



**KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

CB-19-00006

**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:**

\$550.00 Community Development Services

\$150.00 Public Works

**\$700.00 Total fees due for this application (Check made payable to KCCDS)**

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

*[Handwritten Signature]*

DATE:

*3/14/19*

RECEIPT #

\_\_\_\_\_

**RECEIVED**  
MAR 14 2019  
Kittitas County CDS

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: IRON MONARCH LLC  
Mailing Address: 10055 MEYDENBAUER WAY SE APT 4  
City/State/ZIP: BELLEVUE WA 98004-6091  
Day Time Phone: 206-619-0162 MATT YERBIC  
Email Address: MATT.YERBIC@ME.COM

- 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-SWIFTWATER CUSTOM HOMES  
Mailing Address: 411 SWIFTWATER BLVD, SUITE 115  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: 509-674-6569  
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: ENCOMPASS ENGINEERING & SURVEYING  
Mailing Address: 407 SWIFTWATER BLVD  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: 509-674-7433  
Email Address: DPIERCE@ENCOMPASSES.NET



- 4. Street address of property:**

Kittitas County CDS

Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_

- 5. Legal description of property (attach additional sheets as necessary):**  
LOT 3-11 & LOT 3-12, PHASE 3, DIVISIONS 1-5, SUNCADIA (TUMBLE CREEK)  
BOOK 9 OF PLATS, PAGES 51-78

- 6. Tax parcel numbers:** 21596 (20-14-24050-0311) & 21597 (20-14-24050-0312)

- 7. Property size:** 1.72 ACRES & 2.19 ACRES (acres)

- 8. Land Use Information:**

Zoning: M.P. RESORT      Comp Plan Land Use Designation: RURAL REC.

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

21596 (20-14-24050-0311) 1.72 AC.

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

3.91 ACRES

21597 (20-14-24050-0312) 2.19 AC.

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

Date:

X

Tax Status: Paid 2019

Treasurer's Office Review

By: Kellyn Makarell  
Kittitas County Treasurer's Office

Date: April 29, 2019

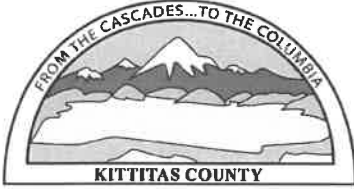
**RECEIVED**  
MAR 14 2019

Kittitas County CDS

CB-19-00006

Approved as submitted by Community Development Services

Planner: Chelsea Benner Signed:  Date: 4/29/19



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD19-00534**

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

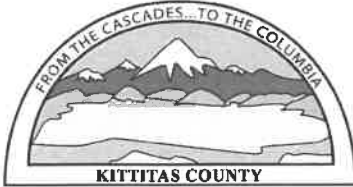
**Payer/Payee:** IRON MONARCH LLC  
2025 89TH AVE NE  
CLYDE HILL WA 98004

**Cashier:** LINDSEY OZBOLT  
**Payment:** CHECK (7977),  
**Types:** CASH

**Date:** 03/14/2019

**CB-19-00006 Parcel Combination 71 LAST EAGLE LN CLE ELUM**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Parcel Combination	\$550.00	\$550.00	\$0.00
Parcel Combination (Public Works)	\$150.00	\$150.00	\$0.00
<b>CB-19-00006 TOTALS:</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$700.00</b>	



**KITITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD19-00516**

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

**CANCELED 03/18/2019**

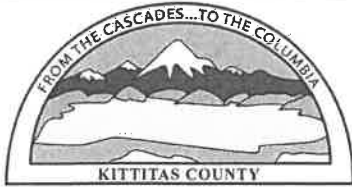
**Payer/Payee:** PARRIS, MARK S ETUX  
78 OLYMPIC DRIVE NW  
SHORELINE WA 98177

**Cashier:** RACHEL KANE  
**Payment:** CASH,  
**Types:** CHECK (7977)

**Date:** 03/14/2019

**CB-19-00006 Parcel Combination 71 LAST EAGLE LN CLE ELUM**

<b>Fee Description</b>	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Fee Balance</b>
Parcel Combination	\$550.00	\$550.00	\$0.00
Parcel Combination (Public Works)	\$150.00	\$150.00	\$0.00
<b>CB-19-00006 TOTALS:</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$700.00</b>	



KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD19-00516

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

**Payer/Payee:** PARRIS, MARK S ETUX  
78 OLYMPIC DRIVE NW  
SHORELINE WA 98177

**Cashier:** RACHEL KANE  
**Payment** CASH,  
**Types:** CHECK (7977)

**Date:** 03/14/2019

CB-19-00006 Parcel Combination 71 LAST EAGLE LN CLE ELUM

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Parcel Combination	\$550.00	\$550.00	\$0.00
Parcel Combination (Public Works)	\$150.00	\$150.00	\$0.00
<b>CB-19-00006 TOTALS:</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$700.00</b>	

**RECEIVED**  
MAR 14 2019  
Kittitas County CDS



**IRON MONARCH LLC - LEGAL DESCRIPTION FOR PARCEL COMBINATION**

LOT 3-11, OF SUNCADIA, PHASE 3, DIVISIONS 1 TO 5 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 51 THROUGH 78, RECORDS OF SAID COUNTY.

AND

LOT 3-12, OF SUNCADIA, PHASE 3, DIVISIONS 1 TO 5 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 51 THROUGH 78, RECORDS OF SAID COUNTY.

CONTAINING 3.91 ACRES



**RECEIVED**  
MAR 14 2019  
Kittitas County CDS

**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





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

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

## Parcel

Parcel#: 21597 Owner Name: IRON MONARCH LLC  
 DOR Code: 91 - Undeveloped - Land Address1:  
 Situs: 590 IRON MONARCH LP CLE ELUM Address2: 10055 MEYDENBAUER WAY SE APT 4  
 Map Number: 20-14-24050-0312 City, State: BELLEVUE WA  
 Status: Zip: 98004-6091  
 Description: ACRES 2.19; SUNCADIA, PH 3, DIV 1-5 (TUMBLE CREEK), LOT 3-12, PTN SW1/4 SEC 13 & PTN NW1/4 SEC 24; TWP 20, RGE 14  
 Comment: CHANGE TAX DISTRICT FROM 31 TO 43; FD #7 SUNCADIA ANNEXATION-BRB 05-01 AUDITORS #200507130056; 06 FOR 07

### 2019 Market Value

### 2019 Taxable Value

### 2019 Assessment Data

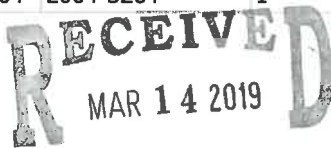
Land:	\$437,350	Land:	\$437,350	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$437,350	Total	\$437,350	Total Acres:	2.19000

## Ownership

Owner's Name	Ownership %
IRON MONARCH LLC	100 %

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/05/16	2016-1580	1	2016-1580	HODGSON, JACK N ETUX ETAL	IRON MONARCH LLC	\$450,000
12/29/04	2004-3264	1	2004-3264	SUNCADIA LLC	HODGSON, JACK N ETUX ETAL	\$568,550



