




KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director

MEMORANDUM

TO: Clay White, Community Development Service
FROM: David L. Spurlock 
DATE: February 24, 2003
SUBJECT: Peoh Point Large Lot Subdivision – Revised Comments



Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided, see below for conditions of preliminary approval:
- "Preliminary Approval" has not been granted. Our department requests additional information is submitted/ obtained for further review. See below for requested information.

Preliminary Approval Comments:

1. Access Standards: According to KCC 16.36.030(b) if roads are to be used and maintained as private then no design standards shall apply.
2. Uniform Fire Code: All private roads shall meet the requirements of Section 902 – FIRE DEPARTMENT ACCESS – of the Uniform Fire Code as adopted by the County. According to the Uniform Fire Code, access roads shall be constructed as follows:
 - a. 902.2.2.1 Dimensions: Fire apparatus access roads shall have an unobstructed width not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.
 - b. 902.2.2.2 Surface: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus

Page 1 of 2

and shall be provided with a surface so as to provide all weather driving capabilities.

3. Future Development or Land-use applications: Applicant should be aware that in the event of another development action (ex. Short plat, Long Plat, or Cluster) may require access to be brought up to current Kittitas County Code. Any access, which is required to meet current standard, shall be constructed to all provisions set forth in title 12 of the Kittitas County Code.
4. Addressing: I recommend contacting 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.*
5. Plat Notes: The following notes shall be shown on the Short Plat.
 - a. Entire access to all lots must be constructed to the Uniform Fire Code as adopted by Kittitas County prior to the issuance of any Building Permit.

Please let me know if you have any questions or need additional information.

FINDINGS OF FACT

PEOH POINT LARGE LOT SHORT PLAT (S.P.-03-07)

Pursuant to 58.17.195 RCW, the Kittitas County Planning Department formally establishes the following Findings of Fact:

1. The PEOH POINT SHORT PLAT (SP-03-07), has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. Pursuant to Kittitas County Code 16.36.010 (a) all large lot plats shall contain information set forth in Sections 16.12.010 through 16.12.030, except that the required scale shall be negotiated and soil logs are not required.
3. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
4. Pursuant to Title 17A a critical areas review was completed on February 28, 2003 that determined this site does not lie within a regulated critical area nor within an irrigation district.
5. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreages was mailed to all known adjacent property owners and parties of record on February 28, 2003.

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

APPROVED THIS 15th DAY OF JULY, 2003



David V. Taylor, Kittitas County Planning Director

Kittitas County
Planning Department

Fax

To: Commissioner Coe From: Chad Bala Planning
Fax: _____ Pages: Page 1 of _____
Phone: _____ Date: 7-15-03
Re: _____ CC: _____

- Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**

PEOH PC LARGE LOT SHORT PLAT

411 N. Ruby, Suite 2, Ellensburg WA 98926
(509)962-7506 FAX: (509)962-7697



Fax

To: MARY BURKE From: Kittitas County
Fax: 509-857-2331 Pages: Page 1 of 7
Phone: _____ Date: 6-19-03
Re: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

• **Comments:**

Information regarding Access to PEOSH POINT LARGE LOT
PLAT.

- NW COR. SEC. 11**
 9'-18-02 FND 3" DIA BRASS
 COP. DATED 1900
 1) FND FROM N. 3' x 4' CONC
 2) FND FROM S. 3' x 4' CONC
 3) 1/2" FND STUMP 6" HIGH
 4) 2 1/2" PINE STAKE 36x27

BOUNDARY LINE ADJUSTMENT GOV'T LOTS 1 THRU 8, IN THE SE1/4 AND THE SW1/4 OF SEC. 11 - T.19N. - R.15E., W.M. KITITAS COUNTY, WASHINGTON

