



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

April 24, 2007

PHSE Inc
c/o Michael Marchetti
5603 N Waterfront Drive
Tacoma, WA 98407

RE: Trent Short Plat, File #SP-07-26

Dear Mr. Marchetti:

Kittitas County Community Development Services has determined that the Trent Short Plat is a complete application and hereby grants **conditional** preliminary approval subject to the following conditions:

1. A statement regarding drainage improvements shall be reflected on the final mylars.
2. A vicinity map showing the boundary lines of all adjacent subdivisions shall be reflected on the final mylars.
3. The name and address of the property owner(s) shall be on the short plat mylars.
4. The Seal of the registered land surveyor who made, or under whose supervision was made, a survey of the short plat along with signature and expiration date.
5. The approval signature box for the signature of the Kittitas County Engineer will be addressed 'Kittitas County Department of Public Works'.
6. The name and address of the owner shall be on the final mylar.
7. Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. Ordinance 2005-31, 2005.
8. The following plat notes need to be included in the final mylars:
 - At the time of preliminary plat approval the parcels contained within the plat are not located within a fire district. Any construction within this plat shall be subject to the International Fire Code and International Urban Wild-Land Interface Code, and additional special building and site development requirements shall be applied.
 - All non-community wells must be placed a minimum of 50 feet from property lines. KCC 17A.08.020.
9. All Kittitas County road standards must be met. Attached you will find comments from Kittitas County Public Works. Please contact Randy Carbery at 962-7523 regarding all road standards and access questions.
10. Attached you will find comments from Kittitas County Environmental Health. Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.
11. Attached you will find comments from State of Washington Department of Ecology. Please see those documents for required plat notes and information on issues needing completion before final approval of this short plat.
12. A Certificate of Title must be submitted before final mylars will be signed.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Approval of the Trent 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 Tuesday, May 8, 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 Tuesday, May 8, 2007 at 5:00p.m.

Sincerely,

A handwritten signature in cursive script that reads "Mary Rill".

Mary Rill
Staff Planner

CC: Required parties (KCC 15A)