



## KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

October 18, 2007

Circle N LLC  
219 Lake Street  
Suite B  
Kirkland, WA 98033

Dear Applicant,

Kittitas County Community Development Services has determined that the Nelson Short Plat (SP-07-118) is a complete application and hereby grants ***conditional preliminary approval*** subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-07-118 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid for 2007 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. This property is within the KRD district boundaries and all KRD General Guidelines will need to be met prior to final approval.
4. Per Kittitas County Environmental Health, soil logs need to be performed and a well log for the well located on lot 8 is needed for water availability.
5. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology, this includes the use of water for irrigation. The attached comments from the Department of Ecology outline the specifics of these rules.
6. Portions of this property are located within the shoreline jurisdiction of the Yakima River, its associated floodplain and floodway, wetlands and riparian areas. Upon application for a building permit for any of the newly created lots, a flood development permit may be required. Any ground disturbance within the 200 foot jurisdiction of the Yakima River will require further review by Community Development Services.
7. Please see the attached comments from Kittitas County Department of Public Works for further issues that must be addressed prior to final approval.

Approval of the Nelson 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 Thursday, November 1, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed.

**This determination may be appealed 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. 5<sup>th</sup>, Room 108) by 5:00 p.m. on Thursday, November 1, 2007.**

If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,

Mackenzie Moynihan  
Staff Planner

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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