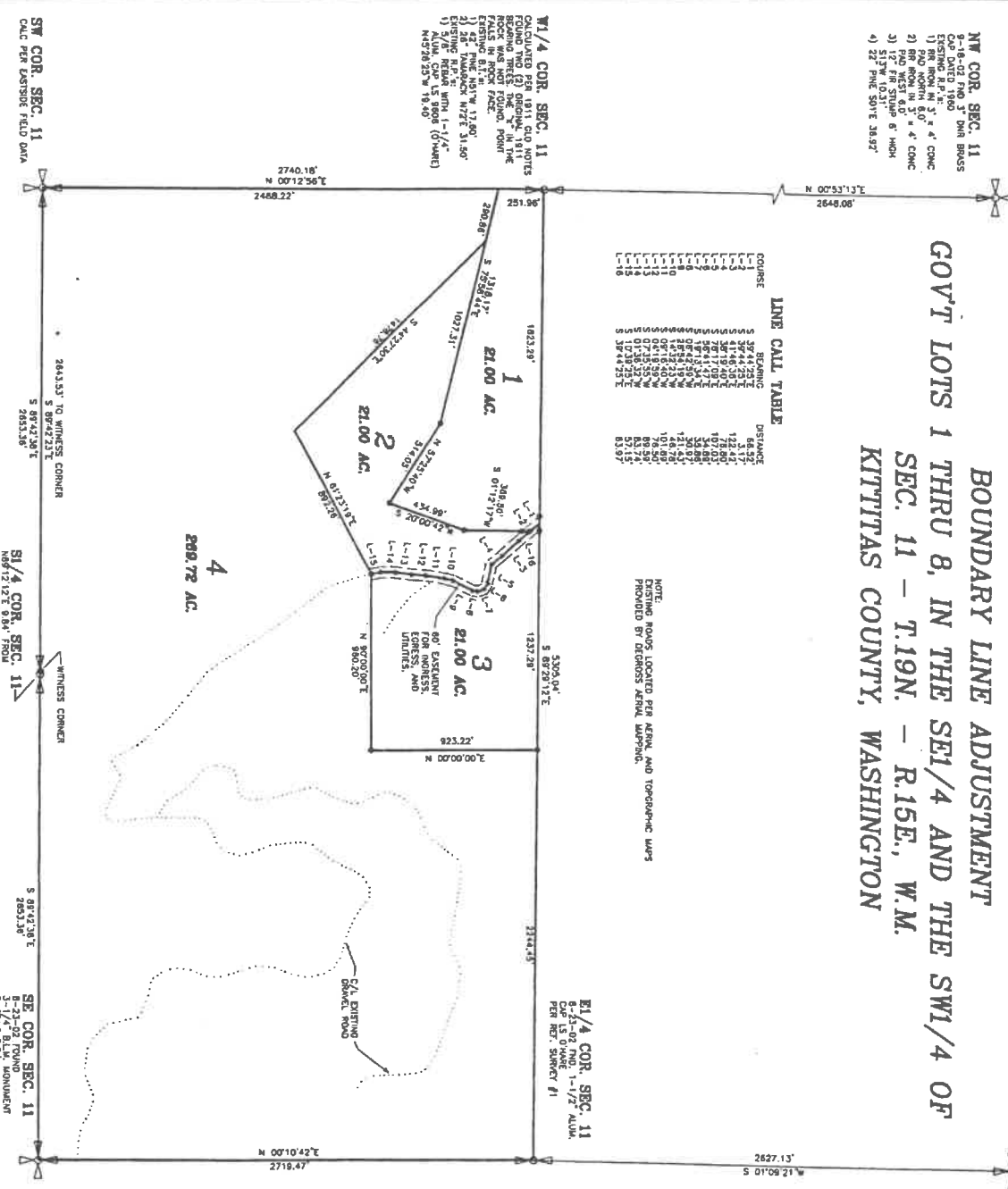
LINE CALL TABLE

BOUINCE	DISTANCE
L-1	374.44231E
L-2	374.44231E
L-3	374.44231E
L-4	12.2121E
L-5	414.6187E
L-6	107.6037E
L-7	787.1091E
L-8	34.8884E
L-9	554.1417E
L-10	926.2759W
L-11	454.8231W
L-12	426.578W
L-13	501.6400W
L-14	927.7355W
L-15	170.9327E
L-16	170.9327E
S	374.44231E

NOTE:
 EXISTING ROADS LOCATED PER AERIAL AND TOPOGRAPHIC MAPS
 PROVIDED BY DEROSS AERIAL MAPPING.

E1/4 COR. SEC. 11
 8-23-02 FND. 1-1/2" ALUM.
 COP. 15.0 DIA.
 PER REF. SURVEY #1

W1/4 COR. SEC. 11
 CALCULATED PER 1911 OLD NOTES
 FOUND TAB 22 ORIGINAL 1911
 ROCK WAS NOT FOUND. POINT
 FAULT IN ROCK FACE.
 1) 42" PINE NOST. 11.80'
 2) 3/4" TANKARD MPT. 31.50'
 1) 3/8" REBAR WITH 1-1/2" ALUM. COP. 15.3804 (0.00M)
 M2928 B.F. 14.70'



100410130018

NE COR. SEC. 11
 8-23-02 FND. COP. 1.0"
 PER REF. SURVEY #1



METHOD OF SURVEY
 SECTION CORNERS USING TRIANGLE 4000 OPS RECEIVER
 AND FIELD TRAVERSE USING TOPCON GPS-312
 (0700033) TOTAL STATION.

LEGEND
 * = ANGLE POINT
 ** = SET 1/2" x 24" REBAR W/PLASTIC CAP; J. BENTLEY LS 28286

REFERENCE SURVEYS
 1) SURVEY FILED IN VOL. 16, PG. 103 BT LS 16078

NOTE:
 SURVEY IS TO ADJUST EXISTING TAX PARCEL
 BOUNDARIES IN SECTION 11.

BLUHM & ASSOCIATES LAND SURVEYORS, INC.
 1068 S. MARKET BLDG. CHEHALIS, WA 98532
 PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: K. HORTON
 DATE: OCTOBER 1, 2002
 JOB # 02-2328N.dwg
 COMP# 02-272



ADJUTOR'S CERTIFICATE
 READ FOR RECORD THIS 23 DAY OF OCT. 2002 AT
 2:31 P.M. IN BOOK 20 OF SURVEYS AT PAGE 51
 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.
 COUNTY ADJUTOR: *John C. Schultz*

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTS REPRESENTS A SURVEY MADE BY ME
 OR UNDER MY DIRECTION IN COMPLIANCE WITH THE
 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
 REQUEST OF *BLUHM & ASSOCIATES LAND SURVEYORS, INC.*
 IN *ACRIL* 20 *09*
 JOHN C. SCHULTZ LICENSE NO. 28769

RECORD OF SURVEY DESCRIPTION
 GOVERNMENT LOTS 1 THRU 8 IN SECTION 11, TOWNSHIP 19 NORTH,
 RANGE 15 EAST, W.M., KITITAS COUNTY, WASHINGTON.

