

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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March 13, 2008

JB Development LLC
1000 SE Everett Mall Way, Suite 203
Everett, WA 98208
ATTN: John Sanchez

**RE: JB Development Short Plat, File Number SP-07-78
Revised Conditional Preliminary Approval**

Conditional Preliminary Approval for the above referenced project was originally issued on December 26, 2007. Said Conditional Preliminary Approval was appealed and has since been revised to reflect the changes specified by Resolution No. 2008-35 for the JB Development Short Plat, File Number SP-07-78.

Dear Mr. Sanchez,

Kittitas County Community Development Services has determined that the JB Development Short Plat (SP-07-78) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

- 1) Both sheets shall reflect Short Plat Number SP-07-78.
- 2) The vicinity map shall clearly identify and depict Water Street in relation to the subject parcel.
- 3) The subject parcel of the JB Development Short Plat is within the Inner Turning Zone of Bowers Airfield. The following Plat Note shall be included on the final mylar drawings:
 - All lots of the JB Development Short Plat are located within the Airport Overlay Zoning District (Inner Turning Zone) of Bowers Airfield in which a variety of airport activities occur. Such airport aviation activities may impact the use of your property.
 - Future development shall occur in compliance with KCC 17.58: Airport Zone.
- 4) The location of Bowers Air Field in relation to the subject parcel shall be clearly depicted in the vicinity map on sheet one of the JB Development final mylars.
- 5) Portions of Lots 1 and 2 of the JB Development Short Plat are affected by a Category IV wetland as identified and categorized in the "Wetland Inventory of the Parker Property" report submitted concurrently with the JB Development Short Plat. Delineation of the boundaries of said wetland shall be in accordance with the depiction presented in the Wetland Corps report. A 25' setback buffer measured from the perimeter of said wetland shall be depicted on the final mylar drawings. The following plat notes regarding said wetland shall appear on the final mylar drawings:
 - Lots 1 and 2 are affected by a Category IV Wetland and its associated 25' setback buffer. For additional information pertaining to said wetland, please reference the "Wetland Inventory of the Parker Property" submitted as supplementary materials by the Wetland Corps and filed with the above referenced Short Plat documents at Kittitas County Community Development Services offices.
 - All future development shall occur in compliance with KCC 17A: Critical Areas.
 - Any future development within the 25' wetland buffer of Lots 1 and 2 shall be subject to SEPA review in order to assess environmental impacts to identified wetlands and in order to determine appropriate mitigation and wetland replacement measures.
- 6) The following plat notes shall be included on the final mylars:
 - All development must comply with International Fire Code.
- 7) 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 additional conditions which must be met before final approval of this short plat.**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

Approval of the JB Development 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 March 27, 2008. 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 March 27, 2008 at 5:00p.m.

Sincerely,



Mike Elkins
Staff Planner

CC: Required Parties (KCC 15A)
 James T. Denison
 Encompass Engineering & Surveying

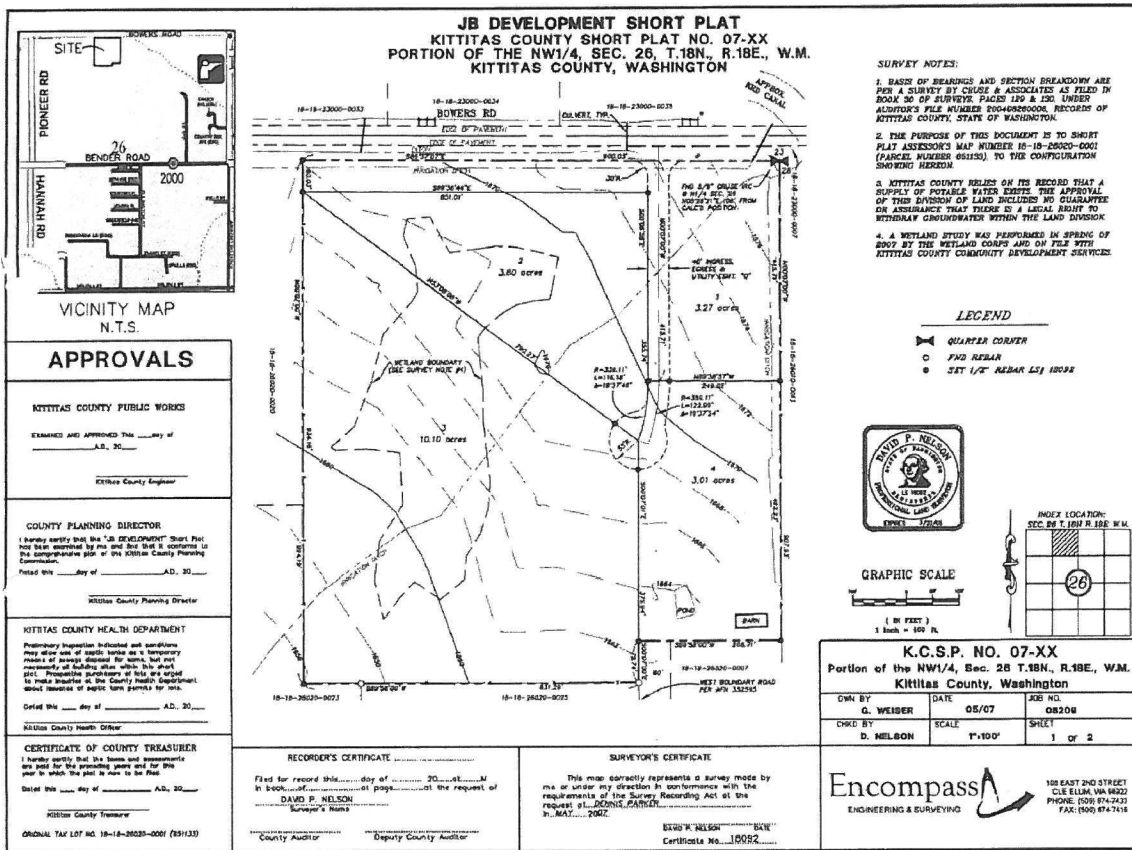
NOTICE

JB Development Short Plat (SP-07-78)

Conditional Preliminary Approval for the above referenced project was originally issued on December 26, 2007. Said Conditional Preliminary Approval was appealed and has since been revised to reflect the changes specified by Resolution No. 2008-35 for the JB Development Short Plat, File Number SP-07-78.

Notice is hereby given that on March 13, 2008, conditional preliminary approval has been granted to JB Development LLC, landowners, for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20.3 acres of land that is zoned AG-3, located immediately north of the City of Ellensburg, southwest of Bowers Airfield on Bowers Road, Ellensburg, WA, 98926, located in a portion of Section 26, T18N, R18E, WM, in Kittitas County. Map number 18-18-26020-0001.

Said proposed division may be appealed to the Board of County Commissioners upon the request of any aggrieved party within 10 working days. The appeal deadline is March 27, 2008, at 5:00p.m.



Original short plats and related information may be examined during business hours at Kittitas County Community Development Services Department, 411 N. Ruby Street Suite 2, Ellensburg, WA, 98926.

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 March 27, 2008, at 5:00p.m.