Kittitas County CDS

## Building Permits

No Building Permits Available

## Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2019	IRON MONARCH LLC	\$437,350	\$0	\$0	\$437,350	\$0	\$437,350
2018	IRON MONARCH LLC	\$255,750	\$0	\$0	\$255,750	\$0	\$255,750
2017	IRON MONARCH LLC	\$255,750	\$0	\$0	\$255,750	\$0	\$255,750
2016	IRON MONARCH LLC	\$255,750	\$0	\$0	\$255,750	\$0	\$255,750
2015	HODGSON, JACK N ETUX ETAL	\$255,750	\$0	\$0	\$255,750	\$0	\$255,750

[View Taxes](#)



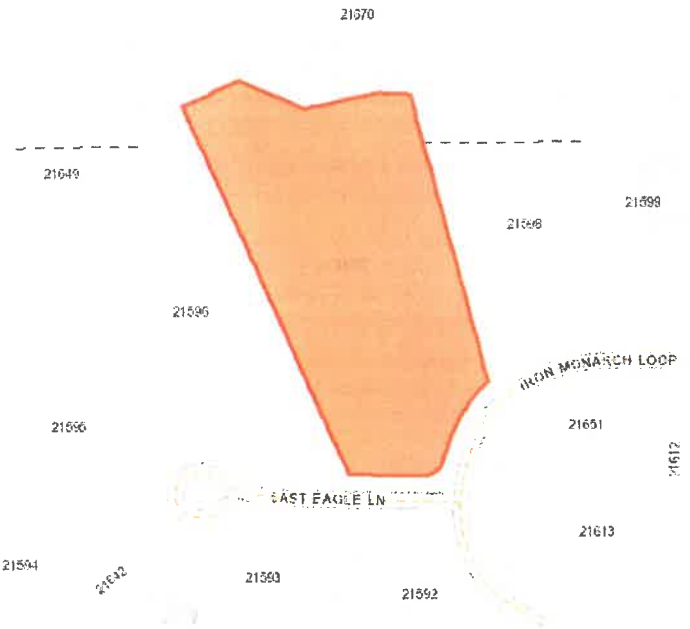
# Property Report for Parcel#. 21597

Wednesday, February 13, 2019

## Parcel Information

550053

Address: 590 IRON MONARCH LP CLE ELUM  
 Tax Parcel ID: [21597](#)  
 Map Number: 20-14-24050-0312  
 Recorded Area: 2.19 a  
 Owner Name: IRON MONARCH LLC  
 Name Cont:  
 Mailing Address: 10055 MEYDENBAUER WAY SE APT 4  
 City/State/Zip: BELLEVUE WA 98004-6091



## 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: N/A  
 Max Elevation: 2243  
 ISO: 0.062  
 PG: 139, <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: Weed District #9  
 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), Masterson-Tidwell, New Suncadia(Big Creek), New Suncadia(SwaukFirstCreeks), New Suncadia(TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, Reecer Creek



Kittitas County CDS

# SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK)

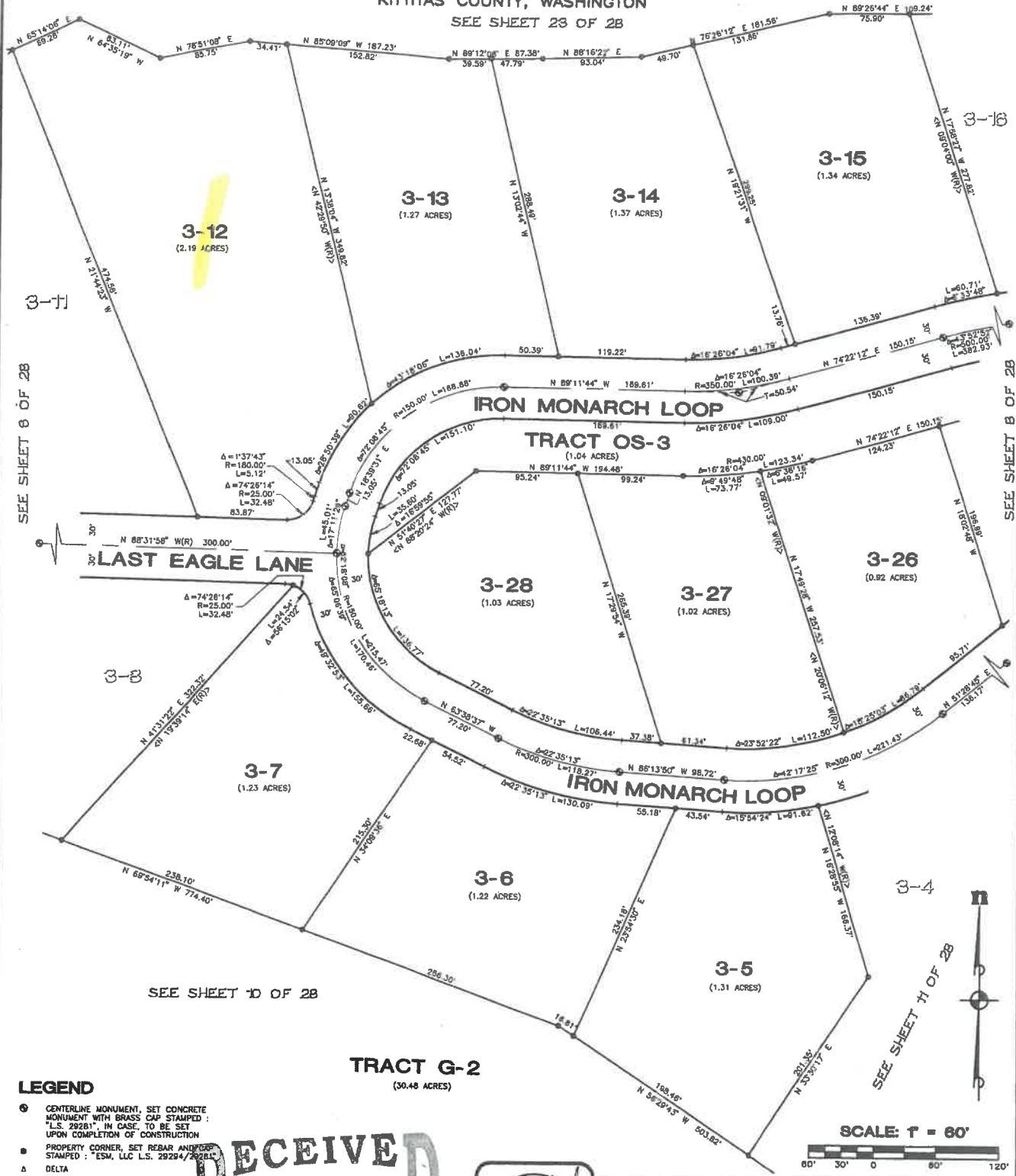
TRACT OS-1  
(117.36 ACRES)

A PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M.  
AND OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M.

