



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-17-00011

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 [Signature]

DATE:

8/1/17

RECEIPT #

CD17-0137



DATE STAMP HERE

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: Eliot & Martinique Grigg
Mailing Address: 6850 51st Ave. NE
City/State/ZIP: Seattle, WA 98115
Day Time Phone: _____
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: Jeff Hansell
Mailing Address: 411 Swiftwater Boulevard
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-572-7721
Email Address: jeff@swiftwatercustomhomes.com

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: 151 and 181 Big Rock Lane
City/State/ZIP: Cle Elum, WA 98922

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

6. **Tax parcel numbers:** 951812 and 951813

7. **Property size:** 0.38 and 0.37 (acres)

8. **Land Use Information:**

Zoning: Master Planned Resort Comp Plan Land Use Designation: Rural Recreation

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

951812 (0.38 Acres)

0.75 Acres

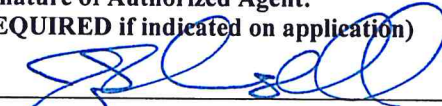
951813 (0.37 Acres)

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

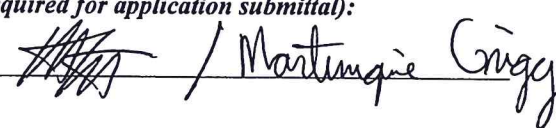
AUTHORIZATION

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)
X 

Date:
8/1/17

Signature of Land Owner of Record
(Required for application submittal):
X  / Martingie Grigg

