

City of Cle Elum
119 West First Street
Cle Elum, WA 98922



Phone: (509) 674-2262
Fax: (509) 674-4097
www.cleelum.gov

NOTICE OF APPLICATION

DATE: Friday, March 13, 2026
TO: Adjoining Property Owners
FROM: City of Cle Elum, Planning Department
APPLICANT: Devu Rentals, LLC
FILE NUMBER: STR-2026-001
LOCATION: 629 Adventure Pl, Cle Elum, WA
TAX PARCEL NUMBER: 963242
DATE OF APPLICATION: February 20, 2026
DATE OF COMPLETENESS: February 25, 2026

This notice is provided in accordance with the City Heights development agreement.

PROJECT DESCRIPTION: Anton DeVore, owner, proposes operating a short-term rental with occupancy for 12 persons within Phase 1 of the Ederra (City Heights) development.

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Short-term rental permit, business license. Additional permits and approvals that may be required will be identified during review of the application.

Required Studies: None required.

Development Regulations for Project Mitigation and Consistency Include: This project must demonstrate consistency with the City Heights Environmental Impact Statement and the City Heights Development Agreement.

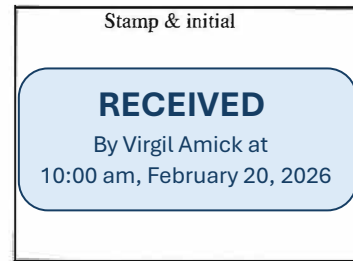
REQUEST FOR WRITTEN COMMENTS: There is a 14-day comment period for this review. All written comments received by 4:30 p.m. on March 27, 2026, will be considered prior to issuing a determination of consistency and permit decision. Please reference file numbers (STR-2026-001) and applicant's project name (Devore) in any correspondence you submit. You can email your comments to planning@cleelum.gov or mail or deliver to:

City of Cle Elum, Attention: Planning Department/Devore
119 West First Street, Cle Elum, WA 98922

NOTICE OF DECISION: The notice of decision will be mailed to parties of record once it is rendered.

The file containing the complete application is available for public review at the City of Cle Elum, 119 W First Street, Cle Elum, WA 98922 and can be found online at <https://cleelum.gov/city-services/administrative-services/public-notices/>. If you have any questions on this proposal, please contact Virgil Amick at (509) 674-2262 ext.110 or email to: planning@cleelum.gov

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SHORT-TERM RENTAL PERMIT APPLICATION

This application is required for any short-term rental within the city.

APPLICATION DEADLINES

Short-term rental permits are valid January 1 - December 31 of each year.
Renewals are due by December 15 each year, using the short-term rental renewal form.
Fees are not prorated.

*The purpose of this permit is to assist in regulating short-term rentals in order to avoid, minimize, or avoid impacts to the neighborhoods within which they are located, as well as general human health, safety, and the environment. Permits may be renewed using the short-term rental renewal form. See **CEMC 17.160** for additional information.*

OFFICAL USE ONLY	
Permit #:	STR-2026 - 001
Staff Person:	V. Amick
Fee Total:	\$880.00 + \$120.00*
Related Permits:	

*Fees = \$880 permit + \$120 licensing/processing. Additional \$30 fee required for business license, paid through the WA State Department of Revenue.

Applicant ("Host")	
Name: DEVU RENTALS LLC	Business License # 606021653
Other names business may be listed under:	
Mailing Address: 5911A 21st Ave SW Seattle, WA 98106	
Phone Number: 206-947-9080	Email: adevore333@gmail.com
Property Owner	Same as Applicant/Host <input type="checkbox"/>
Name: Anton DeVore	Business License #
Other names business may be listed under:	
Mailing Address: 5911A 21st Ave SW Seattle, WA 98106	
Phone Number: 206-947-9080	Email: adevore333@gmail.com
Local Contact Person (available to respond within 60 minutes, 24/7)	
Same as Applicant/Host <input type="checkbox"/> Same as Owner <input checked="" type="checkbox"/>	
Name: Megan Zinck	
Mailing Address: 524 Canyon Heights Dr. Cle Elum, WA. 98922	
24/7 Phone Number: 206-200-2817	Secondary Phone:

REQUIRED¹ Short-Term Rental Information	
Physical Address: 629 Adventure Pl Cle Elum, WA 98922	
Assessor's Parcel # 963242	
Landline Phone Number (if available):	
Does the host or owner reside on the premises? If so, who? No one resides on premises	
Rental Unit Type: (i.e., condo; single-family dwelling): single-family dwelling	
Area (sq. ft.) of the residential building(s): 2500 sq. ft.	
If the short-term rental is not the entire residence, what is the area (sq. ft.) of the dedicated short-term rental space? Entire residence	
Is the rental an accessory dwelling unit? No Circle which type: <input type="radio"/> detached garage, <input type="radio"/> apartment, <input type="radio"/> cottage	
How many off-street parking spaces are dedicated to the short-term rental? Driveway fits 4 cars	
What is the maximum occupancy of the short-term rental? 12 people	
Will you be using a Third Party for marketing and tax collection purposes? No	
Required Application Materials	
1.	Site Plan – include a diagram of the property. This can be drawn on the computer or by hand. Label the buildings, parking areas, and driveways and make sure to note which areas are available for use by the short-term rental. <input checked="" type="checkbox"/>
2.	Certificate of Insurance <input checked="" type="checkbox"/>
Other Information	
3.	<i>Type 2 Review is required if applicant does not reside within the dwelling. This process includes a Notice of Application sent to owners of all parcels within three hundred feet of the boundaries of the parcel in question.</i>
4.	<i>Once your short-term rental has received initial approval from the Planning Department, a Building Department Short-Term Rental Inspection will need to be completed by the Building Department.</i>

Authorization

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient for denial of the request. This application gives consent to the City to enter the properties listed above for the purposes of inspecting and verifying information presented in this application. The applicant further agrees to pay all fees specified in the City's fee schedule for the permit(s) and expenses associated with the review of the application.

Applicant/Host Signature: <i>Anton DeVou</i>	Date: <i>01/23/26</i>
Property Owner Signature: <i>Anton DeVou</i>	Date: <i>01/23/26</i>

1. The application will not be processed and will be deemed incomplete if all required criteria is not attached to application on the day of submission.

“Short-term rentals” or “vacation rentals” means residential structure providing individuals for lodging for not more than thirty days. For home occupations, such uses are limited to having not more than five guest rooms, and must meet all the necessary conditions of a Home Occupation.

Supplemental questions for Short Term Rentals that are considered "Commercial" and not "Home Occupation". Please use a separate sheet to answer the following questions:

1. How does the proposed project protect public health, safety, and welfare?
Please describe any potential risks to the public and how they will be avoided or mitigated.
2. Would the proposed project have a probable significant, adverse impact on the environment?
If yes, please explain how these impacts will be mitigated to a reasonable extent.
3. How is the proposed project consistent with the goals and policies of the Cle Elum Comprehensive Plan?
Please identify specific goals and policies that the project supports or aligns with.
4. How does the proposed project comply with the provisions of the Cle Elum Municipal Code?
Please identify the applicable code sections and describe how the project meets these requirements.

City Heights Short-term Rental Supplemental Questions

Please complete questions 1 and 4.

- 1. How does the proposed project protect public health, safety, and welfare?** Please describe any potential risks to the public and how they will be avoided or mitigated.

The proposed STR protects public health and safety by strictly adhering to all City of Cle Elum building and fire codes. The home is equipped with interconnected smoke and carbon monoxide detectors, fire extinguishers on each level, and a clearly posted emergency evacuation map. To protect public welfare, we enforce a strict occupancy limit of 12 guests to prevent overcrowding and ensure that local infrastructure and emergency services are not overburdened.