CHECKED BY: KIM BLUHM SCALE: 1" = 400'

SW COR. SEC. 11
 CALC PER DAISSIDE FIELD DATA
 284337 TO WITNESS CORNER
 S 89°42'38"E
 S 89°42'38"E
 2653.36'

SE COR. SEC. 11
 8-23-02 FND
 2-1/4" B.L.A., MONUMENT
 1) 30" COP. 15.0 DIA.
 2) 3/4" REBAR W/PLASTIC CAP 14.75'
 3) 1" COP. 15.0 DIA. 14.75'
 4) 1" COP. 15.0 DIA. 14.75'

Portions of LITTLE PEOH POINT TRACTS Located in the NW1/4 of Sec. 11, T. 19 N., R. 15 E., W.M.



Scale: 1" = 100'

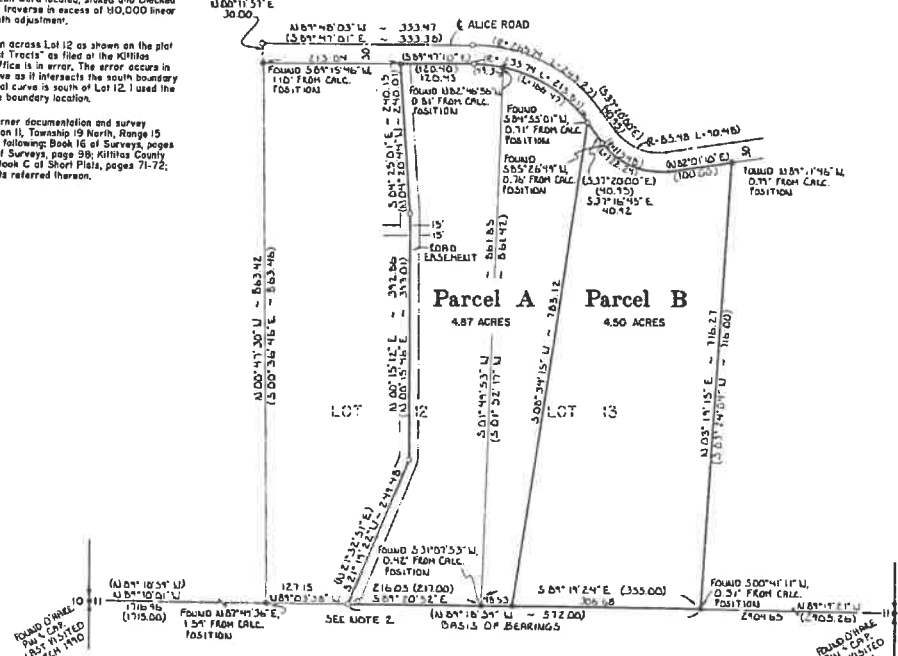


LEGEND

- FOUND 1/2" PIN
- FOUND PIN AND CAP - L.S. 9606
- SET 5/8" REBAR WITH SURVEY CAP
- EASEMENT

NOTES:

- This survey was performed using a Topcon GTS-3C total station. The controlling monuments and property corners shown hereon were located, staked and checked from a closed field traverse in excess of 150,000 linear closure after azimuth adjustment.
- The road location across Lot 12 as shown on the plot of "Little Peoh Point Tracts" as filed at the Kittitas County Auditor's Office is in error. The error occurs in the area of the curve as it intersects the south boundary of Lot 12. The actual curve is south of Lot 12. I used the existing pins for the boundary location.
- For additional corner documentation and survey information in Section 11, Township 19 North, Range 15 East, W.M., see the following: Book 16 of Surveys, pages 163-164; Book 17 of Surveys, page 99; Kittitas County Short Plat filed in Book C of Short Plats, pages 71-72; and other documents referred thereon.



LEGAL DESCRIPTIONS

PARCEL A

Parcel A of that certain survey as recorded August 15 1991 in Book 18 of Surveys of page(s) 22, under Auditor's File No. 57788.F, Records of Kittitas County, Washington, being a portion of Lots 12 and 13, LITTLE PEOH POINT TRACTS, as per plat thereon recorded in Volume 6 of Plats, of pages 75-77, records of said County; located in the Northwest Quarter of Section 11, Township 19 North, Range 15 East, W.M., Kittitas County, Washington.

PARCEL B

Parcel B of that certain survey as recorded August 15 1991 in Book 18 of Surveys of page(s) 22, under Auditor's File No. 57788.F, Records of Kittitas County, Washington, being a portion of Lot 13, LITTLE PEOH POINT TRACTS, as per plat thereon recorded in Volume 6 of Plats, of pages 75-77, records of said County; located in the Northwest Quarter of Section 11, Township 19 North, Range 15 East, W.M., Kittitas County, Washington.