Date:
7/31/17

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

LOTS 52 & 53, PHASE 2, DIV
 A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION
 KITTITAS COUNTY, STATE OF

54

EX. SDCB
 RIM=2227.56

EX. SDCB
 RIM=2237.48

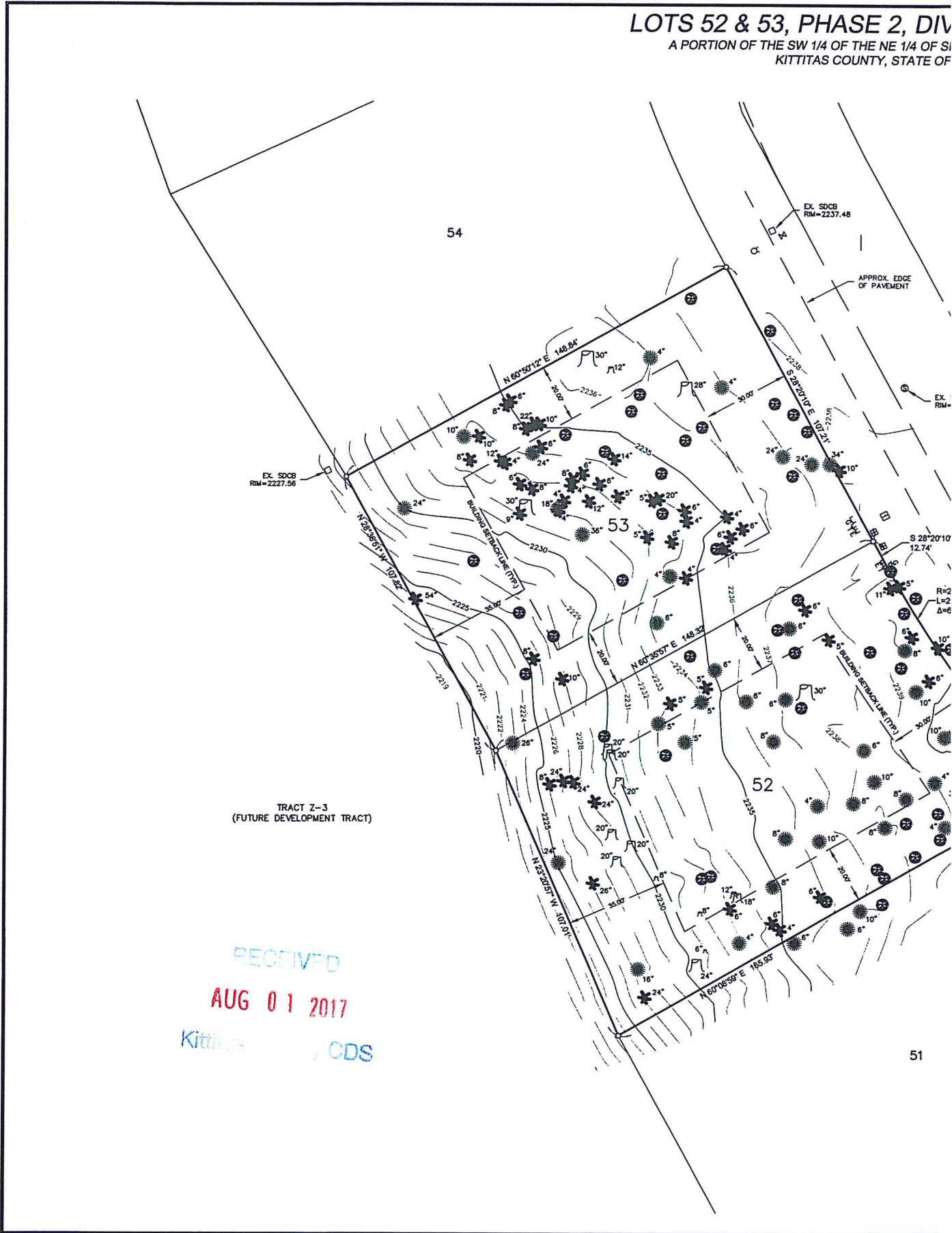
APPROX. EDGE
 OF PAVEMENT

EX.
 RIM=

TRACT Z-3
 (FUTURE DEVELOPMENT TRACT)

RECEIVED
 AUG 01 2017
 Kittitas CDS

51



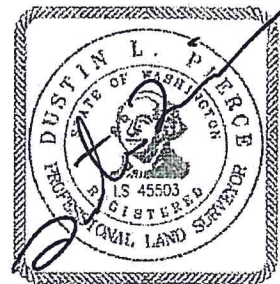


**ELIOT AND MARTINIQUE GRIGG
COMBINED PARCEL DESCRIPTION**

LOT 52 OF SUNCADIA PHASE 2, DIVISION 2, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER THE PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, RECORDS OF SAID COUNTY.

AND

LOT 53 OF SUNCADIA PHASE 2, DIVISION 2, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER THE PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 170 THROUGH 183, RECORDS OF SAID COUNTY.



8/2/2017

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

Eastern Washington Division
407 Swiftwater Blvd., Cle Elum, WA 98922
Ph: (509) 674-7433 Fax: (509) 674-7419

www.EncompassES.net

When recorded return to:
Eliot Grigg and Martinique Grigg
6850 51st Ave. NE
Seattle, WA 98115

RE EXCISE TAX PAID
Amount \$3371.00
Date 07/07/2017
Affidavit No. 2017-1434
KITTITAS COUNTY TREASURER
By Amy Cziske

Order No.: 177866AM

STATUTORY WARRANTY DEED

THE GRANTOR(S) **New Suncadia LLC, a Delaware limited liability company** for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to **Eliot Grigg and Martinique Grigg, husband and wife** the following described real estate, situated in the County of Kittitas, State of Washington:

Lot 52 of SUNCADIA PHASE 2, DIVISION 2, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, pages 170 through 183, records of said County.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 951812

Dated: 7/6/17

New Suncadia, LLC, a Delaware limited liability company

By: Suncadia Operating Member, LLC, a Delaware limited liability company, its managing member

By: LDD Suncadia Manager, Inc., a Delaware corporation, its manager

By: [Signature]
Name: Roger T. Beck
Its: Senior Vice President
By: [Signature]
Name: Marne Schwartz
Its: Asst Vice President