- 2. Would the proposed project have a probable significant, adverse impact on the environment?** If yes, please explain how these impacts will be mitigated to a reasonable extent.

No, the proposed project will not have a probable significant, adverse impact on the environment. The project is consistent with the City Heights EIS, which evaluated the impacts of housing types, including vacation rentals, on the environment. This project is within the density limits identified within the EIS.

- 3. How is the proposed project consistent with the goals and policies of the Cle Elum Comprehensive Plan?** Please identify specific goals and policies that the project supports or aligns with.

The proposed project is within the City Heights Planned Mixed Use Development, which was determined to be consistent with the Comprehensive Plan. The project supports the City Heights vision of providing a mix of housing types, including vacation rentals up to a certain limit, within the development.

- 4. How does the proposed project comply with the provisions of the Cle Elum Municipal Code?** Please identify the applicable code sections and describe how the project meets these requirements.

Our project is designed to integrate seamlessly into the neighborhood per CEMC 17.160.050(L) by maintaining the home's residential character with no exterior

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By Virgil Amick at
10:00 am, February 20, 2026

signage or alterations. In strict compliance with CEMC 17.160.050(J), the property provides four (4) designated off-street parking spaces located on a hard-surface driveway; this ensures that guest vehicles remain entirely on the property and do not impede the public right-of-way or occupy street parking.

In compliance with CEMC 17.160.050(M), we have secured mandatory city garbage service to prevent overflow and maintain neighborhood aesthetics. Safety requirements under CEMC 17.160.040 will be met through a completed fire and life-safety inspection, including the maintenance of interconnected smoke detectors and visible fire extinguishers. Additionally, all guests will be provided with a 'Good Neighbor Guide' that explicitly outlines the 10:00 PM to 7:00 AM noise restrictions mandated by CEMC 17.160.050(F).

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By Virgil Amick at
10:00 am, February 20, 2026

State Farm Fire and Casualty Company
A Stock Company With Home Offices in Bloomington, Illinois
Po Box 2356
Bloomington IL 61702-2356



ATP H-15-6A9F-FBB1 F HW
DEVORE, ANTON & VU, TRINH
5911 21ST AVE SW UNIT A
SEATTLE WA 98106-1417

BALANCE DUE NOTICE

AMOUNT DUE: \$69.08
Payment is due by MAR 12 2026

Policy Number: 47-OK-5890-3
Policy Period: 12 Months
Effective Dates: JUN 20 2025 to JUN 20 2026

Location of Residence Premises
629 ADVENTURE PL
CLE ELLUM WA 98922-1263

Your State Farm Agent
HOULE INS AND FIN SVCS INC
415 E 1ST ST
CLE ELLUM WA 98922-1519

Phone: (509) 674-5107

IMPORTANT MESSAGES

Full payment by Date Due continues this policy to JUN 20 2026

000439 H FEB 05 2026 3:01 15

Thanks for letting us serve you!

When you provide a check as payment, you authorize us either to use the information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic funds transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Prepared: FEB 05 2026

↓ Please fold and tear here ↓

Page 1 of 1
04/05/2018 (11/10/20)

**Power To Pay
Your Way**



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statefarm.com/pay



Mobile
Use the
State Farm mobile app



Call
Automated Line: 800-440-0999
Your agent: (509) 674-5107



Mail
Send us a
check



Visit your
State Farm
agent

Key code: 5624953749

HO - HOMEOWNERS



Insured Name: DEVORE, ANTON & VU, TRINH
Policy Number: 47-OK-5890-3

AMOUNT DUE: \$69.08
Please pay by MAR 12 2026

1509606021
State Farm Insurance Companies
P.O. Box 680001
Dallas, TX 75368-0001



Make payment to State Farm

For Office Use Only

FIRE BAL DUE	\$69.08	0602
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State Farm Fire and Casualty Company
 A Stock Company With Home Offices in Bloomington, Illinois
 Po Box 2356
 Bloomington IL 61702-2356



ATP H-15-6A9F-FBB1 F HW
 320
 DEVORE, ANTON & VU, TRINH
 5911 21ST AVE SW UNIT A
 SEATTLE WA 98106-1417

DECLARATIONS

AMENDED JAN 26 2026

AMOUNT DUE: \$69.08
Payment is due by MAR 12 2026

Policy Number: 47-OK-5890-3

Policy Period: 12 Months
Effective Dates: JUN 20 2025 to JUN 20 2026
 The policy period begins and ends at 12:01 am standard time at the residence premises.