AUDITOR'S CERTIFICATE

Filed for record this 15th day of August 1991, at 2:36 P.M., in Book 18 of Surveys of page(s) 22, at the request of CRUSE & NELSON.

BEVERLY M. ALLENBAUGH by *B. Allenbaugh*
KITITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act of the State of Washington.

David P. Nelson
DAVID P. NELSON
Professional Land Surveyor
License No. 180392

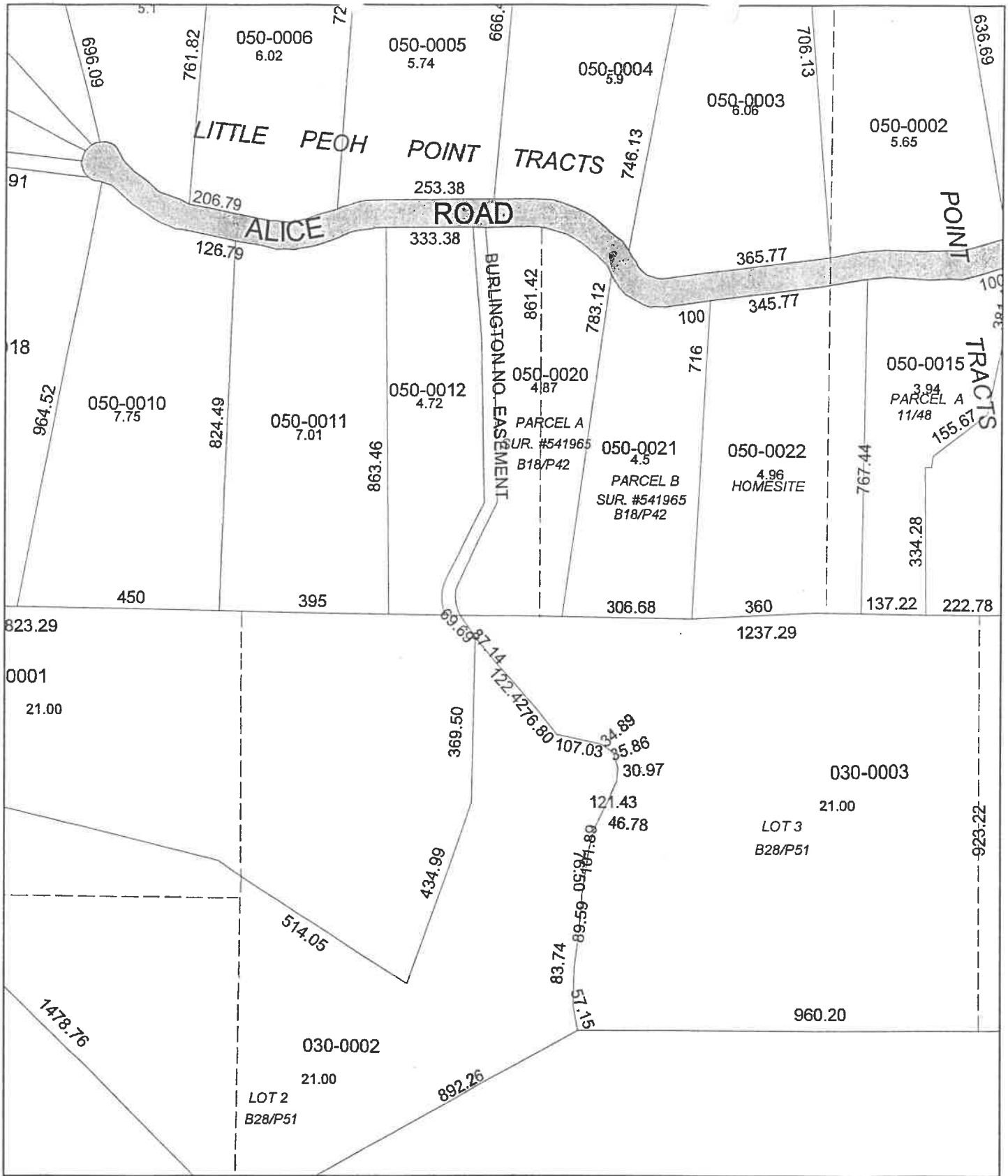
DATE 8/15/91



	X		

CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 PH. (509) 925-4747

Warren Property



Township: 19 Range: 15 Section: 11

ParcelView 4.0.1

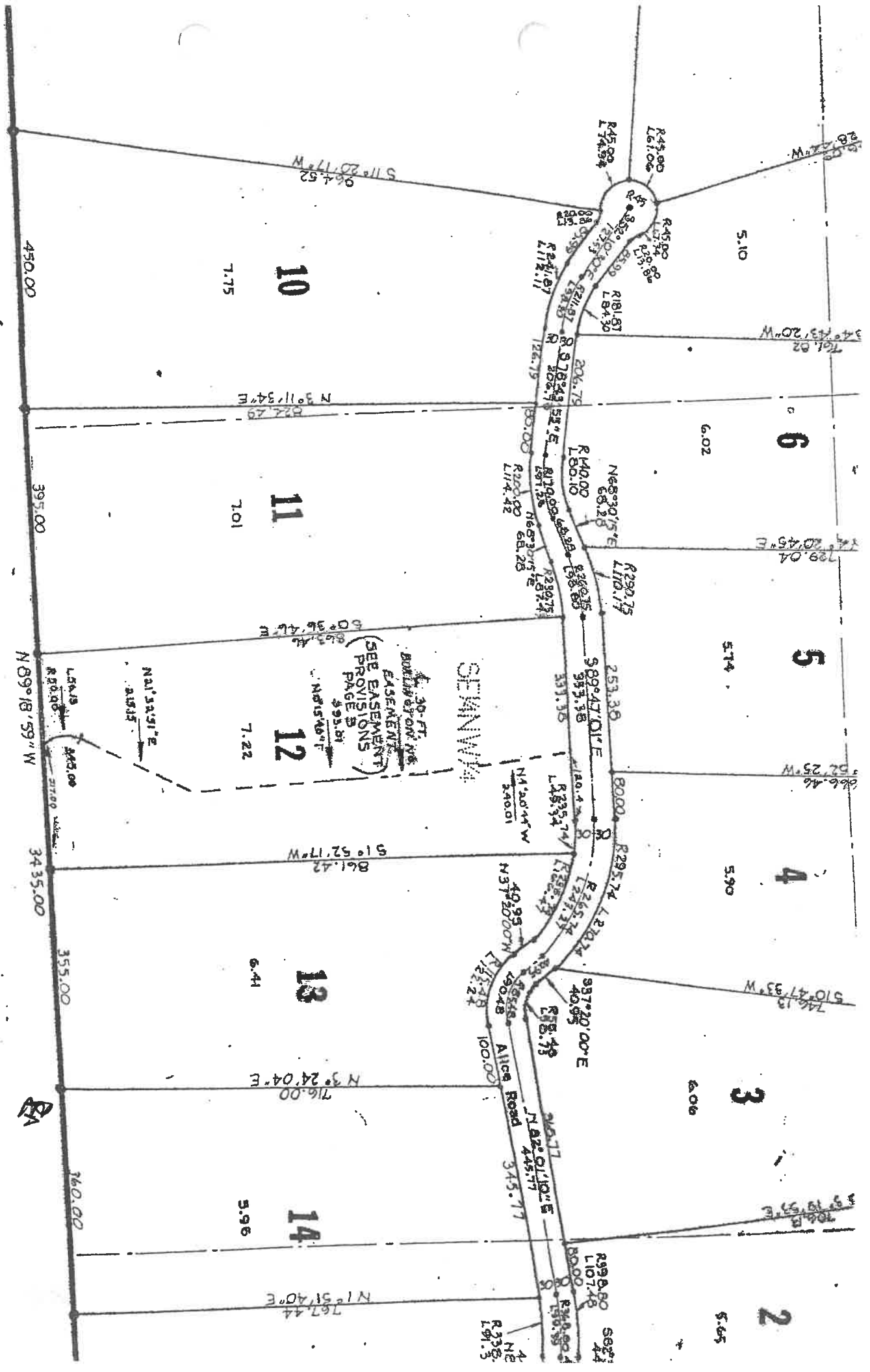
Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 6/17/2003 6:35:20 PM



Scale: 1 inch = 300 feet

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessors Office does not warrant its accuracy.

Page 1 of 3
 Little Peoh Point Tracts
 Receiving # 403292



Surveyed by Northrup

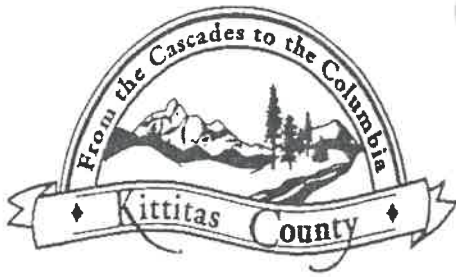
EASEMENT PROVISIONS

Utility Easement

An easement is hereby reserved and granted to PUGET SOUND POWER AND LIGHT COMPANY and PACIFIC NORTHWEST BELL TELEPHONE COMPANY and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the interior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground or overhead conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

Access Easement

