



SUNCADIA

**Nelson Stream
Phase 2 Division 7 Block 2
(Replat of Lots 89 through 102)**

Site Development Plan Application

**Suncadia
Master Planned Resort**

**Owner/Developer: Suncadia Resort LLC
Cle Elum, Washington**

May 28, 2024



Kittitas County CDS

**ESM Consulting Engineers, LLC
33400 8th Avenue South, Suite 205
Federal Way, WA 98003**

**253.838.6113 tel
253.838.7104 fax**



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May 28, 2024

Job No. 998-852-021

Mr. Jamey Ayling
Platting Manager
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg WA 98926

**RE: Suncadia Phase 2 Division 7 Nelson Stream
Site Development Plan and Preliminary Plat**

Dear Jamey:

On behalf of Suncadia Resort LLC, ESM Consulting Engineers L.L.C. is submitting 2 copies and a PDF via email of the enclosed listed documents in support of an abbreviated Phase 2 Division 7 Nelson Stream Site Development Plan and Preliminary Plat:

- Long Plat Application
- Site Development Plan Exhibit
- Conceptual Utility Exhibit
- Preliminary Plat Sheets
- Certificate of Title (Title Report)

The proposed Long Plat development application consists of re-platting Phase 2 Division 7 Block 2 lots 89 through 102 (14 lots) into lots 149 through 172 (24 lots) which results in the addition of 10 lots, two access tracts, and one open space tract.

Since the proposed changes to the development area of lots 89 through 102 result in a decrease of total developed area, it is anticipated that the previously reviewed and approved Phase 2 Division 7 SEPA Checklist and SEPA Attachment, Project Narrative, Preliminary Site and Utility Engineering Summary, and Exhibit M documents remain in effect with this re-plat application, with exception of the minor changes listed above.

In addition, the following information is also provided:

Owner of Record: Suncadia Resort LLC
770 Suncadia Trail
Cle Elum, WA 98922
406-579-0451
Contact: Mr. Tucker Stevens

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Additional Authorized Agent: Suncadia Resort LLC
770 Suncadia Trail
Cle Elum, WA 98922
509-649-6119
Contact: Mr. Lathan Wedin

Legal Description: Lots 89 through 102, inclusive, Suncadia Phase 2 Division 7 Block 2, in the county of Kittitas, State of Washington, as per plat thereof recorded in book 14 of plats, pages 62 through 71, records of Kittitas County, Washington.

Tax Parcel Numbers: 20-14-13052-0089 through 20-14-13052-0102

Property Size: The parcel covered by this application is 5.62 acres.

Sincerely,

ESM CONSULTING ENGINEERS, LLC.



LAURA BARTENHAGEN, P.E., LEED® AP
Principal

Enclosures

cc: Rhoda Crispin, LWHSD (1 copy)
Lathan Wedin, Suncadia Resort LLC (2 copies)

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