



December 8, 2017

Mr. Greg Wilson
Wilmoor Development Corporation
16981 Redmond Way
Redmond, WA 98052

Subject: Denial of Extension for Rose Hill Cottages - Site Plan Entitlement
File #LAND-2013-01720

Dear Mr. Wilson:

Thank you for your December 6, 2017 letter requesting an extension for the Rose Hill Cottages – Site Plan Entitlement. The original approval for this project was issued by the Technical Committee on December 8, 2015 and that approval was valid for a period of two years, unless an extension is granted. Following a review of your request, the Technical Committee has denied your extension request.

Pursuant to the Redmond Zoning Code (RZC 21.76.090), the approval period may be extended on a yearly basis by the approval authority upon showing proper justification. Proper justification consists of one or more of the following conditions:

- (a) Economic Hardship
- (b) Change of Ownership
- (c) Unanticipated construction and/or site design problems
- (d) Other circumstances beyond the control of the applicant determined acceptable by the approval authority.

Per your request, the Technical Committee has denied granting your request for an extension to December 8, 2018 as you fail to meet any of the four (4) conditions above.

This decision may be appealed to the Hearing Examiner by filing an appeal with the Office of the City Clerk within 14 calendar days of the date of this decision. Appeal forms are available on-line at the following web address:

www.redmond.gov/Government/HearingExaminer/request_for_reconsideration_or_appeal/

A completed appeal form must be submitted by 5:00 p.m. on the last day of the appeal period.

Should you have any questions, you may contact Ben Sticka, Planner at (425) 556-2470 or via email at bsticka@redmond.gov.

Sincerely,

KAREN ANDERSON, AICP
Director
Planning and Community Development

LINDA E. DEBOLDT
Director
Public Works Department