State of Washington
County of Kittitas

On this day personally appeared before me Roger T Beck and Marne Schwartz, to me known to be the Senior Vice President and Asst. Vice President, respectively, of LDD SUNCADIA MANAGER, INC. the corporation that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such corporation, for the uses and purposes therein mentioned, and on oath stated that they are duly authorized to execute such instrument. GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of July, 2017

[Signature]
Printed Name: Terra B. Logg-Sybertz
Notary Public in and for the State of
Washington residing at Cle Elum
My appointment expires 5-17-2020



RE EXCISE TAX PAID
Amount \$3218.00
Date 07/07/2017
Affidavit No. 2017-1433
KITTITAS COUNTY TREASURER
By Amy Cziske

When recorded return to:
Eliot Grigg and Martinique Grigg
6850 51st Ave. NE
Seattle, WA 98115

Order No.: 177861AM

STATUTORY WARRANTY DEED

THE GRANTOR(S) **New Suncadia LLC, a Delaware limited liability company** for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to **Eliot Grigg and Martinique Grigg, husband and wife** the following described real estate, situated in the County of Kittitas, State of Washington:

Lot 53 of SUNCADIA PHASE 2, DIVISION 2, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 10 of Plats, pages 170 through 183, records of said County.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 951813

Dated: 7/6/17

New Suncadia, LLC, a Delaware limited liability company

By: Suncadia Operating Member, LLC, a Delaware limited liability company, its managing member

By: LDD Suncadia Manager, Inc., a Delaware corporation, its manager

By: [Signature]
Name: Roger T. Beck
Its: Senior Vice President
By: [Signature]
Name: Marne Schwartz
Its: Asst. Vice President

State of Washington
County of Kittitas

On this day personally appeared before me Roger T. Beck and Marne Schwartz, to me known to be the Senior Vice President and Asst Vice President, respectively, of LDD SUNCADIA MANAGER, INC. the corporation that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such corporation, for the uses and purposes therein mentioned, and on oath stated that they are duly authorized to execute such instrument. GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of July, 2017

[Signature]
Printed Name: TERRA B. LOGG-SYBERTZ
Notary Public in and for the State of
Washington residing at 212 E. Main
My appointment expires 5-17-2020





KITTITAS COUNTY WASHINGTON

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[PAYMENT CART\(0\)](#)

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

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

Parcel

Parcel#: 951812 Owner Name: GRIGG, ELIOT & MARTINIQUE
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: 181 BIG ROCK LN CLE ELUM Address2: 6850 51ST AVE NE
 Map Number: 20-14-13050-0052 City, State: SEATTLE WA
 Status: Zip: 98115-7743
 Description: ACRES 0.38; SUNCADIA, PH 2, DIV 2, LOT 52; SEC 13; TWP 20; RGE 14
 Comment: ENTERED HIGHLY DISPUTED VALUE ON 1/9/2014 FOR 14 TAX

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$133,870	Land:	\$133,870	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$133,870	Total	\$133,870	Total Acres:	0.38000

Ownership

Owner's Name	Ownership %
GRIGG, ELIOT & MARTINIQUE	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/07/17	2017-1434	1	2017-1434	NEW SUNCADIA LLC	GRIGG, ELIOT & MARTINIQUE	\$220,000
05/02/14	2014-0689	435	2014-0689	NEW SUNCADIA LLC	NEW SUNCADIA LLC	\$13,000,000
06/18/12	2012-0807	472	2012-0807	SUNCADIA LLC	NEW SUNCADIA LLC	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	GRIGG, ELIOT & MARTINIQUE	\$133,870	\$0		\$0 \$133,870	\$0	\$133,870
2016	NEW SUNCADIA LLC	\$133,870	\$0		\$0 \$133,870	\$0	\$133,870
2015	NEW SUNCADIA LLC	\$133,870	\$0		\$0 \$133,870	\$0	\$133,870
2014	NEW SUNCADIA LLC	\$133,870	\$0		\$0 \$133,870	\$0	\$133,870
2013	NEW SUNCADIA LLC	\$156,970	\$0		\$0 \$156,970	\$0	\$156,970

[View Taxes](#)

Parcel Comments

Date	Comment
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01/10/14 ENTERED HIGHLY DISPUTED VALUE ON 1/9/2014 FOR 14 TAX

11/01/06 CREATE SUNCADIA PH2 DIV 2 FROM 20-14-13010-0002, 20-14-13000-0008, 20-14-13010-0004, 20-15-18030-0008, 20-15-18030-0009, 20-15-18030-0002; (+.01@ PER SURVEY); 06 FOR 07

Property Images

No images found.

