

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

May 9, 2007

Derk Lester
650 Circle Ross Rd.
Ellensburg, WA 98926

RE: Re-Notification of Conditional Preliminary Approval, Lester Short Plat, File Number SP-07-44

Dear Mr. Lester,

Notice of Conditional Preliminary Approval for Lester Short Plat, File Number SP-07-44, was originally issued on May 8, 2007. Comments from the Kittitas County Public Works Department were received following the original notification and have been included in the attached documentation. Please note that the appeal period for the Lester Short Plat has been extended to May 23, 2007 to reflect the re-notification.

Kittitas County Community Development Services has determined that the Lester Short Plat (SP-07-44) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

- 1) Both sheets shall reflect the Short Plat Name "**Lester**" and Short Plat Number **SP-07-44** at the top of all sheets, followed underneath by the section, township, range, county and state.
- 2) The road mislabeled as "Cook Rd." in the vicinity map on the first page of the plat drawings shall be changed to reflect the correct name of the road, which is "Lester Rd."
- 3) Critical Areas: Lot 1 of the Lester Short Plat has a PEMC wetland (Palustrine Emergent Seasonal) located on the southeast portion of the lot. The final mylars shall reflect the location of this wetland, and a statement on the plat shall read as follows:
 - "Future development of Lot 1 may require a study by a certified wetland biologist to determine wetland classification and for buffer requirements pursuant to Kittitas County Critical Areas Code Title 17A."
- 4) The first page of the final mylars shall display a labeled space in the upper right hand corner in which to record the Receiving Number of the Short Plat.
- 5) In the Signature block reserved for the Kittitas County Public Works Department on the first page of the Short Plat drawings, the phrase "Kittitas County Public Works" which is currently displayed beneath the signature line shall be changed to read "Kittitas County Engineer".
- 6) Plat Note "C" which appears on the second page of the plat drawings shall be removed.
- 7) Contour lines on the final plat drawings shall be displayed at intervals of one foot or less for slopes less than three percent, and at intervals of five feet for slopes between three and thirty percent as required by Kittitas County Code 16.12.030A.
- 8) The property owner's name shall be clearly labeled on the first page of the final plat drawings.
- 9) Plat notes employing the following phrasing and providing the required information (highlighted here in bold font) shall be present on the second sheet of the plat drawings in the portion labeled "Notes":
 - "This survey was performed using a (**XXX XXX**) total station. The controlling monuments and property corners shown hereon were located, staked and checked from a closed field traverse in excess of (**XXX**) linear closure after azimuth adjustment."
 - "For section subdivision, section and quarter section corner documentation and additional survey information, see book (**letter**) of (**xxx**) plats, pages (**#**) and the surveys referenced thereon."
 - "Per Kittitas County Code 17.29.040, this short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat."
 - "All development must comply with International Fire Code."
- 10) Attached you will find comments from the Kittitas County Department of Public Works and Kittitas County

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Environmental Health. Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.

Approval of the Wilson View Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after May 23, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

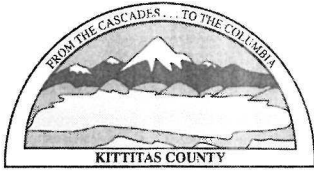
You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by May 23, 2007 at 5:00p.m.

Sincerely,



Mike Elkins
Staff Planner

CC: Douglas Gray (GSE)
Required Parties (KCC 15A)



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May 8, 2007

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- 10) Attached you will find comments from the Kittitas County Department of Public Works and Kittitas County Environmental Health. **Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.**

Approval of the Wilson View Short Plat may be appealed to the County Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after May 22, 2007.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by May 22, 2007 at 5:00p.m.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Elkins", with a stylized flourish at the end.

Mike Elkins
Staff Planner

CC: Douglas Gray (GSE)
Required Parties (KCC 15A)