KITTITAS COUNTY, WASHINGTON

SEE SHEET 23 OF 28

AUDITOR'S FILE NO.  
1,004,100,800,52



## LEGEND

- CENTERLINE MONUMENT, SET CONCRETE MONUMENT WITH BRASS CAP STAMPED: "L.S. 29281", IN CASE TO BE SET UPON COMPLETION OF CONSTRUCTION
- PROPERTY CORNER, SET REBAR AND CAP STAMPED: "ESM, LLC L.S. 29294/29281"
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- T TANGENT LENGTH
- <> RADIAL BEARING AT LOT CORNER
- G-1 GOLF TRACT - DESIGNATION NUMBER
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER

**RECEIVED**  
MAR 14 2019

Kittitas County CDS



**ESM CONSULTING ENGINEERS LLC**

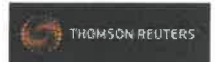
720 South 348th Street  
Federal Way, Washington 98003  
(253) 838-0113

Civil Engineering  
Land Surveying  
Project Management  
Public Works  
Land Planning

DATE: 09-14-04 JOB NO. 998-510-003-0006  
DRAWN BY: B.R.S./R.W./C.A.F./J.G.K. SHEET 7 OF 28

VOLUME/PAGE  
9/21

9-51



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

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

## Parcel

**Parcel#:** 21596 **Owner Name:** IRON MONARCH LLC  
**DOR Code:** 91 - Undeveloped - Land **Address1:**  
**Situs:** 71 LAST EAGLE LN CLE ELUM **Address2:** 2025 89TH AVE NE  
**Map Number:** 20-14-24050-0311 **City, State:** CLYDE HILL WA  
**Status:** **Zip:** 98004-2413  
**Description:** ACRES 1.72; SUNCADIA, PH 3, DIV 1-5 (TUMBLE CREEK), LOT 3-11, PTN SW1/4 SEC 13 & PTN NW1/4 SEC 24  
**Comment:** CHANGE TAX DISTRICT FROM 31 TO 43; FD #7 SUNCADIA ANNEXATION-BRB 05-01 AUDITORS #200507130056; 06 FOR 07

### 2019 Market Value

### 2019 Taxable Value

### 2019 Assessment Data

Land:	\$414,700	Land:	\$414,700	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
<b>Total</b>	<b>\$414,700</b>	<b>Total</b>	<b>\$414,700</b>	<b>Total Acres:</b>	<b>1.72000</b>

## Ownership

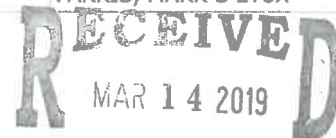
Owner's Name	Ownership %
IRON MONARCH LLC	100 %

## Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/17/18	2018-2292	1	2018-2292	PARRIS, MARK S ETUX	IRON MONARCH LLC	\$612,200
12/29/04	2004-3267	1	2004-3267	SUNCADIA LLC	PARRIS, MARK S ETUX	\$568,550

## Building Permits

No Building Permits Available



## Historical Valuation Info

Kittitas County CDS

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2019	IRON MONARCH LLC	\$414,700	\$0	\$0	\$414,700	\$0	\$414,700
2018	IRON MONARCH LLC	\$238,120	\$0	\$0	\$238,120	\$0	\$238,120
2017	PARRIS, MARK S ETUX	\$238,120	\$0	\$0	\$238,120	\$0	\$238,120
2016	PARRIS, MARK S ETUX	\$238,120	\$0	\$0	\$238,120	\$0	\$238,120
2015	PARRIS, MARK S ETUX	\$238,120	\$0	\$0	\$238,120	\$0	\$238,120

[View Taxes](#)

## Parcel Comments

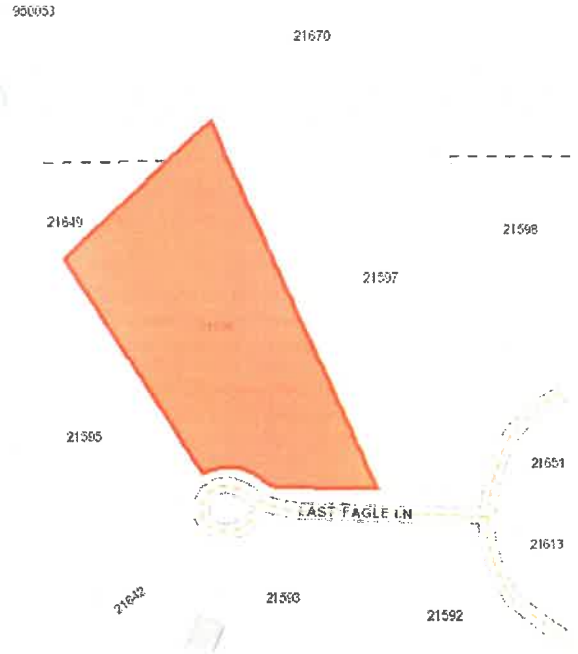


# Property Report for Parcel#. 21596

Wednesday, February 13, 2019

## Parcel Information

Address: 71 LAST EAGLE LN CLE ELUM  
 Tax Parcel ID: [21596](#)  
 Map Number: 20-14-24050-0311  
 Recorded Area: 1.72 a  
 Owner Name: IRON MONARCH LLC  
 Name Cont:  
 Mailing Address: 2025 89TH AVE NE  
 City/State/Zip: CLYDE HILL WA 98004-2413



## 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: N/A  
 Max Elevation: 2237  
 ISO: 0.062  
 PG: 139, <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: Weed District #9  
 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), Masterson-Tidwell, New Suncadia(Big Creek), New Suncadia(SwaukFirstCreeks), New Suncadia(TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, Reecer Creek

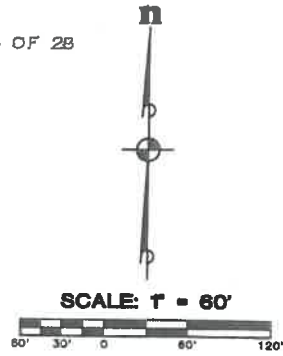


Kittitas County CDS

# SUNCADIA - PHASE 3 DIVISIONS 1 TO 5 (TUMBLE CREEK)

A. PORTION OF SECTIONS 13, 14, 23 AND 24, T. 20 N., R. 14 E., W.M.  
AND OF SECTIONS 18 AND 19, T. 20 N., R. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON

