



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

August 29, 2006

Joanna Valencia
Kittitas County CDS
411 N. Ruby St.
Ellensburg, WA 98926

RECEIVED

AUG 30 2006

KITTTITAS COUNTY
CDS

Re: Ranch on Swauk Creek Re-Zone and Preliminary Plat

Dear Ms. Valencia:

After reviewing the abovementioned land use action(s), I have the following comments/conditions:

- All development in S33 T20 R17, S34 T20 R17 and portions of S27 T20 R17 are outside a fire district and subject to the International Urban Wildland Interface Code.
- Fire flow was not addressed on the preliminary plat phase 1 division. Hydrants will be required for the entirety of the project, and their placement and distribution shall comply with the International Fire Code Appendix C.
- "Fire Lane-No Parking Zone" signs may be necessary on the private/public roadways/driveways.
- All public and private roadways/driveways shall meet the minimum requirements of a fire department apparatus access road with a minimum width of twenty feet, and up to twenty six feet in width on roads with hydrants.
- All development must comply with the IFC and Appendices.

If you have any questions or comments, please do not hesitate to contact me at 509-962-7000.

Sincerely,

Brenda Larsen

Brenda Larsen
Investigations/Enforcement
Kittitas County CDS
411 N. Ruby
Ellensburg, WA 98926

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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