

# Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

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File No. SUB20-008  
CAP20-031

## NOTICE OF APPLICATION

The application described below has been submitted to the Walla Walla County Community Development Department (CDD).

**File name/Docket #:** Silver Dollar LLC - 2 lot short plat/SUB20-008, CAP20-031

**Application type:** SUBDIVISION

**Applicant:** SILVER DOLLAR LLC  
1105 SAPOLIL RD  
WALLA WALLA WA, 99362

**Owner:** SILVER DOLLAR LLC  
1105 SAPOLIL RD  
WALLA WALLA, WA 99362

**Project description:** Proposed two lot short plat. The .37 acre property is generally located at 92 Main St, Touchet, WA (APN 330734310067) and zoned Rural Activity Center. The following mapped critical areas are located within or adjacent to the project area: fish and wildlife conservation areas (terrestrial habitat for wintering birds of prey), geologically hazardous areas (seismic hazard area with moderate to high liquefaction susceptibility) and critical aquifer recharge areas (Walla Walla River Shallow Gravel Aquifer CARA).

**Required Permits:** Critical Areas

**Development Regulations:** WWCC Title 16 – Subdivisions; WWCC Chapter 18.08 – Critical Areas Protection; WWCC Chapter 17.18 – Density and Dimensions

**Date of application:** 9/16/2020

**Date determined complete:** 11/02/2020

**Date of notice:** 11/11/2020

**REVIEW PROCESS AND PUBLIC COMMENT:** The decision on this application will be made by the CDD Director. The comment period for this project is fourteen (14) days from issuance of this notice; this period ends **11/25/2020**. The notice of application is required by RCW 36.70B.110 and Walla Walla County Code (WWCC) 14.07.080.

To be considered as a party of record send written comments to:

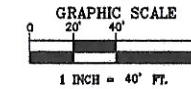
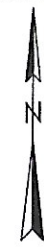
**Walla Walla County Community Development Department**  
c/o JENNIFER BALLARD, Senior Planner  
310 W. Poplar Street, Suite 200  
Walla Walla, WA 99362  
[commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us)

**APPEALS:** The Director's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Hearing Examiner pursuant to WWCC 14.11.010 and 14.11.030.

**FOR MORE INFORMATION:** Please contact JENNIFER BALLARD, Senior Planner, at 509-524-2626 or [commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us).

WALLA WALLA COUNTY SHORT PLAT SUB20-\_\_\_

PREPARED FOR  
SILVER DOLLAR, LLC  
PORTION OF THE NE1/4 OF THE SW1/4, SECTION 34,  
TOWNSHIP 7 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN,  
WALLA WALLA COUNTY, WASHINGTON



DESCRIPTION

A STRIP OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN IN WALLA WALLA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTH-WEST QUARTER OF SAID SECTION 34 AND A LINE THAT IS 100.00 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE MAIN TRACK OF THE WALLULA BRANCH OF THE UNION PACIFIC RAILROAD COMPANY, AS NOW CONSTRUCTED AND OPERATED; THENCE SOUTH 81°44'42" EAST, ALONG A LINE THAT IS PARALLEL WITH AND 100.00 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF THE MAIN TRACK, A DISTANCE OF 590.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 08°15'18" EAST, A DISTANCE OF 50.00 FEET, TO A POINT THAT IS 50.00 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF THE MAIN TRACK; THENCE SOUTH 81°44'42" EAST, ALONG A LINE THAT IS PARALLEL WITH AND 50.00 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF THE MAIN TRACK, A DISTANCE OF 320.00 FEET; THENCE SOUTH 08°15'18" WEST, A DISTANCE OF 50.00 FEET, TO A POINT THAT IS 100.00 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF THE MAIN TRACK; THENCE NORTH 81°44'42" WEST, ALONG A LINE THAT IS PARALLEL WITH AND 100.00 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF THE MAIN TRACK, A DISTANCE OF 320.00 FEET, TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S NOTES

- DATE OF SURVEY/MONUMENTS VISITED: OCTOBER 16, 2020.
- BASIS OF BEARING: N0°03'14"W ALONG THE WEST LINE OF NE1/4 OF THE SW1/4 OF SECTION 34, T7N, R33E, WM, PER THAT RECORD OF SURVEY RECORDED IN BOOK 8 OF SURVEYS, PAGE 201, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.
- UNITS OF MEASURE: US SURVEY FEET GROUND DISTANCES.
- EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
- FOUND 5/8" REBAR & CAP "PERMIT SURVEY PLS 32445"
- ⊙ SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
- CALCULATED POINT, NOT FOUND OR SET
- POWER POLE
- GPC- GUY POLE
- GA- GUY ANCHOR
- PM- POWER METER
- W- WELL

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_ AT THE REQUEST OF CHRISTOPHER C. AHMANN.