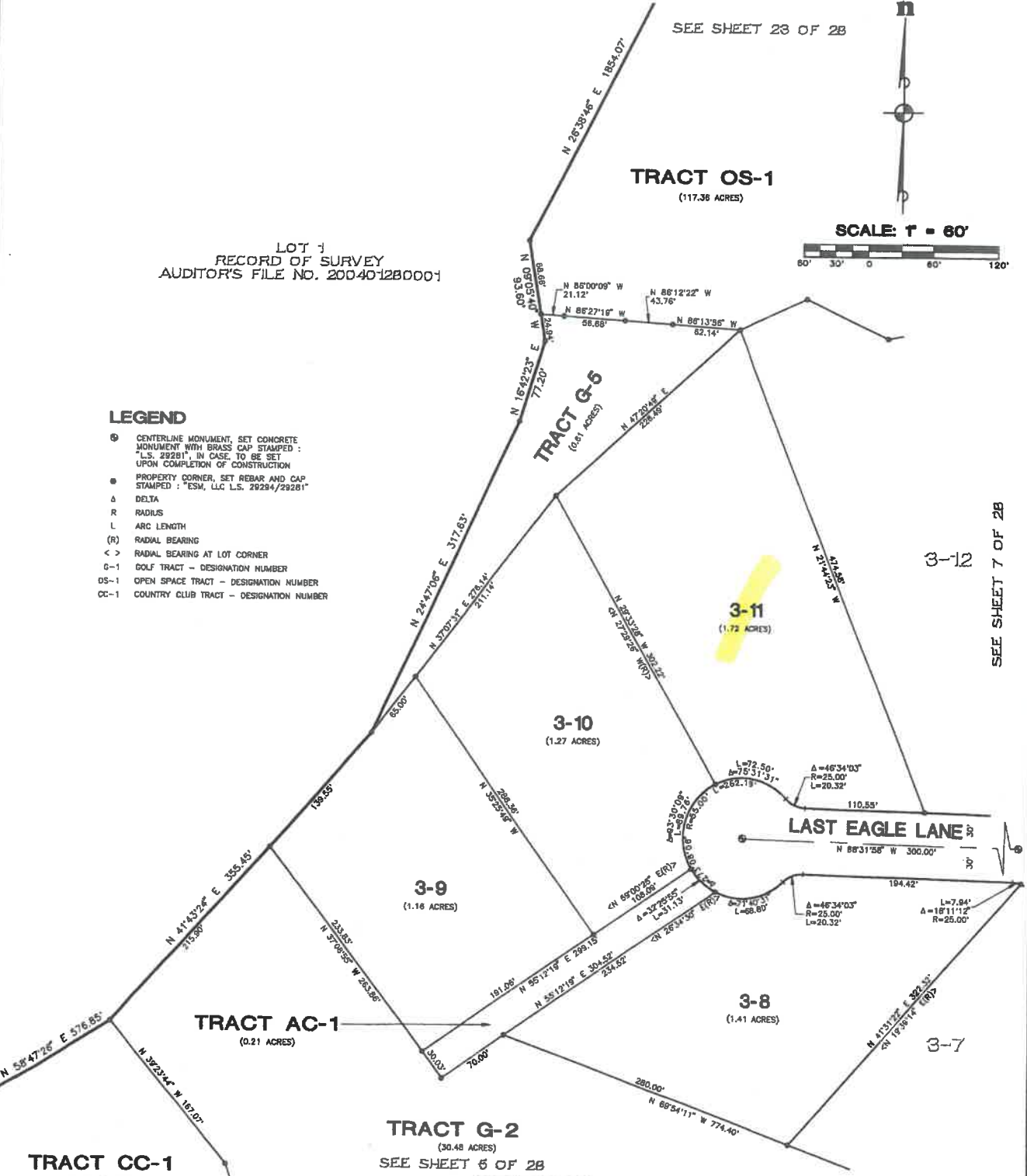
AUDITOR'S FILE NO.  
200410080054



LOT 1  
RECORD OF SURVEY  
AUDITOR'S FILE NO. 200401280001

- LEGEND**
- ⊙ CENTERLINE MONUMENT, SET CONCRETE MONUMENT WITH BRASS CAP STAMPED: "L.S. 29291", IN CASE TO BE SET UPON COMPLETION OF CONSTRUCTION
  - PROPERTY CORNER, SET REBAR AND CAP STAMPED: "ESM, LLC L.S. 29294/29291"
  - Δ DELTA
  - R RADII
  - L ARC LENGTH
  - (R) RADIAL BEARING
  - < > RADIAL BEARING AT LOT CORNER
  - G-1 GOLF TRACT - DESIGNATION NUMBER
  - OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER
  - CC-1 COUNTRY CLUB TRACT - DESIGNATION NUMBER

SEE SHEET 7 OF 28



RECEIVED  
MAR 14 2019



**ESM CONSULTING ENGINEERS LLC**

720 South 948th Street  
Federal Way, Washington 98003  
(253) 838-6118

DATE: 09-14-04  
DRAWN BY: B.R.S./R.J.W./C.A.F./J.G.K.

Civil Engineering  
Land Surveying  
Project Management  
Public Works  
Land Planning

JOB NO. 998-510-003-0005  
SHEET 8 OF 28

VOLUME/PAGE  
9 / 516

9-516



**PROJECT NARRATIVE**

**IRON MONARCH LLC  
PARCEL COMBINATION**

**Parcel No. and (Map Numbers)**

**21596 (20-14-24050-0311)**

**21597 (20-14-24050-0312)**

**OVERVIEW:**

The purpose of this application is to combine Parcel Number 21596 (Lot 3-11) with Parcel Number 21597 (Lot 3-12) resulting in a single 3.91-acre parcel.

The parcels involved are within the Master Planned Resort (MPR) Zone of Kittitas County.

The parcels are located in the SW ¼ of the SW ¼ of Section 13 & in the NW ¼ of the NW ¼ of Section 24, Township 20 North, Range 14 East, W.M.

**SEWER:**

Sewage is disposed of via existing Suncadia Resort sewer system.

**WATER:**

Water is provided by the existing Suncadia Resort public water system.

**TRANSPORTATION:**

Access to county road(s) is provided by the existing Suncadia Resort road system.

**COMMENTS:**

Attached are copies of the Parcel Combination Application form(s) and property description of the combined parcel for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.

