

CONDITION COMPLIANCE DOCUMENT

SINCLAIR SHORT PLAT SP-17-00002

Preliminary Approval Conditions:

1. Future building on both lots shall be located a minimum of 40 feet landward of the OHWM of Reecer Creek.

AR: Noted

2. Reecer Creek shall be delineated on the final mylar and indicate the 40 foot buffer.

AR: See final drawing

3. Proof of water adequacy including a well log or 4 hour draw down test, and a mitigation certificate for each proposed lot shall be submitted to CDS prior to final approval.

AR: Has been submitted to Public Health to be forwarded to CDS.

4. Driveways are subject to the 12/15/15 Road Standards.

AR: Noted

5. An approved access permit will be required from the Dept. of Public Works prior to creating any new driveway access or performing work within the county road right of way.

AR: Noted

6. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.

AR: Noted

7. Access will be fully compliant with current IFC-Appendix D.

AR: Noted

8. Addressing to buildings shall be clearly visible from both directions of travel.

AR: Noted

9. Construction shall meet WUI (Wildland Urban Interface) standards.

AR: Noted

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10. Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall immediately be halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

AR: Noted

11. The following plat notes shall be recorded on the final mylar drawings: notes a through h.

AR: See final drawing

12. Taxes must be paid in full on all tax parcels involved in this land use action as required by Washington State Law (RCWs 84.40.042 & 84.56.345).

AR: Paid in full

13. It is the responsibility of the Professional Land Surveyor (PLS) to ensure the lot closures are correct and accurate.

AR: Noted and copies attached.

14. Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

AR: Noted

15. Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning.

AR: Noted

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