

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

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PLAT AMENDMENT
Suncadia Phase 1 Division 13

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

Suncadia Phase 1 Division 13
LP-08-00010

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
Please pick up a copy of the Checklist if required)

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

FEES:

\$200 plus \$10 per lot for Public Works Department;
\$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;
\$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required
*One check made payable to KCCDS

FOR STAFF USE ONLY

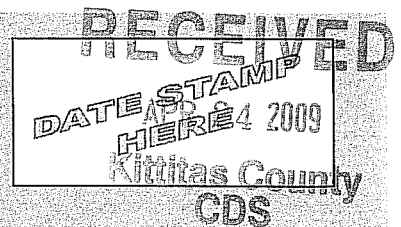
APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

DATE:

RECEIPT #

X _____

NOTES:



1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name:	<u>BENNETT-SFS LLC</u>	Owner No. 2:
Mailing Address:	<u>11100 Main St, Ste 300</u>	<u>Suncadia, LLC</u>
City/State/ZIP:	<u>Bellevue WA 98004</u>	<u>4244 Bullfrog Road</u>
Day Time Phone:	<u>(425) 709-6527</u>	<u>Cle Elum WA 98922</u>
Email Address:	<u>lisac@bennetthomes.com</u>	<u>509-649-3914</u>
		<u>peisenberg@suncadia.com</u>

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name:	<u>F. Steven Lathrop</u>
Mailing Address:	<u>P. O. Box 1088</u>
City/State/ZIP:	<u>Ellensburg WA 98926</u>
Day Time Phone:	<u>509-925-5622</u>
Email Address;	<u>steve@lwhsd.com</u>

3. Street address of property:

Address:	<u>11 Big Hill Dr, et al</u>
City/State/ZIP:	<u>Cle Elum WA 98922</u>

4. Legal description of property:

SUNCADIA, PHASE 1 DIVISION 13A, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 163 through 168, records of Kittitas County, Washington.

5. Tax parcel number(s): 20-15-19056-(all) - see attached

6. Property size: 8.98 (acres)

7. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Amendment of Suncadia, Phase 1 Division 13 to provide for platting in three phases (as opposed to two-phases); and amendment of the recorded plat of Suncadia, Phase 1, Division 13A to boundary line adjust certain lots with Tract AC-1 to enable the trails/paths and parking areas to be located in Tract AC-1 and not within residential lots. This amendment does not affect the number of total lots approved under preliminary plat approval, nor does it affect/change any roads, utilities or other infrastructure. Please see attachment for additional information.

8. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: _____

9. What County maintained road(s) will the development be accessing from? Bullfrog Road

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.

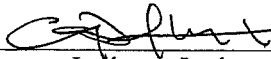
All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:

Date:

(REQUIRED if indicated on application)

X

 #38905 for

4/24/09

F. Steven Lathrop, Lathrop, Winbauer, Harrel, Slothower & Denison, LLP

Signature of Land Owner of Record

(Required for application submittal):

Date:

X



4-22-09

By: PAUL GLOSMAN (Printed Name)

Title: MANAGER

For: BENNETT-SFS LLC, a Washington limited liability company

SUNCADIA, LLC, a Delaware limited liability company

By: Easton Ridge Investors, LLC, a Delaware limited liability company,

Its: Managing Member

Date: _____
By: _____ (Printed Name)
Its: _____ (Title)

Date: _____
By: _____ (Printed Name)
Its: _____ (Title)

8. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: _____

9. What County maintained road(s) will the development be accessing from? Bullfrog Road

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 mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent: _____ Date: _____
(REQUIRED if indicated on application)

X _____
F. Steven Lathrop, Lathrop, Winbauer, Harrel, Slothower & Denison, LLP
Signature of Land Owner of Record

(Required for application submittal): _____ Date: _____

X  _____ 4-22-09

By: PAUL GLOSMAN (Printed Name)

Title: MANAGER

For: BENNETT-SFS LLC, a Washington limited liability company

SUNCADIA, LLC, a Delaware limited liability company
By: Easton Ridge Investors, LLC, a Delaware limited liability company,
Its: Managing Member

_____ Date: _____
By: _____ (Printed Name)
Its: _____ (Title)

_____ Date: _____
By: _____ (Printed Name)
Its: _____ (Title)

8. Are Forest Service roads/easements involved with accessing your development? Yes (Circle)
If yes, explain: _____

9. What County maintained road(s) will the development be accessing from? Bullfrog Road

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All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X _____
F. Steven Lathrop, Lathrop, Winbauer, Harrel, Slothower & Denison, LLP

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

Date:

X _____

By: _____ (Printed Name)

Title: _____

For: BENNETT-SFS LLC, a Washington limited liability company

SUNCADIA, LLC, a Delaware limited liability company

By: Easton Ridge Investors, LLC, a Delaware limited liability company,

Its: Managing Member

Date: 4-22-09

By: Paul Eisenberg (Printed Name)

