



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: December 30, 2013

SUBJECT: Brain Short Plat SP-13-00010

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**The following shall be conditions of preliminary approval:**

1. Road Variance (RV-13-14 Brain): This project received a road variance to allow reduced standards for the access road serving the project. The following conditions apply:
  - a. The road shall be a minimum of 20' wide and have an all-weather surface.
  - b. A turnaround shall be constructed in a location approved by the Fire Marshal.
  - c. The road shall not be used for any future subdivision.
2. Vantage Highway Access: The landowner has secured a 60' easement from the Vantage Highway into the site. The driveway will access the Vantage Highway from the existing commercial access at 1601 Vantage Highway. If this access is used for the new lot instead of the driveway from Vista Road, the improvements required by RV-13-14 will not be required. The driveway from Vantage Highway must be constructed to meet the driveway standards in KCC 12.12 and KCC 20.02. Additional improvements will be required if the driveway receives use outside of this short plat or serves future development.
3. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
4. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
6. Addressing: 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.
7. Mailbox Placement: 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 construction.