-10-00018	ADMINISTRATIVE SEGREGATION	630.00
SG-10-00018	FM ADMINISTRATIVE SEGREGATION	130.00
SG-10-00018	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00