

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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November 1, 2007

Calvin Stanford
3390 Schnebly Road
Ellensburg, WA 98926

Douglas Gray
PO Box 510
Yakima, WA 98907

RE: Calvin Stanford Short Plat, File Number SP-07-106

Dear Mr. Stanford,

Kittitas County Community Development Services has determined that the Calvin Stanford Short Plat (SP-07-106) is a complete application and hereby grants **conditional preliminary approval** subject to the following conditions:

- 1) Both sheets shall reflect Short Plat Number SP-07-106.
- 2) The preliminary drawings submitted to Kittitas County community Development Services contained a Legal description overlapping the Survey Drawings on sheet one. Said error shall be removed from the Final Mylar versions of the Short Plat Drawings.
- 3) The subject parcel of the Calvin Stanford Short Plat is bisected by Coleman Creek in the northwest section of the property. (See Lot 2 of the preliminary short plat drawings.) Coleman Creek shall be clearly delineated and labeled on the final mylar drawings.
- 4) In conformance with Kittitas County Code 16.20.040(17), plat drawings shall depict the location of all ditches whether apparent or of record. The final mylar drawings for the Calvin Stanford Short Plat shall depict the location of the ditch which runs north to south on the east section of Lot 1 of the preliminary short plat drawings.
- 5) The following plat notes shall be included on the final mylars:
 - All development must comply with International Fire Code.
 - This short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code 17.29.040. No further one-time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
- 6) 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.**

Approval of the Calvin Stanford 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 November 15, 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 November 15, 2007 at 5:00p.m.

Sincerely,

Mike Elkins
Staff Planner

CC: Required Parties (KCC 15A)

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

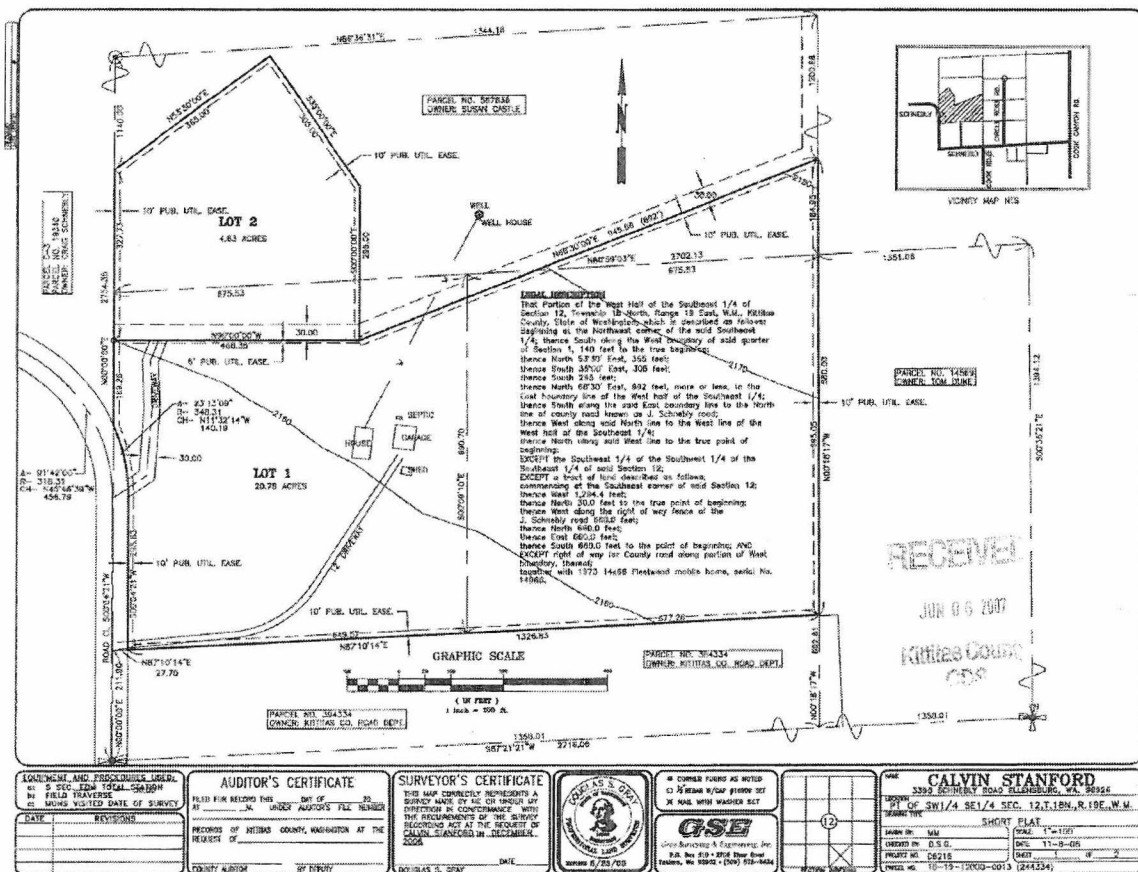
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

NOTICE

Calvin Stanford Short Plat (SP-07-106)

Notice is hereby given that on November 1, 2007 conditional preliminary approval has been granted to Douglas Gray (GSE), authorized agent for Calvin Stanford, landowner, for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 25.41 acres of land that is zoned AG-20, located approximately 4 1/2 miles north of the City of Kittitas, 1/2 mile west of Cooke Canyon Road on Schnebly Road Ellensburg, WA, 98926, located in a portion of Section 12, T18N, R19E, WM, in Kittitas County. Map Number 18-19-12000-0013.

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 November 15, 2007 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 November 15, 2007 at 5:00p.m.