Your State Farm Agent
 HOULE INS AND FIN SVCS INC
 415 E 1ST ST
 CLE ELUM WA 98922-1519

Phone: (509) 674-5107

Roof Material: Composition Shingle
Roof Installation Year: 2025

HOMEOWNERS POLICY

Location of Residence Premises
 629 ADVENTURE PL
 CLE ELUM WA 98922-1263

Construction: Frame
Year Built: 2025

Automatic Renewal

If the **POLICY PERIOD** is shown as **12 MONTHS**, this policy will be renewed automatically subject to the premiums, rules, and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

IMPORTANT MESSAGES

Your policy is amended JAN 26 2026
 SECTION II COVERAGE LIMITS CHANGED
 HOME RENTAL ENDORSEMENT ADDED
 ENDORSEMENT HO-2440 ADDED

PREMIUM

Endorsement Premium
INCREASE \$ 69.08
 Your premium has already been adjusted by the following:
 Home/Auto
 Utility Rating Cr
 Claim Record

3201 15
 62 00439 H



NAMED INSURED

MORTGAGEE AND ADDITIONAL INTERESTS

DEVORE, ANTON & VU, TRINH

Mortgagee
MOVEMENT MORTGAGE, LLC
ISAOA/ATIMA
PO BOX 29411
PHOENIX AZ 85038-9411

Loan Number:
4233633

SECTION I - PROPERTY COVERAGES AND LIMITS

Coverage	Limit of Liability
A Dwelling	\$ 720,000
Other Structures	\$ 72,000
B Personal Property	\$ 540,000
C Loss of Use	\$ 216,000
Additional Coverages	
Arson Reward	\$1,000
Credit Card, Bank Fund Transfer Card, Forgery, and Counterfeit Money	\$1,000
Debris Removal	Additional 5% available/\$1,000 free debris
Fire Department Service Charge	\$500 per occurrence
Fuel Oil Release	\$10,000
Locks and Remote Devices	\$1,000
Trees, Shrubs, and Landscaping	5% of Coverage A amount/\$750 per item

SECTION II - LIABILITY COVERAGES AND LIMITS

Coverage	Limit of Liability
L Personal Liability (Each Occurrence)	\$ 1,000,000
Damage to the Property of Others	\$ 1,000
M Medical Payments to Others (Each Person)	\$ 5,000

INFLATION

Inflation Coverage Index: 408.3

DEDUCTIBLES

Section I Deductible	Deductible Amount
All Losses 1 %	\$ 7,200

LOSS SETTLEMENT PROVISIONS

- A1 Replacement Cost - Similar Construction
- B1 Limited Replacement Cost - Coverage B

FFEB16 2026

47-QK-5890-3



FORMS, OPTIONS, AND ENDORSEMENTS

HW-2147	Homeowners Policy
HO-2440	*Home Rental Endorsement
HO-2343.1	Amendatory Endorsement
HO-2622.1	Back-Up Of Sewer Or Drain - 10% of Coverage A/\$ 72,000
Option JF	Jewelry and Furs \$1,500 Each Article/\$2,500 Aggregate
Option ID	Increase Dwg Up to \$ 144,000
Option OL	Ordinance/Law 10%/\$ 72,000 * New Form Attached

Other limits and exclusions may apply - refer to your policy

Your policy consists of these Declarations, the Homeowners Policy shown above, and any other forms and endorsements that apply, including those shown above as well as those issued subsequent to the issuance of this policy.