An access easement is hereby granted to Burlington Northern Railway Co. over and across a 30-foot strip of land which follows a center line as shown on Lot 12 of this plat. The easement is for access from Alice Road to property in the S1/2 of Section 11, Township 19 North, Range 15 East, W.M.



KITTITAS COUNTY HEALTH DEPARTMENT

Administration
Community Health Services
Health Promotion
507 Nanum Street, RM 102
Ellensburg, WA 98926-2898
Tele: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N Ruby, Suite 3
Ellensburg, WA 98926-2898
Tele: (509) 962-7698
Fax: (509) 962-7052

RECEIVED

June 17, 2003

JUN 18 2003

Blum and Associates Land Surveyors, Inc.
P.O. Box 1104
Chehalis, WA. 98532

KITTITAS COUNTY
CDS

To Whom It May Concern,

It has come to my attention that some mylars for large lot plats are missing the Health Department signature block. While Kittitas County Code Chapter 16.36.010 Large Lot Subdivision does not require the health department to perform soil logs to address on site sewage issues and we addressed water availability concerns through a letter sent to Kittitas County Community Development Services earlier this year, the large lot plat chapter contains a reference to chapter 16.12 sections 010 - 030 of the subdivision code. My interpretation of 16.12.020. (i) is that a signature block for the health department still needs to be included.