WALLA WALLA COUNTY AUDITOR \_\_\_\_\_

SEE NO. \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER C. AHMANN, A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN HEREON.

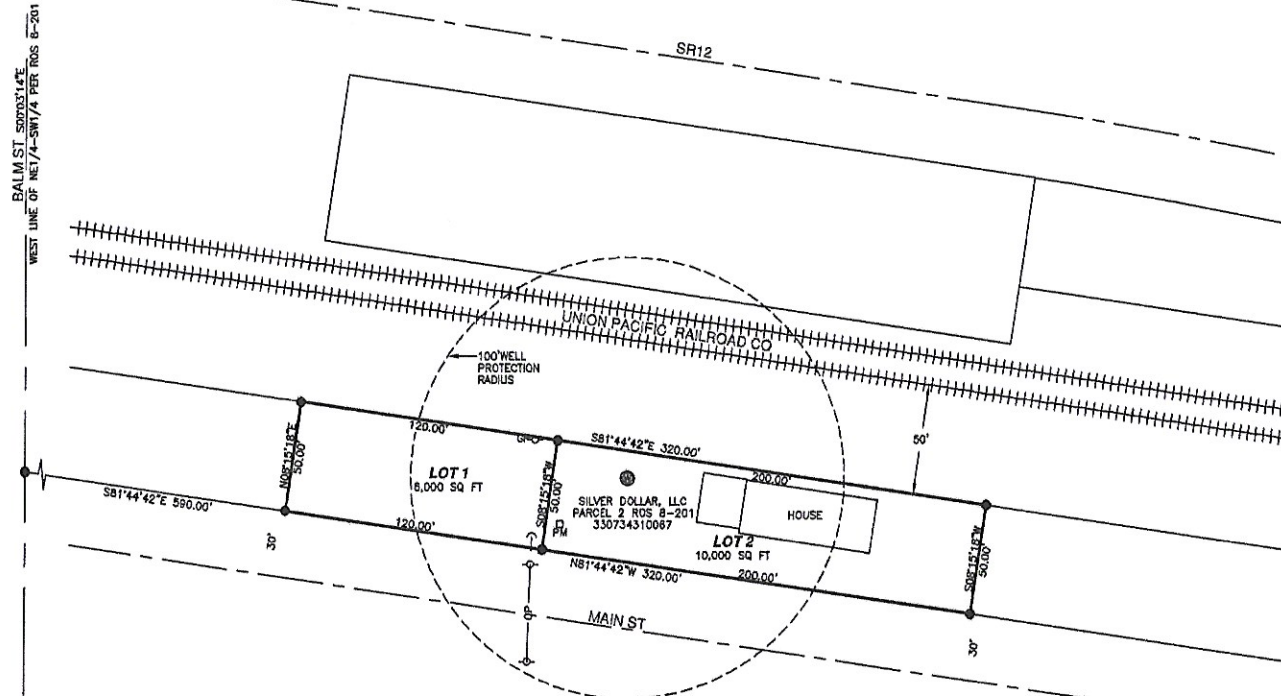
CHRISTOPHER C. AHMANN  
CERTIFICATE NO. 45774



**PERMIT SURVEYING INC**  
2245 Robertson Drive  
Richland, Washington 99354

Office 509-375-4123  
Fax 509-371-0999

DATE: 10/26/20  
SCALE: 1"=40'  
DRAWN BY: CCA  
APPROVED BY: CCA  
PROJECT: 20151  
SHEET 1 OF 1



DEDICATION

WE, SILVER DOLLAR, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT-PLATTED INTO LOTS AS SHOWN.

BRUCE BANISTER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVALS

THE SHORT PLAT SHOWN HEREON CONFORMS TO THE COMPREHENSIVE PLAN AND WITH THE REQUIREMENTS OF THE SUBDIVISION CODE OF WALLA WALLA COUNTY, WASHINGTON.

LAUREN PRÉNTICE \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF THE WALLA WALLA COUNTY COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 20\_\_\_\_ AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, APPEARED BEFORE ME BRUCE BANISTER, KNOWN TO ME TO BE THE PRESIDENT OF SILVER DOLLAR, LLC, ON OATH STATED HE IS AUTHORIZED BY SILVER, LLC TO EXECUTE THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED SAID INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

