

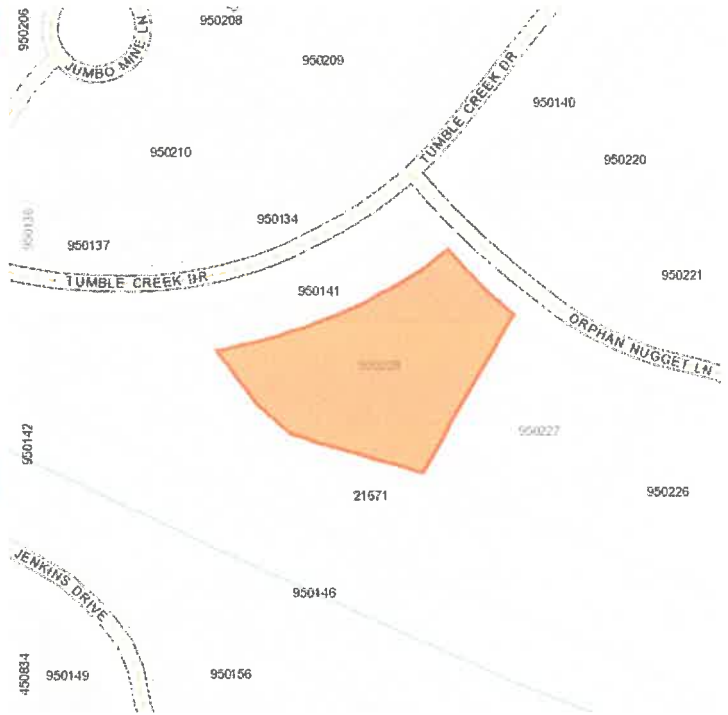


# Property Report for Parcel#: 950228

Tuesday, September 10, 2019

## Parcel Information

Address: 40 ORPHAN NUGGET LN CLE ELUM  
 Tax Parcel ID: [950228](#)  
 Map Number: 20-14-24051-0740  
 Recorded Area: 0.97 a  
 Owner Name: BURMAN, DAVID J & DEEANN S  
 Name Cont:  
 Mailing Address: 2125 WESTERN AVE APT 1  
 City/State/Zip: SEATTLE WA 98121-2136



## Critical Areas Information

Contains > 30% Slope: No  
 PHS Site Name: DOMERIE FLATS ELK WINTER CONCENTRATION AREA  
 Roof Hazard: HIGH\_EXTREEME HAZARD RATING  
 Roof Class: CLASS A  
 Seismic Category: D1  
 Shore Line: N/A  
 Wetland Code: N/A  
 DNR Water Type: N/A  
 FIRM Zone: ZONE C  
 FEMA Flood Map: 5300950233B  
 Coalmine Shaft: N/A  
 Airport Zone: N/A  
 BPA Right of Way: -1  
 Max Elevation: 2206  
 ISO: 0.062  
 PG: 137, <a href='http://www.co.kittitas.wa.us/boc/co\_untycode/title14.aspx#14.04.020' target='\_blank'>Engineering is required</a>

## Administrative Information

Zone and Allowed Uses: [Master Planned Resort](#)  
 Land Use Category: Rural Recreation  
 Commisioner District:  
 Voter Precinct: Westside  
 Hospital District: HOSPITAL DISTRICT 2  
 School District: Cle Elum-Roslyn School District  
 Irrigation District: N/A  
 Weed District:  
 Fire District: Fire District 7 (Cle Elum)  
 Cemetery District: N/A  
 Court District: Upper District Court  
 PUD Comm District: District 2  
 Parks and Rec District: District 1  
 Wildland Urban Interface: [IR 1](#)  
 Stock Restricted Area: Open Range  
 COE Gas Service Area: No

## Domestic Water Information

Groundwater Permit Required? Yes, [Suitability Map](#)  
 Qualifying Water Banks: Big Creek WR, Bourne, Burchak, Darlings, KittitasCnty(Clennon), KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, Reecer Creek