**RECEIVED**  
MAR 14 2019

Kittitas County CDS

---

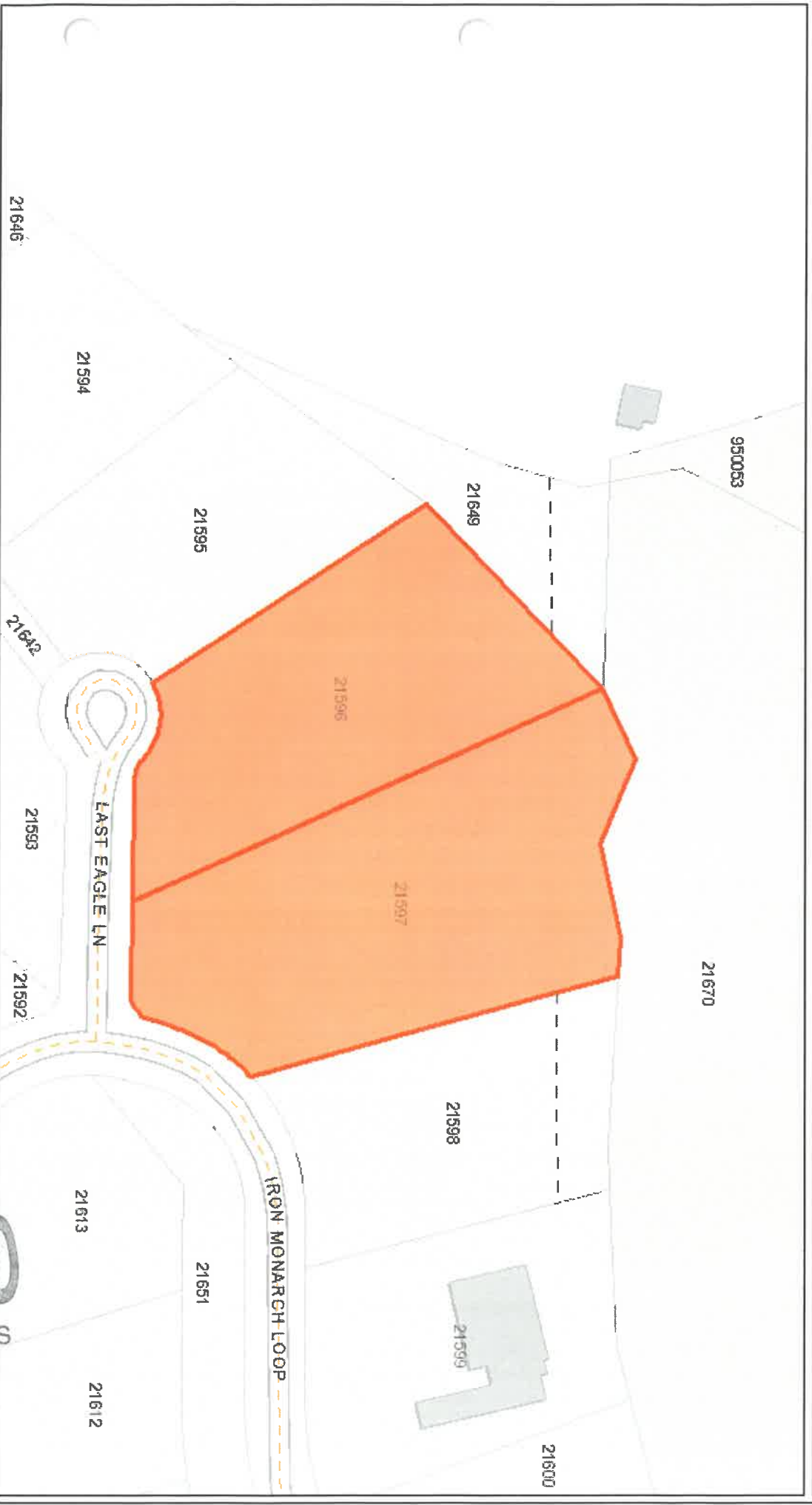
**Western Washington Division**

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

**Eastern Washington Division**

407 Swiftwater Blvd., Cle Elum, WA 98922  
Phone: (509) 674-7433 Fax: (509) 674-7419

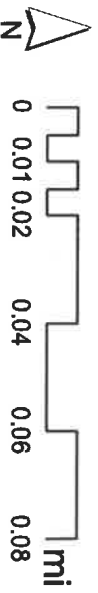
# Kittitas County COMPAS Map



Date: 2/13/2019

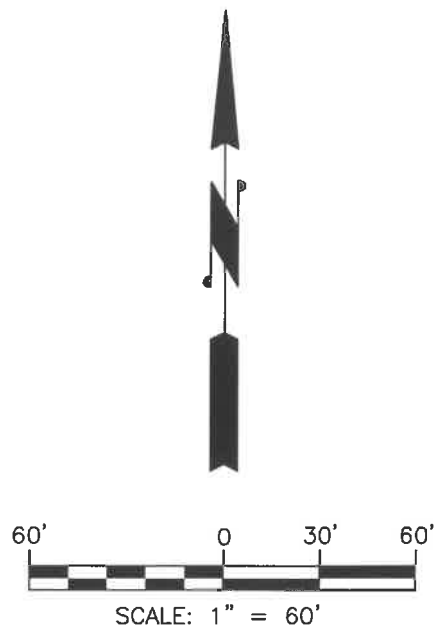
**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

1 inch = 188 feet  
Relative Scale 1:2,257



**RECEIVED**  
MAR 14 2019  
Kittitas County CDS





**EXISTING LEGAL DESCRIPTIONS:**

LOT 3-11, OF SUNCADIA – PHASE 3, DIVISIONS 1 TO 5 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 51 THROUGH 78, RECORDS OF SAID COUNTY.

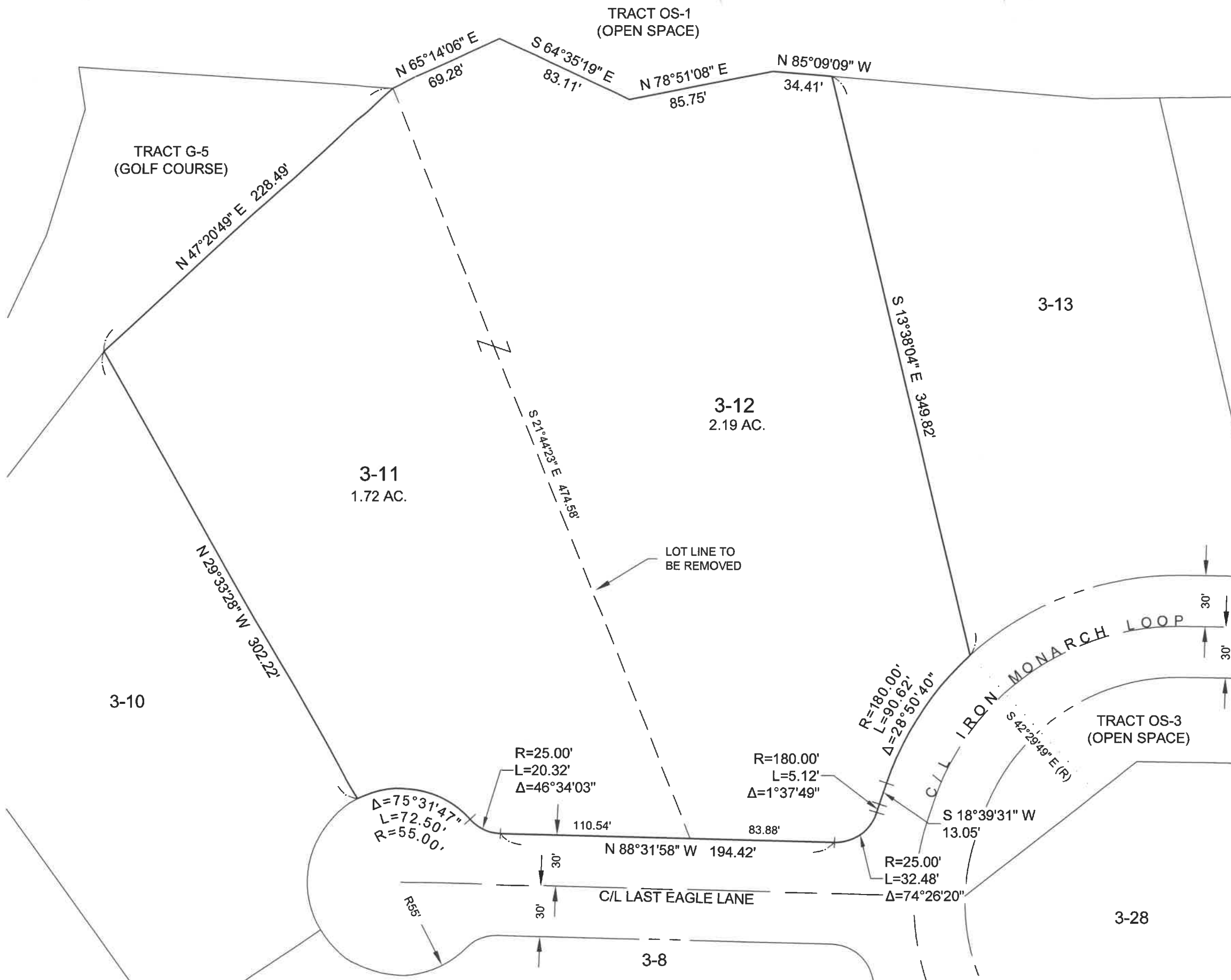
LOT 3-12, OF SUNCADIA – PHASE 3, DIVISIONS 1 TO 5 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 51 THROUGH 78, RECORDS OF SAID COUNTY.