Its: Senior Vice President (Title)

Date: 4/22/09

By: Gary A. Ketterson (Printed Name)

Its: VICE PRESIDENT (Title)

Attachment to Application for Amendment of Plat
 Suncadia – Phase 1 Division 13
 LP-08-00010

5. Tax parcel numbers:

Treasurer's Parcel Number	Assessor's Parcel Number	Treasurer's Parcel Number	Assessor's Parcel Number
954876	20-15-19056-0001	954893	20-15-19056-0018
954877	20-15-19056-0002	954894	20-15-19056-0019
954878	20-15-19056-0003	954895	20-15-19056-0067
954879	20-15-19056-0004	954896	20-15-19056-0068
954880	20-15-19056-0005	954897	20-15-19056-0069
954881	20-15-19056-0006	954898	20-15-19056-0070
954882	20-15-19056-0007	954899	20-15-19056-0071
954883	20-15-19056-0008	954900	20-15-19056-0072
954884	20-15-19056-0009	954901	20-15-19056-0073
954885	20-15-19056-0010	954902	20-15-19056-0074
954886	20-15-19056-0011	954903	20-15-19056-0075
954887	20-15-19056-0012	954904	20-15-19056-0076
954888	20-15-19056-0013	954905	20-15-19056-0077
954889	20-15-19056-0014	954906	20-15-19056-0078
954890	20-15-19056-0015	954907	20-15-19056-0079
954891	20-15-19056-0016	954908	20-15-19056-0080
954892	20-15-19056-0017		

7. Narrative project description (continued):

Suncadia – Phase 1 Division 13 received Preliminary Plat Approval on May 20, 2008, by way of Kittitas County Resolution No. 2008-74. Said approval provided that the project would be developed in accordance with the phasing plan as submitted, whereby Phase 1 would consist of Lots 1-19 and Lots 67-78 (and including an AC Tract), and Phase 2 would consist of Lots 20-66 (and including an AC Tract). Pursuant to said phasing plan, the plat of Suncadia, Phase 1 Division 13A, was duly approved by the Kittitas County Board of Commissioners and was recorded on August 21, 2008, in Book 11 of Plats, pages 163 through 168, and under Kittitas County Auditor's File No. 200808210001. Tract A of said Plat was designated as the second phase of Phase 1 Division 13.

The Developer (Bennett-SFS LLC) has determined a need for Phase 1 Division 13 to be completed in three phases instead of two phases. Suncadia LLC has agreed to the change in the development plans. Therefore, this application for the amendment of Phase 1 Division 13 is being submitted to revise the phasing plan as follows:

Phase 1:

Lots 1 through 19 and Lots 67 through 78 shall be developed in the first phase, together with an AC Tract to accommodate certain common areas, trails, sidewalks, access, parking, etc.

Phase 2:

Lots 20 through 33 and Lots 57 through 66 shall be developed in the second phase, together with an AC Tract to accommodate certain common areas, trails, sidewalks, access, parking, etc.

Phase 3:

Lots 34 through 56 shall be developed in the third phase, together with an AC Tract to accommodate certain common areas, trails, sidewalks, access, parking, etc.

It has also been determined that all trails/sidewalks/pathways and parking areas should be within the AC Tract and not on individual residential lots. This necessitates adjusting certain lot lines closer to the buildings and adding that area to the AC Tract.

Specifically:

Easterly boundary Lot 70 will be moved westerly;

Southerly and Easterly boundaries of Lot 71 will be moved northerly and westerly, respectively;

Westerly, Southerly and Easterly boundaries of Lot 72 will be moved easterly, northerly and westerly, respectively;

Westerly boundary of Lot 73 will be moved easterly;

Northeasterly corner of Lot 76 will be adjusted westerly;

Westerly corner of Lot 77 will be adjusted easterly, and the Southwesterly and Southeasterly boundaries of Lot 77 will be moved northeasterly and northwesterly, respectively;

Northwesterly and Southwesterly boundaries of Lot 78 will be moved southeasterly and northeasterly, respectively.

Certain of these changes will result in the revised lot line being two feet (2') from the buildings to be located thereon.

A review of the restrictive covenants affecting the plat confirms that the proposed alteration will not result in any violation.

Requested action:

Resolution by Kittitas County Board of County Commissioners amending Resolution No. 2008-74 to permit the property to be developed in three phases in accordance with the phasing plan set forth hereinabove.

Authorization to amend the plat of Suncadia – Phase 1 Division 13A to reflect:

Tract A to be Phase 2 and Tract B to be Phase 3

Revised Lot Lines within Phase 1 as set forth hereinabove

Revise Declarations and supersede Easements and Notes to reflect the amendments to the plat.