**RECEIVED**  
 SEP 17 2019  
 Kittitas County CDS

Sub Basin Watershed: Cle Elum River

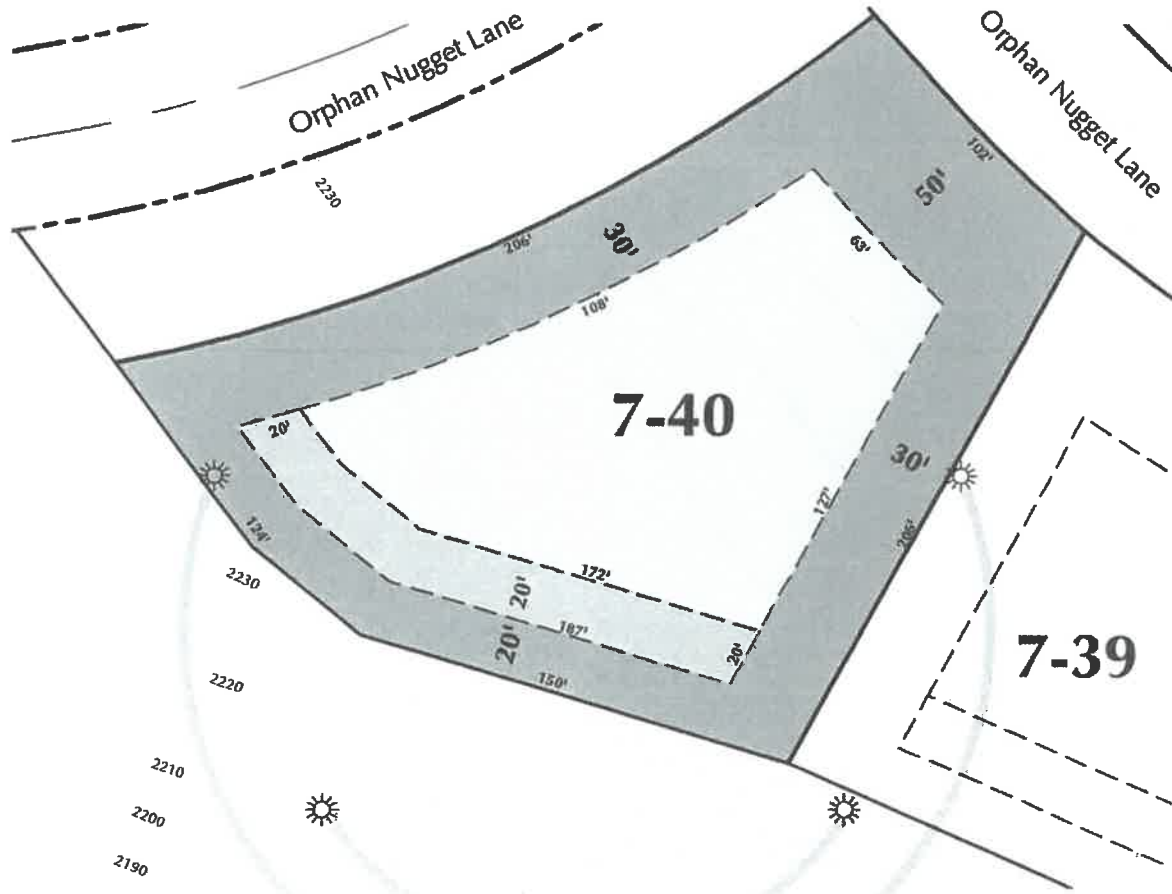
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TUMBLE CREEK<sup>™</sup>  
AT SUNCADIA

# Homesite 7-40 40 Orphan Nugget Lane



-  = Building Envelope
-  = Secondary Envelope
-  = Natural Area

Total Homesite Area: 42,409 SF.  
 Building Envelope: 17,230 SF.  
 Secondary Envelope: 3,696 SF.  
 Max. Building: 8,000 SF.  
 Sewer: Pump Required

SCALE: 1"=60' NOTE: Drawing may not be to scale due to reprographic distortion



The features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. Actual development may not be as currently proposed. All content, including prices and availability, is for information purposes only and is subject to change without prior notice. Maps and illustrations shown are artists' concepts and for illustrative purposes only. Not all photos taken on property. This material shall not constitute an offer or solicitation in states where registration is required but not yet completed. Obtain the property report required by federal law and read it before signing anything. No federal or state agency has judged the merits, if any, of this property. Listed with Suncadia Real Estate Sales Company, licensed real estate broker.  
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