This policy is issued by the State Farm Fire and Casualty Company.

Participating Policy

You are entitled to participate in a distribution of the earnings of the company as determined by our Board of Directors in accordance with the Company's Articles of Incorporation, as amended.

In Witness Whereof, the State Farm Fire and Casualty Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.

Mickell Mancias
Secretary

John ...
President

10/1/2025

47-QK-5890-3 003000

HO-2440
Page 1 of 1

HO-2440 HOME RENTAL ENDORSEMENT (Homeowners)

This endorsement modifies insurance provided under the following: HOMEOWNERS POLICY

This coverage applies while the *residence premises* is rented to others, either completely or in part, for exclusive use as a residence.

SECTION I – PROPERTY COVERAGES

COVERAGES A – DWELLING

Item 2.c.(3) is replaced by the following:

- 2. c. (3) rented either completely or in part, for exclusive use as a residence.

SECTION I – PROPERTY COVERAGES

COVERAGES B – PERSONAL PROPERTY

Item 2.g. is deleted.

SECTION I – LOSSES INSURED

COVERAGES B – PERSONAL PROPERTY

Item 9.b.(3)(a) is deleted.

SECTION II – EXCLUSIONS

Item 1.c.(1) is replaced by the following

- 1. c. (1) to the rental of the *residence premises*:
 - (a) either completely or in part for exclusive use as a residence; or
 - (b) in part, as an office, school, studio, or private garage;

All other policy provisions apply.

HO-2440

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 By Virgil Amick at
 10:00 am, February 20, 2026

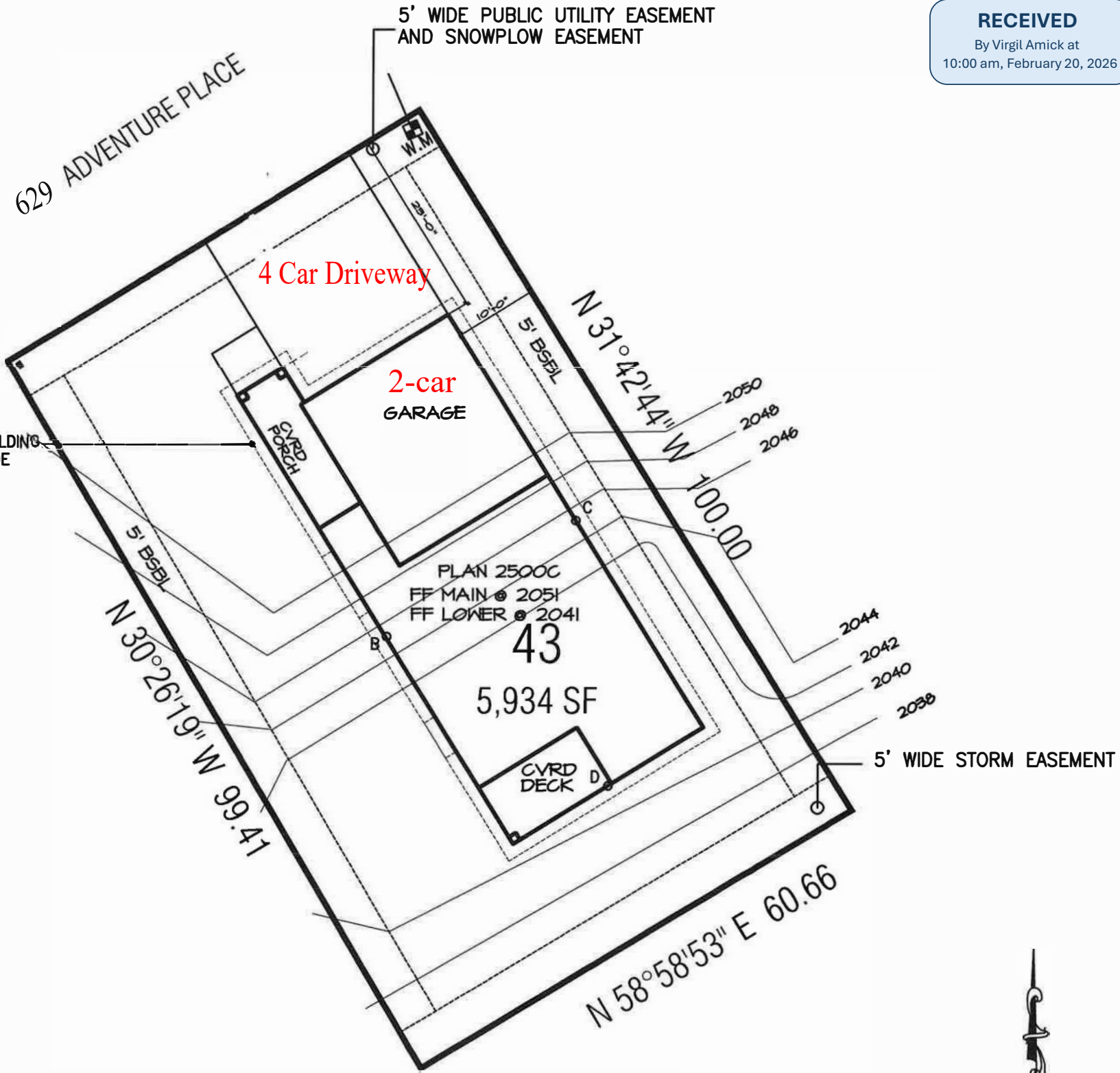
Nash and
 Associates
 8008 118TH AVE NE
 Kirkland, WA
 98033-5111
 (425) 828-4117