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Data current as of: 7/31/2017 4:58 PM

TX_RollYear_Search: 2017



KITTITAS COUNTY WASHINGTON



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Kittitas CDS

[PAYMENT CART\(0\)](#)

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

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

Parcel

Parcel#: 951813 Owner Name: GRIGG, ELIOT & MARTINIQUE
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: 151 BIG ROCK LN CLE ELUM Address2: 6850 51ST AVE NE
 Map Number: 20-14-13050-0053 City, State: SEATTLE WA
 Status: Zip: 98115-7743
 Description: ACRES 0.37; SUNCADIA, PH 2, DIV 2, LOT 53; SEC 13; TWP 20; RGE 14
 Comment: ENTERED HIGHLY DISPUTED VALUE ON 1/9/2014 FOR 14 TAX

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$133,500	Land:	\$133,500	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$133,500	Total	\$133,500	Total Acres:	0.37000

Ownership

Owner's Name	Ownership %
GRIGG, ELIOT & MARTINIQUE	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/07/17	2017-1433	1	2017-1433	NEW SUNCADIA LLC	GRIGG, ELIOT & MARTINIQUE	\$210,000
05/02/14	2014-0689	435	2014-0689	NEW SUNCADIA LLC	NEW SUNCADIA LLC	\$13,000,000
06/18/12	2012-0807	472	2012-0807	SUNCADIA LLC	NEW SUNCADIA LLC	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	GRIGG, ELIOT & MARTINIQUE	\$133,500	\$0		\$0 \$133,500	\$0	\$133,500
2016	NEW SUNCADIA LLC	\$133,500	\$0		\$0 \$133,500	\$0	\$133,500
2015	NEW SUNCADIA LLC	\$133,500	\$0		\$0 \$133,500	\$0	\$133,500
2014	NEW SUNCADIA LLC	\$133,500	\$0		\$0 \$133,500	\$0	\$133,500
2013	NEW SUNCADIA LLC	\$156,000	\$0		\$0 \$156,000	\$0	\$156,000

[View Taxes](#)

Parcel Comments

Date	Comment
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01/10/14 ENTERED HIGHLY DISPUTED VALUE ON 1/9/2014 FOR 14 TAX

11/01/06 CREATE SUNCADIA PH2 DIV 2 FROM 20-14-13010-0002, 20-14-13000-0008, 20-14-13010-0004, 20-15-18030-0008, 20-15-18030-0009, 20-15-18030-0002; (+.01@ PER SURVEY); 06 FOR 07

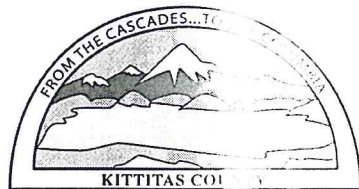
Property Images

No images found.

1.0.6103.28469

Data current as of: 7/31/2017 4:58 PM

TX_RollYear_Search: 2017



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD17-00137

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: NEW SUNCADIA LLC
4244 BULLFROG RD STE 1
CLE ELUM WA 98922-8717

Cashier: STEPHANIE MIFFLIN
Payment Type: CHECK (3727)

Date: 08/01/2017

CB-17-00001 181 BIG ROCK LN CLE ELUM

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Parcel Combination	\$590.00	\$590.00	\$0.00
Parcel Combination (Public Works)	\$150.00	\$150.00	\$0.00
CB-17-00001 TOTALS:	\$740.00	\$740.00	\$0.00
TOTAL PAID:		\$740.00	