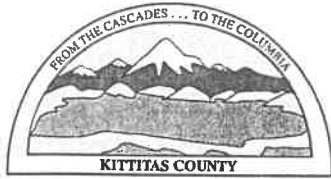
Please include a signature block for the Health Officer to sign off for all mylars regarding Large Lot Plats.

If you have any questions or concerns, please contact me.

Sincerely,

John J. Wolpers III REHS RS
Environmental Health Director

cc. Community Development Services-Planners



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Paul D. Bennett, P.E., Director


RECEIVED

JUN 18 2003

KITTITAS COUNTY
CDS

MEMORANDUM

TO: Chad Bala, Community Development Services

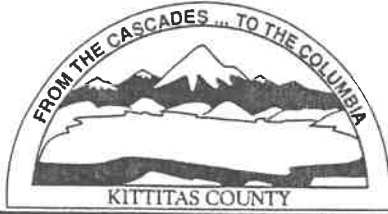
FROM: David Spurlock 

DATE: June 18, 2003

SUBJECT: Peoh Point Large Plat

After our departments review of the final mylars it has become apparent that the applicant shall show or make reference to the access easements to the property. The question has risen that the proposed large lot subdivision did not have access to a public right-of-way. After some further review and a review of the documents that were submitted with the application it was determined that the Peoh Point Large lot Plat has access to Alice Road, which is a dedicated public right-of-way via a private easement across lot 12 of the Little Peoh Point Tract Plat. For more information please see attachments.

If you have any questions or need additional information, please don't hesitate to contact me.



Kittitas County
Community Development Services

411 N. Ruby, Suite 2, Ellensburg, WA 98926
Telephone: (509) 962-7506 ■ Facsimile: (509) 962-7697

March 18, 2003

Cle Elum's Sapphire Skies
315 – 39th Avenue SW
Suite 8
Puyallup, WA 98373-3690

Regarding: Peoh Pt. Large Lot Subdivision
Brookside Trails East Large Lot Subdivision
Brookside Trails West Large Lot Subdivision

In regards to the three large lot subdivisions, mentioned above, submitted to Kittitas County Community Development Service's Department (KCCDS) have completed the comment/appeal period, which ended March 13, 2003.

Kittitas County Community Development Service's Department is in receipt of a comment letter addressed to the Peoh Point large lot subdivision. I have included a copy of the letter for your review and also a letter from Kittitas County Community Development Service's Department addressing the issue.

As for Brookside Trails East and West large lot subdivision's no comments were received.

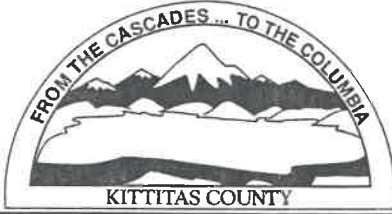
Kittitas County Community Development Service's Department looks forward to receiving the final mylar's for review.

If you have any further questions please call.

Kittitas County Community Development Service's Department

Chad Bala, Planner

CC: Plum Creek Timber Co.
Bluhm & Associates Land Surveyors, Inc.



Kittitas County
Community Development Services

411 N. Ruby, Suite 2, Ellensburg, WA 98926
Telephone: (509) 962-7506 ■ Facsimile: (509) 962-7697

March 18, 2003

Dick Johnson
201 N. 107th St.
Seattle, WA 98133

Regarding: Peoh Pt. Large Lot Subdivision

Dear Mr. Johnson

Kittitas County Community Development Service's Department is in receipt of your letter and has been reviewing it further, at the same reviewing the preliminary drawing submitted with the application. I would like to point out that your comment is well received, but after further review, on the face of the preliminary drawing it does state that there is a 60 foot easement for the purposes of ingress, egress, and utilities as shown on Ref. Survey No. 2. Please review the preliminary drawing that was given to you at our previous meeting.

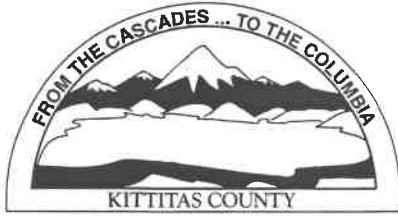
Since there is already language on the face of the plat stating the easement location for ingress, egress, and utilities, therefore negates requiring a note stating there is no utility easement to serve the property.

If you have any further questions please call.

Kittitas County Community Development Service's Department


Chad Bala, Planner

CC: Sapphire Skies
Plum Creek Timber Co.



Kittitas County

Community Development Services

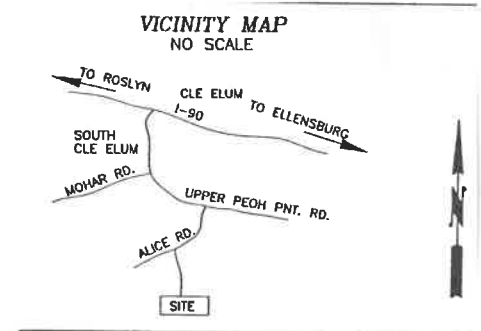
411 N. Ruby, Suite 2, Ellensburg, WA 98926
Telephone: (509) 962-7506 ■ Facsimile: (509) 962-7697

NOTICE

Peoh Pt. Large Lot Short Plat (SP-03 -07)

Notice is hereby given that on February 28th, 2003 conditional preliminary approval has been given to an applicant for a large lot short plat subdivision of 269.51 acres into 4 lots, lot 4-A at 61.25 acres, lot 4-B at 63 acres, lot 4-C at 84 acres, and lot 4-D at 61.26 acres, submitted by Cle Elum Sapphire Skies. Location: Off of Alice Road (See vicinity map), Cle Elum, WA. 98922, portion of the SW & SE ¼ of Section 11, T19N., R15E., W.M. (Tax parcel number 19-15-11030-0004).