TRAILSIDE HOMES
 405 NW GILMAN BLVD
 SUITE 102
 ISSAQUAH, WA 98027

PROJECT:
 CITY HEIGHTS- PHASE ONE
 CLE ELUM, WA

DATE: 01-25-23
 DRAWN BY: MWJ

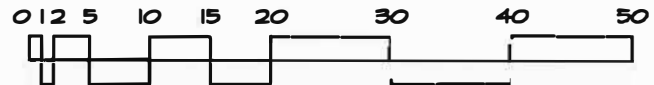
SHEET
C1



HEIGHT CALCULATION:
 MAXIMUM 35'-0" TO ROOF
 RIDGE FROM AVERAGE
 FINISHED GRADE
 A= 2051
 B= 2046
 C= 2046
 D= 2041
 TOTAL= 8184/4= 2046 AVERAGE
 FINISHED GRADE
 MAXIMUM BUILDING HEIGHT @ 2081
 ACTUAL BUILDING HEIGHT @ 2077.62

LOT COVERAGE CALCULATION:

RESIDENCE (INCLUDES COVERED PORCHES AND COVERED PATIOS)	1626 SQFT
DRIVEWAY	460 SQFT
WALKWAY	30 SQFT
TOTAL	2116 SQFT



LOT 43

SCALE: 1"=20'

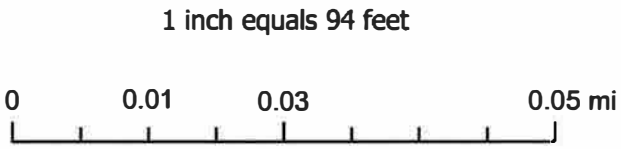
Kititas County COMPAS Map

Distance to Nearest Short Term Rental
88 Ft.



Date: 1/30/2026

Disclaimer:
Kititas 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. Kititas 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.



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By Virgil Amick at
10:00 am, February 20, 2026



Receipt: 20089
Acct #: 3541
City Of Cle Elum
119 W First Street
Cle Elum, WA 98922
5096742262

02/20/2026
COPY

Anton Devore
5911 A 21st Ave S.W.
Seattle, WA 98106

Invoice Payment

Inv#: 9410 Amt Paid: 1,000.00
Invoice for Short Term Rental
Application Fee.

