



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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October 16, 2013

Jeff Hansell
East AHM Development LLC
P.O. Box 2523
Mount Vernon WA 98273

RE: Suncadia Phase 1, Division 12 Binding Site Plan Amendment (BS-13-00001) Issuance of Conditional Preliminary Approval

Dear Mr. Hansell:

Kittitas County Community Development Services has determined that the Suncadia Phase 1, Division 12 Binding Site Plan Amendment (BS-13-00001) meets all requirements of Kittitas County Code and hereby grants **conditional** preliminary approval subject to the following conditions:

- 1) The mylar shall reflect the Amended Binding Site Plan Number BS-13-00001.
- 2) Please review KCC 16.12 (at http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter_16.12) to ensure that all plat drawing requirements met. Binding Site Plan amendments are processed administratively; no signature block for the Board of County Commissioners is required on the final mylars.
- 3) All Conditions of Approval previously adopted by Kittitas County through Ordinance 2000-15 for the Master Planned Resort, applicable to this application, shall be met.
- 4) All provisions of the Development Agreement adopted by Kittitas County through Ordinance 2000-16 for the Master Planned Resort, applicable to this application, shall be met.
- 5) Individual development applications may be subject to review under the State Environmental Policy Act (SEPA).
- 6) All access roads and easements shall be clearly labeled on the face of the binding site plan.
- 7) This conditional approval is for the purpose of lot creation consistent with the requirements of Kittitas County Code Section 16.05 Binding Site Plan and does not authorize specific development or construction which may be subject to further review including, but not limited to, Kittitas County Code, International Building Code, International Residential Code, International Fire Code and other local, state and federal requirements as they pertain to this site.
- 8) The final mylar shall be approved and signed in the same manner as a short plat as per KCC 16.32. Prior to recording, the director shall verify the final plan and any attachments to determine whether the binding site plan is accurate, complete and complies with any conditions or approval. Approval of a binding site plan does not give the applicant a vested right to build with regard to subsequent changes in zoning or building codes or other applicable land use regulations prior to application for a building permit on the subject property.
- 9) The final amended binding site plan approved by the County shall be recorded with the Kittitas County Auditor within 30 days of final approval. Upon recording, the site plan shall be binding on the owner, his or her heirs and assigns, and shall permit the division of land within the site. Divisions shall only be permitted upon the filing of a

declaration under the Horizontal Regimes Act, Chapter 64.32 R.C.W, provided the structure or structures, road and parking systems, and related facilities substantially conform to the recorded building plan.

- 10) Pursuant to Kittitas County Code 15A.07.010, an appeal of an administrative land use decision shall be filed with the Board of County Commissioners within 10 working days of the date of the decision. The appeal period for this administrative decision ends at **5:00pm on October 30, 2013.**

If you have any questions or need assistance, please contact me at (509) 933-8274 or by email at jeff.watson@co.kittitas.wa.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Watson", with a stylized flourish extending to the left.

Jeff Watson
Staff Planner