Said proposed division may be appealed to the Board of County Commissioners upon the request of any aggrieved party within 10 working days. The County will not take action on this proposal for 15 days. Comments/Appeals must be received no later than March 13th, 2003.



Original short plats and related information may be examined during the business hours at the Kittitas County Planning Department 411 N. Ruby 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



Kittitas County
Community Development Services

411 N. Ruby, Suite 2, Ellensburg, WA 98926
Telephone: (509) 962-7506 ■ Facsimile: (509) 962-7697

February 28th, 2003

Bluhm and Associates
Attn: Kris Horton
1068 S. Market Blvd.
Chehalis, WA.
98532

RE: SP-2003-07 PEOH PT.

Dear Ms. Horton;

The Planning Department has determined that the Peoh Pt. Large lot Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. Plat notes shall reflect the following:
 - a) Entire access to all lots must be constructed to the Uniform Fire Code as adopted by Kittitas County prior to the issuance of any Building Permit.
 - b) The cumulative effect of water withdrawals for this development shall not exceed 5,000 gallons per day.
2. Attached you will find comments from the Kittitas County Department of Public Works and KC Environmental Health. Also attached is a copy of the survey with some minor revisions that are needed for the final mylar's. Please let me know if you have any questions.
3. Survey must meet the provisions of KCC 16.24. Specifically, property corners must be set.

Approval of the Peoh Pt. 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 on March 13th, 2003. 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.

Sincerely,

Chad Bala
Planner I
Kittitas County Community Development Services
(509) 962-7506



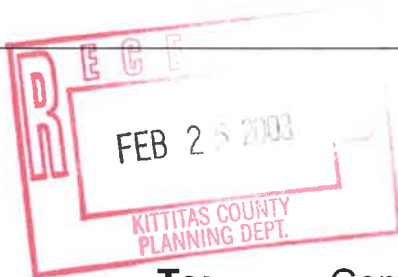
Environmental Health

Kittitas County Health Department

**Administration
Community Health Services
Health Promotion**

507 Nanum Street, RM 102
Ellensburg, WA 98926-2898
Tele: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street Suite 3
Ellensburg, WA 98926-2898
Tele: (509) 962-7698
Fax: (509) 962-7052



Memorandum

To: Community Development Services- Chad Bala Planner
From: Environmental Health -John Wolpers *JW*
Date: 2/25/2003
Re: Peoh Point Large Lot Plat- Water Availability

In accordance with Kittitas County Code Chapter 16.36.010 General Information Requirements- regarding health department information for large lot plats, soil logs are not required for the plat approval process.

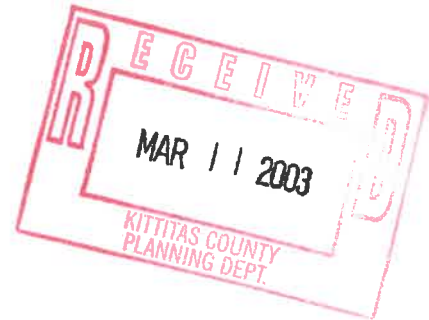
There is also no reference to water availability as written. As the minimum lot size of fifty acres is required, there can be many different building sites for the owner to choose from once the approval process is complete. For the health department to require a well be drilled for proof of water availability as is required in the short plat approval process, this can create an undue hardship to the lot owner due the potential distance to the well making it cost prohibitive to develop for use.

By way of administrative determination this department will waive any information regarding water availability for this plat approval.

Should you have any questions or concerns, please do not hesitate to contact me.

March 11, 2003

Chad Bala
Kittitas County Development Services
411 N. Ruby St.
Ellensburg, WA 98926



RE: SP-2003-07 Peoh Point

Dear Mr. Bala:

The proposed Peoh Point Large Lot Short Plat involves the subdivision of one lot of approximately 270 acres. This one lot was itself created within the past few months by subdividing a larger lot of approximately 333 acres into four lots. The immediate effect of this proposed plat is to provide seven lots from the original 333 acres. In addition the four new lots can themselves potentially be divided into a total of 13 lots.

The subdivision is accessed via an easement across privately owned property. My interest is that I am a part owner of that property. The access easement is thirty feet in width and was originally conveyed to Burlington Northern and their successors as a nonexclusive and nonassignable easement on December 31, 1975. While the easement provides access through a gate to the subdivision it does not provide for utilities. With this lack of utilities the existing four lots are probably too many but any further subdivision, such as this proposed plat, is totally inappropriate.

