



## 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

July 30, 2007

Cruse & Associates  
Attn: Chris Cruse  
PO Box 959  
Ellensburg, WA 98926

**RE: Mildon Short Plat (SP-07-81)**

Dear Chris,

Kittitas County Community Development Services has determined that the Mildon Short Plat (SP-07-81) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

- 1) Both sheets of the final mylars shall reflect short plat number SP-07-81.
- 2) Full year's taxes must be paid for 2007 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
- 3) **Legal Description:** The legal description, as described on the preliminary short plat blueline, does not match the legal description provided in the subdivision guarantee. The last paragraph of the legal description begins with, "And except that portion of the south half of the *northeast* corner..." The legal description provided in the subdivision guarantee states, "And except that portion of the south half of the *southeast* corner..." An accurate legal description shall be required on the face of the final plat and there shall be no discrepancies.
- 4) This property is within the boundaries of the KRD and all 4 parcels contain irrigable ground. Mr. Mildon will need to comply with the requirements in the KRD General Guidelines for Subdivisions prior to approval of this short plat.
- 5) All future development must comply with International Fire Code (IFC) and will need to comply with Appendix D, including an access road with a turn around capable of supporting 75,000 lbs. Addresses need to be clearly visible from both directions at the County road for all properties.
- 6) Per Kittitas County Environmental Health, water availability is required and soil logs need to be done.
- 7) Please see the attached comments from Kittitas County Department of Public Works for further issues that must be addressed prior to final approval.

Approval of the Mildon Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after Monday, August 13, 2007.

Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

**This determination may be appealed 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. 5<sup>th</sup>, Room 108) by August 13, 2007 at 5:00p.m.**

If you have any questions or need assistance, please contact our office at (509) 962-7506.

Sincerely,

Mackenzie Moynihan  
Staff Planner

cc: Ted Mildon, interested parties

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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