**PARCEL INFORMATION:**

PARCEL NOS.: 21596 & 21597  
 MAP NOS.: 20-14-24050-0311 & 20-14-24050-0312

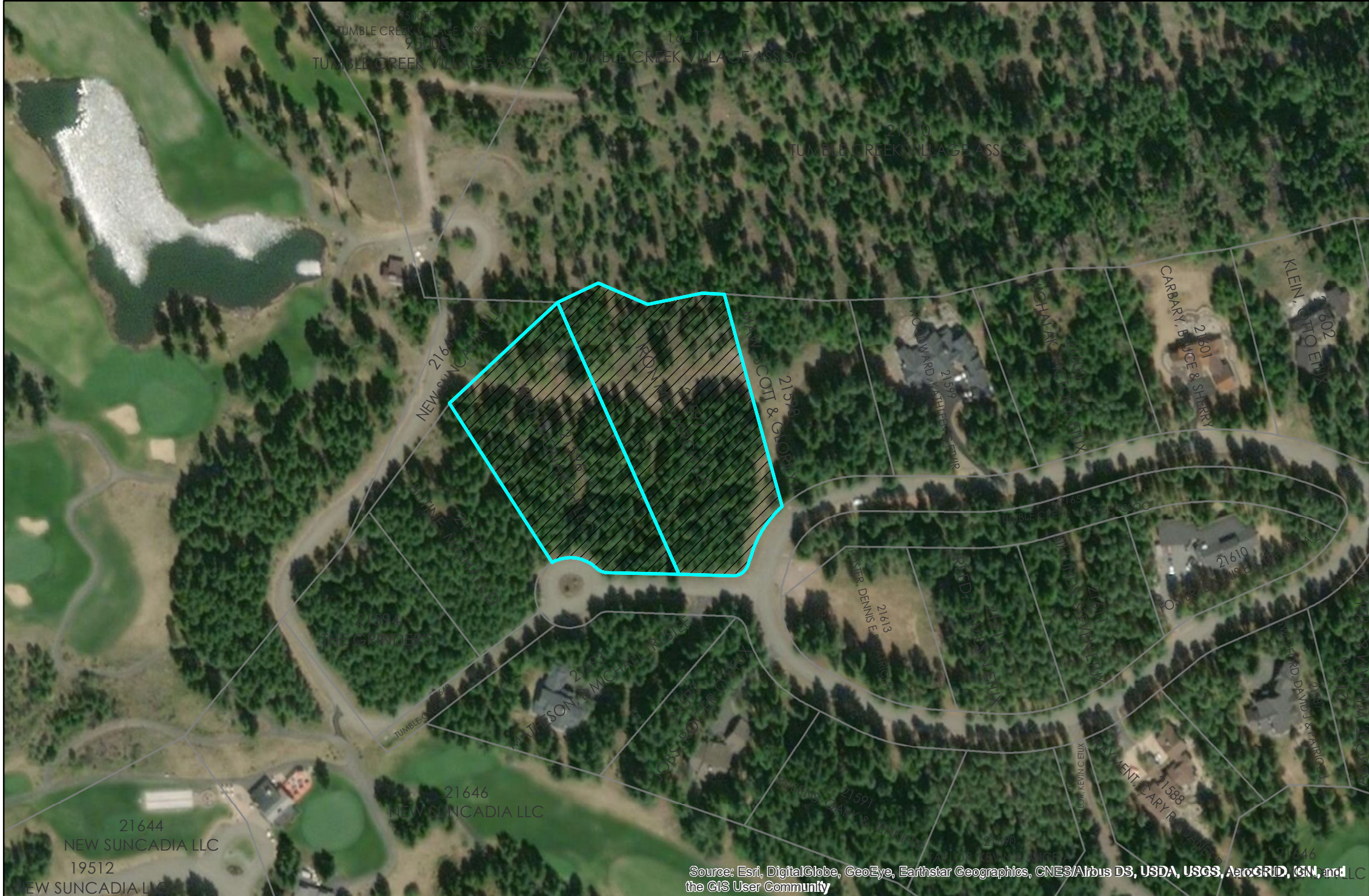
**ADDRESS:**

71 LAST EAGLE LANE & 590 IRON MONARCH LOOP  
 CLE ELUM, WA 98922



**RECEIVED**  
 MAR 14 2019  
 Kittitas County CDS

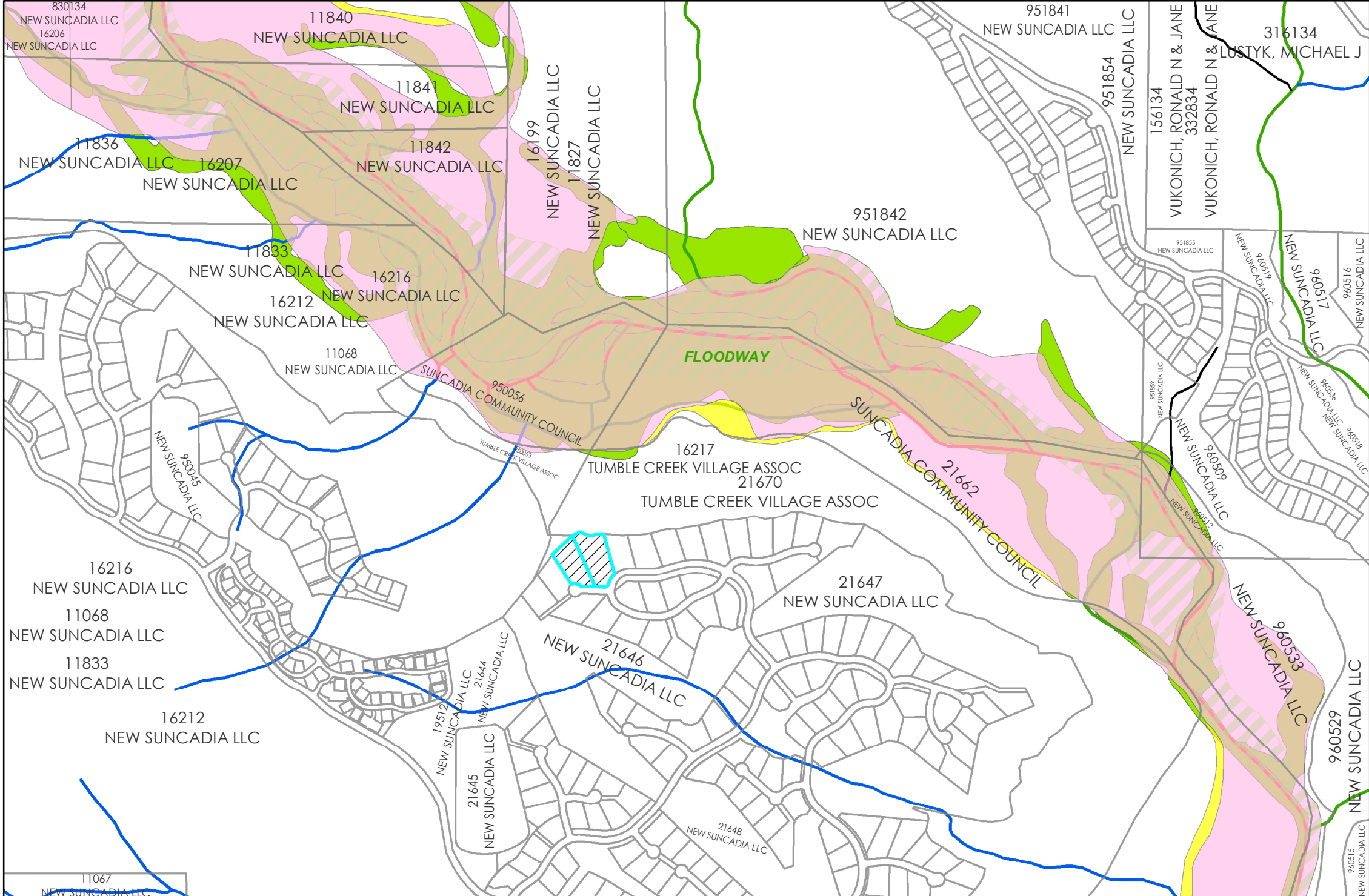
<b>PARCEL COMBINATION EXHIBIT</b>	<b>PREPARED FOR IRON MONARCH LLC</b>	<b>Encompass</b> ENGINEERING & SURVEYING <small>Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 Eastern Washington Division 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419</small>	<b>REVISIONS</b>		<b>JOB NO.</b> 19011	<b>1</b> <b>SHEET</b>
					<b>DATE</b> 03/2019	
					<b>SCALE</b> 1"=60'	



**CB-19-00006**  
**Iron Monarch**



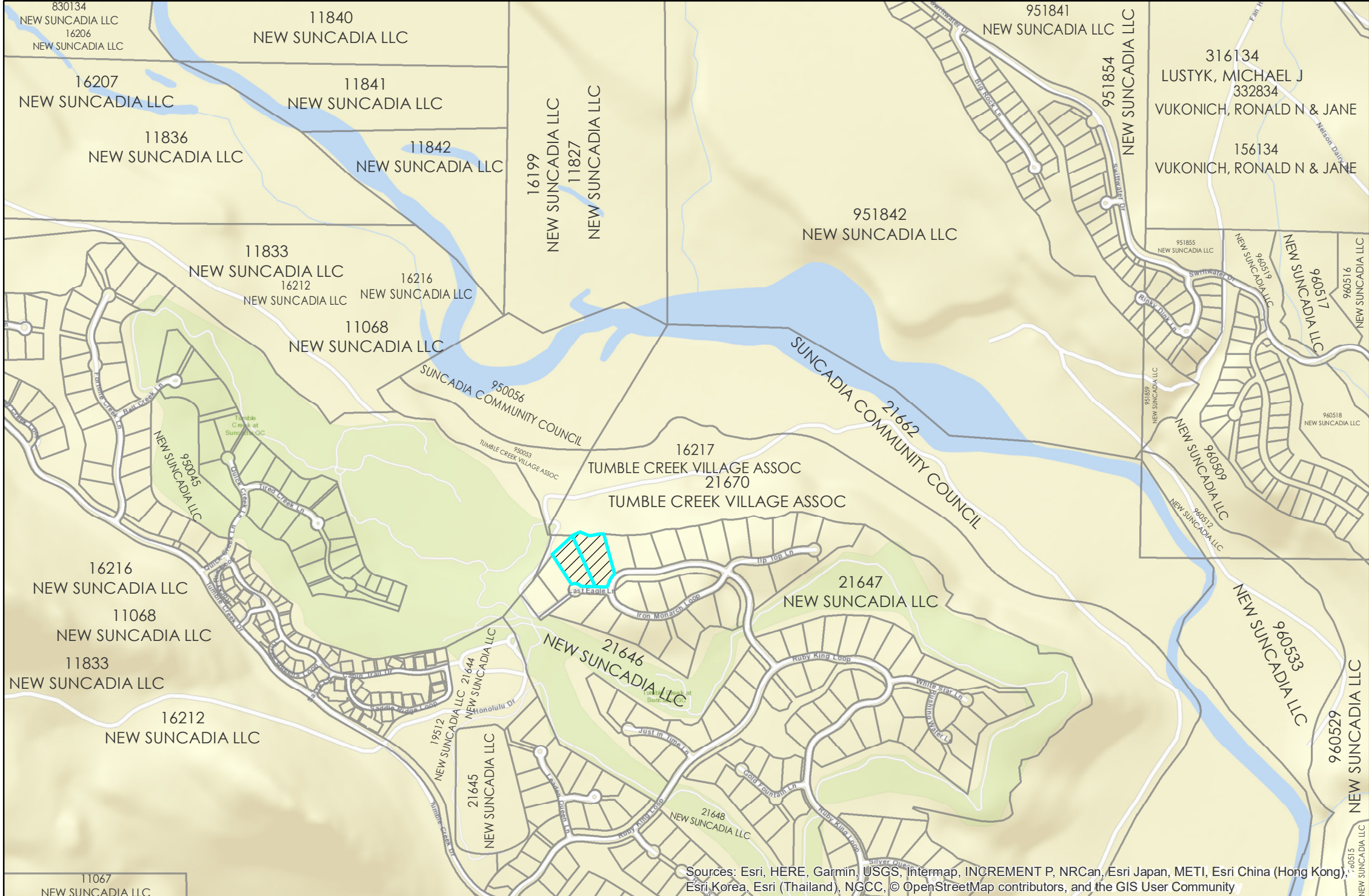
**Aerial**



**CB-19-00006**  
**Iron Monarch**



**Critical Areas**



**CB-19-00006**  
**Iron Monarch**



**Surrounding Area**



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

April 7, 2019

Iron Monarch LLC  
10055 Meydenbauer Way SE Apt 4  
Bellevue, WA 98004

**RE: Iron Monarch Parcel Combination (CB-19-00006)**

Dear Applicant,

Kittitas County Community Development Services received a Parcel Combination permit on March 14, 2019. This application was determined **complete** as of April 7, 2019.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed pursuant to KCC 15A.07.
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. 2019 Taxes will need to be paid for all parcels involved prior to final approval.
6. Final approval and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map) by Community Development Services. The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

If you have any questions regarding this matter, I can be reached at (509) 962-7637, or by e-mail at [chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us).