My concern with this proposed plat is that it implies that utilities would be available in the future to any proposed buyer. Since this property is currently being marketed as subdividable the face of the plat should be revised to make any prospective buyer aware of the fact that there is no utility easement to serve the property.

Sincerely,

A handwritten signature in black ink that reads "Dick Johnson". The signature is written in a cursive style.

Dick Johnson
201 N. 107th St.
Seattle, WA 98133
(206) 364-2463



Your Cash Solution!

Fax Cover Sheet

Fax to number: 509-962-7697

Attention: Chad Bala

Date and Time: 3-11-03 11:45

Number of Pages (including cover): 2

From: Dick Johnson

Comments: Copy of draft letter we
discussed. Let me know if
it will be adequate or if
I should change it

Thanks for your help.

Moneytree
10500 Greenwood Avenue North
Seattle, WA 98133
Phone: (206) 782-2274
Fax: (206) 782-5341

March 11, 2003

Chad Bala
Kittitas County Development Services
411 N. Ruby St.
Ellensburg, WA 98926



RE: SP-2003-07 Peoh Point

Dear Mr. Bala:

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Sincerely,

A handwritten signature in blue ink that reads 'Dick Johnson'. The signature is written in a cursive, slightly slanted style.

Dick Johnson
201 N. 107th St.
Seattle, WA 98133
(206) 364-2463



Kittitas County Planning Department

Room 182, Courthouse • Ellensburg, WA 98926 • (509) 962-7506

KITTTITAS COUNTY PLANNING DEPARTMENT -SHORT PLAT ELIGIBILITY SHEET-

Eligible: YES NO

Reviewed By: Chao Bala Date: 2-26-03

Short Plat Number: PEOH PT

Tax Parcel Number: 19-15-11030-0004

Total Number of Acres: 269.51

Number of Proposed Lots: 4

Proposed Acreage for Each Lot:

Lot 4-A = 61.25 acres
4-B = 63 acres
4-C = 84 acres
4-D = 61.26 acres

*As surveyed
Submitted*

Number of Years Since Last Division: Two Than A year (7/2/2002)

Type of Division: Exempt Segregation

Zoning Classification:

- | | |
|---|---|
| <input type="checkbox"/> Agricultural-3 | <input type="checkbox"/> Limited Commercial |
| <input type="checkbox"/> General Commercial | <input type="checkbox"/> Light Industrial |
| <input type="checkbox"/> Commercial Forest | <input type="checkbox"/> P.U.D. |
| <input checked="" type="checkbox"/> Forest and Range-20 | <input type="checkbox"/> Residential |
| <input type="checkbox"/> Rural-3 | <input type="checkbox"/> General Industrial |
| <input type="checkbox"/> Suburban | <input type="checkbox"/> Highway Commercial |
| <input type="checkbox"/> SuburbanII | <input type="checkbox"/> Residential-2 |
| <input type="checkbox"/> Agricultural-20(Select Below) | |
| <input type="checkbox"/> Commercial Agricultural Zone | |
| <input type="checkbox"/> Commercial Agricultural Zone Overlay | |

Applicant's Name: Cl. Elm Sapphire Skies

Address: _____

Phone Number: _____

Notes: _____

NOTE: Short Plat Eligibility Sheet does not vest short plat applications.

Application # _____

PLANNING DEPARTMENT
 PRELIMINARY SITE ANALYSIS FORM
 BUILDING PERMITS

TO BE COMPLETED BY PLANNING DEPARTMENT STAFF

Owner/Applicant: Cle Elmer Supplaine Skies
 Address/Location: _____
 Parcel #: 19-15-11030-0004 Lot Size: 200 acres Zone: F&R

Proposed Use: LRG LOT Short PRT Square Footage: _____ Use Allowed? Yes ___ No ___
 Does SEPA Apply to the Proposed Use? Yes ___ No ✓ Required Setbacks: F 25 S 10 R 10
 Variance Required? Yes ___ No ✓ Conditional Use Permit Required? Yes ___ No ✓
 Within Shoreline? Yes ___ No ✓ Shoreline Environment: _____ SSDP#: _____

IS THE PROPOSED USE WITHIN A CRITICAL AREA?

Frequently Flooded Area: Yes ___ No ✓ Panel #: 530095 0 244B Zone: C Zero Rise Req'd: Yes ___ No ✓
 Fill not to exceed 10 cubic yards if checked.
 Fish & Wildlife Habitat Conservation Area: Yes ___ No ✓ Quad Map: _____
 Type of Habitat: _____ Water Type #: _____ Buffer Requirement: _____
 Wetland: Yes ___ No ✓ Quad Map: _____ Category (Circle) I II III IV not delineated
 Buffer Requirement: _____ Replacement Ratio: _____
 Geologic Hazard Areas: Seismic: Yes ___ No ✓ Landslide: Yes ___ No ✓ Erosion: Yes ___ No ✓
 Mine: Yes ___ No ✓ Steep Slope: Yes ✓ No ___
 Aquifer Recharge Area: Does this use involve Hazardous Materials?: Yes ___ No ___ (If no then project is exempt)
 Hazardous Materials containment required if checked
 Additional approvals required?: Yes ___ No ___ Type: _____

Notes/Comments: High percentages of land (this parcel) is sloped-

 Reviewed by: _____ Date: _____