Non Taxed Amt:	1,000.00
Total:	<u>1,000.00</u>
CC: Xpress	<u>1,000.00</u>
Ttl Tendered:	1,000.00
Change:	0.00

Issued By: Virgil Amick1
02/20/2026 10:08:05



City of Cle Elum
119 W First St.
Cle Elum, WA 98922
(509) 674-2262
www.cityofcleelum.com

XBP Confirmation Number: 305771612

▶ Transaction detail for payment to City of Cle Elum.		Date: 02/20/2026 - 11:02:39 AM MT	
Transaction Number: 263786200 Visa — XXXX-XXXX-XXXX-3109 Status: Successful			
Account #	Item	Quantity	Item Amount
	Planning and Development Fees	1	\$1000.00
Notes: Short Term Rental Application Fee, Permit STR-2026-001, NOTE: Additional Staff and Consultant Time My Be Invoiced AT A Later Date.			

TOTAL: \$1000.00

Billing Information
Anton Devore
5911 A 21st Ave. SW
Seattle, WA 98106

Transaction taken by: Admin Virgil



Anton Devore
 5911 A 21st Ave S.W.
 Seattle, WA 98106

Account Information			
Cust #:	3541	Due:	03/20/2026
Date:	02/18/2026	Terms:	Net 30
Invoice #:	9410	For:	Planning And Development

Item	Taxed	Quantity	Amount	Total
Planning And Development	N	1.0000	1,000.00	1,000.00

Invoice for Short Term Rental Application Fee.

Non Taxed:	1,000.00
Taxed:	0.00
Tax @ 6.00%:	0.00
Payments:	0.00
Total:	1,000.00

WALDENMAIER, JOHN G & JUDY A
802 W 6TH ST
CLE ELUM, WA 98922-9704

CITY HEIGHTS HOLDINGS LLC
107 EAST 1ST STREET
CLE ELUM, WA 98922

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CLE ELUM, WA 98922

DEVORE, ANTON
5911A 21ST AVE SW
SEATTLE, WA 98106

CITY HEIGHTS HOLDINGS LLC
107 EAST 1ST STREET
CLE ELUM, WA 98922

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CLE ELUM, WA 98922

LESKY, JAMES A
1002 W 6TH ST
CLE ELUM, WA 98922

CITY HEIGHTS HOLDINGS LLC
107 EAST 1ST STREET
CLE ELUM, WA 98922

SCHOLZ, FIDELIO YANOS
17613 16TH STREET CT E
LAKE TAPPS, WA 98391

RUNYON, SCOTT & JERI
712 W 6TH ST
CLE ELUM, WA 98922-9703

CITY HEIGHTS HOLDINGS LLC
107 EAST 1ST STREET
CLE ELUM, WA 98922

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CITY OF CLE ELUM

119 W. First Street
Cle Elum, Washington 98922

LESKY, JAMES A
1002 W 6TH ST
CLE ELUM, WA 98922

FIRST-CLASS



US POSTAGE^{MI}PITNEY BOWES



ZIP 98922 \$ 000.74⁰
02 7H
0006246301 MAR 13 2026



CITY OF CLE ELUM

119 W. First Street
Cle Elum, Washington 98922

RUNYON, SCOTT & JERI
712 W 6TH ST
CLE ELUM, WA 98922-9703

FIRST-CLASS



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02 7H
0006246301 MAR 13 2026



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US POSTAGETM PITNEY BOWES



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0006246301

\$ 000.74⁰
MAR 13 2026

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CLE ELUM, WA 98922



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US POSTAGETM PITNEY BOWES



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0006246301

\$ 000.74⁰
MAR 13 2026

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FIRST-CLASS



US POSTAGETM PITNEY BOWES



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02 7H
0006246301 MAR 13 2026

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CLE ELUM, WA 98922-9704



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FIRST-CLASS



US POSTAGETM PITNEY BOWES



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