Sincerely,

Chelsea Benner  
Planner I  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926

cc: Jeff Hansell, Agent  
Encompass Engineering

via email  
via email

## Chelsea Benner

---

**From:** Chelsea Benner  
**Sent:** Monday, April 08, 2019 1:36 PM  
**To:** Pat Nicholson; Holly Erdman; Tristen Lamb; Jesse Cox; Taylor Gustafson  
**Subject:** Project Review CB-19-00006

Good Afternoon,

Please review the CB-19-00006 parcel combination application. Comments are due by 5pm on April 22, 2019.

[CB-19-00006 Iron Monarch](#)

Thank you,

*Chelsea Benner*

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

## Chelsea Benner

---

**From:** Pat Nicholson  
**Sent:** Monday, April 08, 2019 1:58 PM  
**To:** Chelsea Benner  
**Subject:** RE: Project Review CB-19-00006

No comment



Patrick Nicholson  
Fire Marshal  
Kittitas County  
411 N Ruby ST, Suite 2  
Ellensburg WA 98926  
(509) 899-3554 (Cell)  
(509)962-7000 (Office)  
[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)

---

**From:** Chelsea Benner  
**Sent:** Monday, April 08, 2019 1:36 PM  
**To:** Pat Nicholson; Holly Erdman; Tristen Lamb; Jesse Cox; Taylor Gustafson  
**Subject:** Project Review CB-19-00006

Good Afternoon,

Please review the CB-19-00006 parcel combination application. Comments are due by 5pm on April 22, 2019.

[CB-19-00006 Iron Monarch](#)

Thank you,

*Chelsea Benner*

Planner I  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
(p) 509-962-7506 (f) 509-962-7682  
[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

## Chelsea Benner

---

**From:** Holly Erdman  
**Sent:** Friday, April 19, 2019 8:54 AM  
**To:** Chelsea Benner  
**Cc:** Jesse Cox  
**Subject:** RE: Project Review CB-19-00006

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Chelsea,

Public health has no concerns or comments with this proposal.

Thank you,

HOLLY ERDMAN  
ENVIRONMENTAL HEALTH SPECIALIST  
KITITAS COUNTY PUBLIC HEALTH DEPARTMENT  
507 N. NANUM STREET, SUITE 102  
ELLENSBURG, WA. 98926

509-962-7580

---

**From:** Chelsea Benner  
**Sent:** Monday, April 08, 2019 1:36 PM  
**To:** Pat Nicholson; Holly Erdman; Tristen Lamb; Jesse Cox; Taylor Gustafson  
**Subject:** Project Review CB-19-00006

Good Afternoon,

Please review the CB-19-00006 parcel combination application. Comments are due by 5pm on April 22, 2019.

[CB-19-00006 Iron Monarch](#)

Thank you,

*Chelsea Benner*

Planner I  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
(p) 509-962-7506 (f) 509-962-7682  
[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)



---

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.  
message id: 38eb45916c6dcbdac24bb8719d004a14

## Chelsea Benner

---

**From:** Taylor Gustafson  
**Sent:** Monday, April 22, 2019 8:50 AM  
**To:** Chelsea Benner  
**Cc:** Kelly Bacon  
**Subject:** FW: Project Review CB-19-00006

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Chelsea,

Public Works has no comments on this parcel combination. See below for further explanation.

Thanks,  
Taylor

---

**From:** Kelly Bacon  
**Sent:** Thursday, April 18, 2019 1:38 PM  
**To:** Taylor Gustafson  
**Subject:** RE: Project Review CB-19-00006

Hi Taylor,

The Iron Monarch Parcel combination is located within Suncadia. The access roads are already constructed to the requirements of the Development Agreement, therefore the combination does not trigger additional requirements on our end.

Thank you,

### **Kelly Bacon**

*Engineer Technician I*  
Kittitas County Public Works  
[Kelly.bacon@co.kittitas.wa.us](mailto:Kelly.bacon@co.kittitas.wa.us)  
Phone (509) 962-7673/Mobile (509)859-6187  
411 N. Ruby Street, Suite 1  
Ellensburg, WA 98926

---

**From:** Taylor Gustafson  
**Sent:** Monday, April 08, 2019 2:53 PM  
**To:** Kelly Bacon  
**Subject:** FW: Project Review CB-19-00006

Hi Kelly,

Comments for CB-19-00006 Iron Monarch are due back to me by **Friday, April 19<sup>th</sup> at 5pm.**

Thanks,

Taylor

---

**From:** Chelsea Benner  
**Sent:** Monday, April 08, 2019 1:36 PM  
**To:** Pat Nicholson; Holly Erdman; Tristen Lamb; Jesse Cox; Taylor Gustafson  
**Subject:** Project Review CB-19-00006

Good Afternoon,

Please review the CB-19-00006 parcel combination application. Comments are due by 5pm on April 22, 2019.

[CB-19-00006 Iron Monarch](#)

Thank you,

*Chelsea Benner*

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

---

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.  
message id: 38eb45916c6dcbdac24bb8719d004a14



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

April 26, 2019

Iron Monarch LLC  
10055 Meydenbauer Way SE Apt 4  
Bellevue, WA 98004

RE: Iron Monarch Parcel Combination (CB-19-00006)

Dear Applicant,

Community Development Services received the above referenced application on March 14, 2019. The application has been reviewed and processed by staff and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the parcel combinations and must be submitted to our offices for review:

1. Full year's (2019) taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.

If you have any questions regarding this matter, I can be reached at (509) 962-7637, or by e mail at [chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us).

Sincerely,

Chelsea Benner  
Planner I  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
(p) 509-962-7506 (f) 509-962-7682

cc: Jeff Hansell, Agent  
Encompass Engineering

via email  
via email

## Chelsea Benner

---

**From:** Chelsea Benner  
**Sent:** Monday, April 29, 2019 1:34 PM  
**To:** Christy Garcia  
**Cc:** 'matt.yerbic@me.com'; 'Jeff Hansell'  
**Subject:** CB-19-00006

Good Afternoon!

The Parcel Combination Application CB-19-00006 has been reviewed by CDS and it has been given final approval. Below is a link to the file.

[CB-19-00006 Iron Monarch](#)

Thank you!

*Chelsea Benner*

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)