



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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November 1, 2007

Duncanson Company, Inc.
Kevin Walker
145 SW 155th Street, Suite 102
Seattle, WA 98166

Dear Mr. Walker,

Kittitas County Community Development Services has determined that the Lodge Short Plat (SP-07-138) 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-07-138 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. **One time split provision** – This short plat has exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcel and subsequent parcels created via this short plat.
4. Per Kittitas County Environmental Health, proof of water availability is required and soil logs need to be done.
5. This property is in within the boundaries of the Kittitas Reclamation District (KRD) and both parcels contain irrigable ground. Proof that all KRD General Guidelines have been met is required prior to final approval.
6. 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 Lodge 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 15, 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. 5th, Room 108) by 5:00 p.m. on Thursday, November 15, 2007.

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

Sincerely,

Mackenzie Moynihan
Staff Planner

cc: Rich Wilson, Development Services of America

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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