

# 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 8 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**

**KITTTITAS CO.**  
**CDS**  
DATE STAMP  
HERE

NOTES:

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

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

1. Contact information:

Applicant's Name: GENE BRAIN/TANEUM CREEK RANCH
Address: 7714 WEST TANEUM ROAD
City: THORP
State, Zip Code: WA 98946
Phone number: 509-674-2297
Email Address: DPNELSON@ENGCOMPASSES.NET

2. Street address of property:

Address: SAME AS ABOVE
City/State/ZIP:

3. Zoning Classification:

Original Parcel Number(s) & Acreage (1 parcel number per line): 336333 18-16-01000-0010 266.95 ACRES
New Acreage (Survey Vol. \_\_\_\_, Pg \_\_\_\_): LOT 1- 22.4 Ac LOT 2- 21.67 Ac
MUST BE SOLD WITH LOT 3- 21.75 Ac LOT 4- 21.1 Ac
956644 18-16-01000-0014 81.79 ACRES LOT 5- 40.00 Ac LOT 6- 40.00 Ac
ASSESSED - 348.74 Ac LOT 7- 136.66 Ac LOT 8- 40.01 Ac
SURVEYED - 343.59 Ac

Applicant is: [checked] Owner [ ] Purchaser [ ] Lessee [ ] Other [ ]

Gene Brain
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

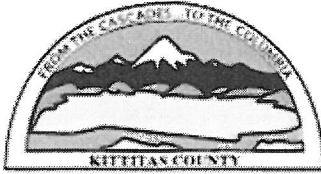
Tax Status: By: Date:
Kittitas County Treasurer's Office

Community Development Services Review

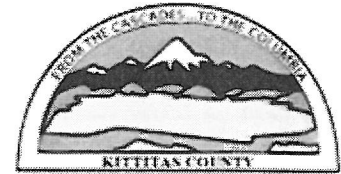
- ( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_\_ )
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_\_ No \_\_\_\_
( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: Parcel Creation Date:
Last Split Date: Current Zoning District:
Review Date: By:
\*\*Survey Approved: By:

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.



# 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:** \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  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 81.79  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 177,340  
**Imp:**  
**Perm Crop:**  
**Total:** 177,340

### Taxable Value

**Land:** 177,340  
**Imp:**  
**Perm Crop:**  
**Total:** 177,340

### 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
2010	TANEUM CREEK RANCH	177,340	0	0	177,340	0	177,340	<a href="#">View Taxes</a>

### Photos/Sketches

Filedate: 10/26/2010 9:58:56 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:** 336333  
**Map Number:** 18-16-01000-0010  
**Situs:** 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  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 266.95  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 414,430  
**Imp:** 30,570  
**Perm Crop:** 0  
**Total:** 445,000

### Taxable Value

**Land:** 414,430  
**Imp:** 30,570  
**Perm Crop:** 0  
**Total:** 445,000

### 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	9/3/1997	RALT SFR 3,840 S.F.	21,500

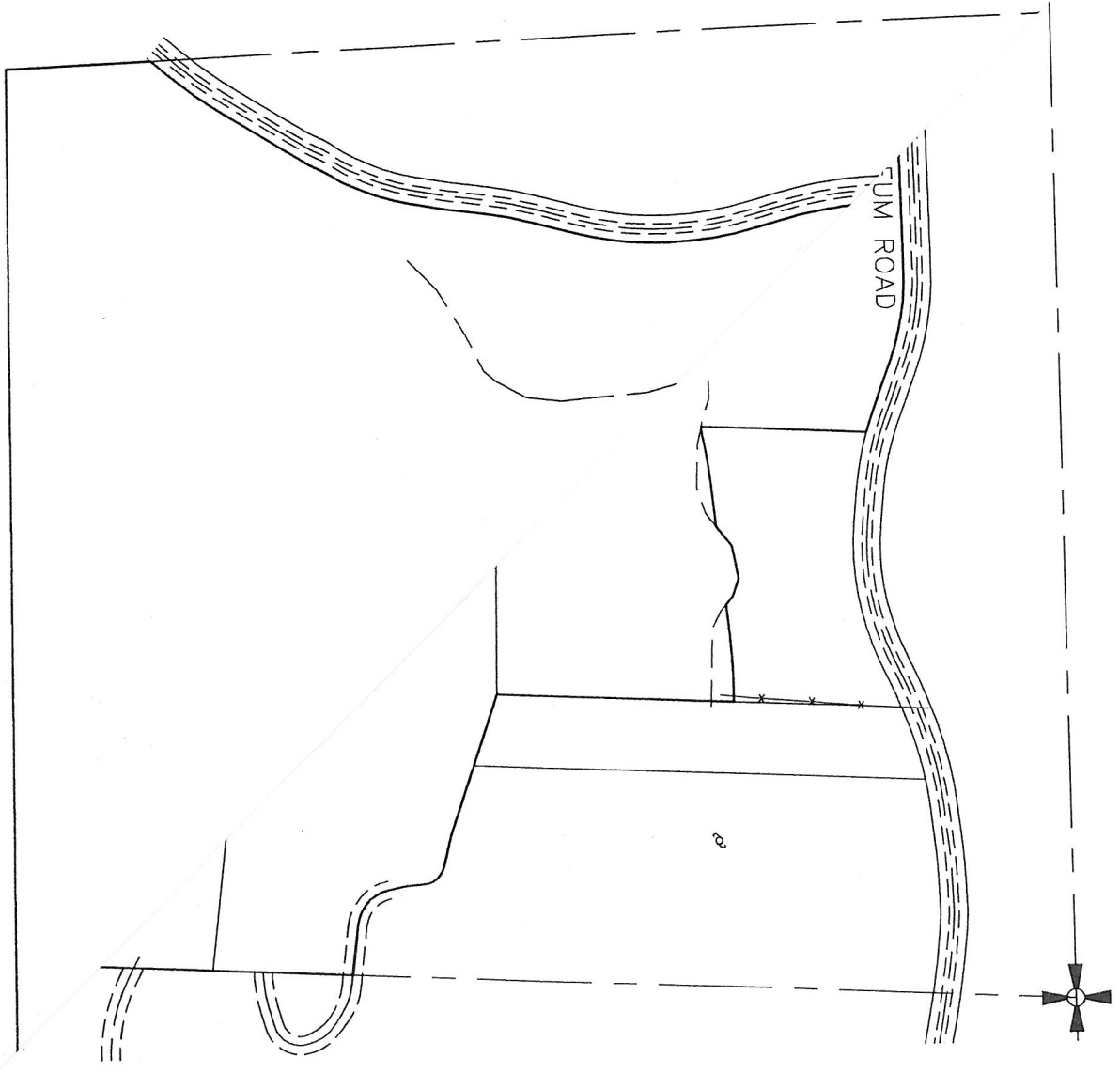
### 5 Year Valuation Information

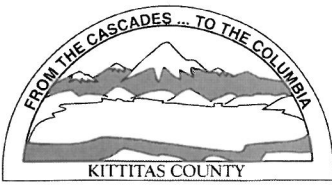
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	<a href="#">View Taxes</a>
2009	TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	<a href="#">View Taxes</a>
2008	TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	<a href="#">View Taxes</a>
2007	TANEUM CREEK RANCH	414,430	30,570	0	445,000	0	445,000	<a href="#">View Taxes</a>
2006	TANEUM CREEK RANCH	147,480	29,850	0	177,330		177,330	<a href="#">View Taxes</a>
2005	TANEUM CREEK RANCH	147,480	29,850		177,330		177,330	<a href="#">View Taxes</a>

### Photos/Sketches

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KITTITAS 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