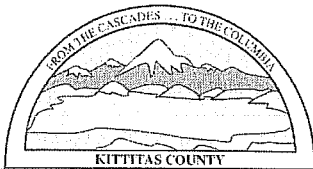


PROJECT NAME: **C.I.G. Preliminary Plat (P-07-59)**

Index # <small>*Numbers in lower right hand corner</small>	Document Name
1	Long Plat Application
2	Letter to Richard Warlick from CDS 1/18/08
3	Memo from Public Works 1/22/0
4	Affidavit of Posting
5	Determination of Completeness 7/22/08
6	Notice of Application
7	Notification Checklist
8	Affidavit of Publication
9	Memo from Public Works 7/28/08
10	Letter from Public Health 11/16/07
11	Comment letter from Dept. of Ecology 8/7/08
12	Comment letter from Yakama Nation 8/13/08
13	Memo from Public Works 10/16/08
14	CIG Road Variance approval 11/03/08
15	Letter from Kittitas Co. Fire & Rescue #7 10/14/08
16	Notice of Public Hearing
17	Notification Checklist
18	Hearing Examiner Staff Report



**STAFF REPORT
C.I.G. PRELIMINARY PLAT**

TO: Kittitas County Hearing Examiner
FROM: Kittitas County Community Development Services Staff
RE: C.I.G. Preliminary Plat (P-07-59)
DATE: December 11, 2008

I. GENERAL INFORMATION

Requested Action: Cascade Investment Group LLC authorized agent for Jeffrey Ryberg & Scott Erickson, landowners, have submitted a Long Plat application to subdivide approximately 20 acres into six (6) lots. The proposed lot sizes range from 3.00 acres to 4.48 acres. The subject property is zoned Rural 3. The project is proposed to be served by individual wells and onsite septic systems.

Location: The property is located north of the Town of Ronald, east of Salmon La Sac Road off of Anna Bell Road, Ronald, WA 98940, located in a portion of the northwest quarter of Section 16, T21N R14E, W.M. in Kittitas County. Map number: 21-14-16000-0005.

II. SITE INFORMATION

Total Project Size: 20 acres
Number of Lots: 6
Domestic Water: Individual wells
Sewage Disposal: Individual on-site septic system
Power/Electricity: Puget Sound Energy
Fire Protection: Outside Fire District #6 (WUIC)
Irrigation District: Not applicable

Site Characteristics: The area is forested and relatively steep with portions of the property exceeding 30% slope. There is evidence that the land has been logged in the past 10-years.

Surrounding Property:

North: Vacant
South: Vacant
East: Vacant
West: Vacant

Access: The proposed project will have access from Salmon La Sac Road via private access easements. The access road will be constructed to meet Kittitas County Road Standards. All required roadway improvements will be the responsibility of the developer. A second access route is not required

Zoning and Development Standards: The subject property is located within the Rural 3 zoning district. The purpose and intent of the Rural-3 zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-3 zones will be to minimize adverse effects on adjacent natural resource lands. Applicable development standards set forth in KCC Chapter 17.30 includes but are not limited to the following:

Lot Size: The minimum residential lot size shall be three acres in the Rural-3 zone. The overall density of any residential development shall not exceed one dwelling for each three acres, except as provided for in Kittitas County Code 16.09, Performance Based Cluster Platting.

Setbacks: There shall be a minimum front yard setback of twenty-five feet. Side and rear yard setbacks shall be fifteen feet.

Preliminary Plats: The requirements of KCC Chapter 16.12, "Subdivisions: Preliminary Plats," apply to the design and review requirements for approval of major subdivisions of 5 or more lots, parcels or tracts.

III. ADMINISTRATIVE REVIEW

Notice of Application: A long plat application was submitted to Community Development Services on November 15, 2007 and deemed complete for processing on July 10, 2008. The Notice of Application for the preliminary plat application was issued on July 25, 2008. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on August 11, 2008.

IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the subject property as Rural. Kittitas County has established the following goals and policies to guide future housing developments. These goals and policies were developed in response to existing housing conditions and identified needs within the county, and support the County Wide Planning Policies:

GPO 3.1 - Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.

GPO 3.6 - Provide for future populations while protecting individual property rights.

GPO 3.17 - Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

GPO 3.18 - Provide sufficient housing units while maintaining environmental quality.

GPO 8.5 - Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

GPO 8.46 - Residential development in rural lands must be in areas that can support adequate private water and sewer systems.

V. ENVIRONMENTAL REVIEW

The application is categorically exempt from review under the State Environmental Policy Act pursuant to KCC 15.04.090 and WAC 197.11-800 (1)(c)(i).

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included as Exhibits in the Hearing Examiner packet.

No public comments were submitted on this proposal at the time of staff review.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by individual wells and individual on-site septic systems. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that portions of the site have areas of steep slopes.

Consistency with the provisions of KCC 16.12: Preliminary Plat Subdivision Code:

This proposal is consistent with the Kittitas County Subdivision Code for Preliminary Plats.

Consistency with the provisions of KCC Title 12: Roads and Bridges:

The Kittitas County Department of Public Works has identified that Salmon La Sac Road is classified as a Collector. The road is required to meet all Kittitas County Road Standards as outlined in the October 16, 2008 memorandum issued by the Department of Public Works prior to issuance of a building permit. As conditioned, the proposal is consistent with the provisions of KCC Title 12.

Agency Comments:

The following agencies provided comments during the comment period: Department of Ecology, Yakama Nation, Kittitas County Department of Public Works, Kittitas County Environmental Health and Kittitas County Fire & Rescue 7. These comments have been included as conditions of approval to address these agency concerns.

Public Comments:

No public comments were submitted on this proposal at the time of staff review.

VIII. RECOMMENDATION

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12 and Title 16.12 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the C.I.G Preliminary Plat; file number (P-07-59), subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. Cascade Investment Group LLC authorized agent for Jeffrey Ryberg & Scott Erickson, landowners, has submitted a Long Plat application to subdivide approximately 20 acres into six (6) lots on land that is currently zoned Rural-3.
2. The proposed lot sizes range from 3.00 acres to 4.48 acres. The project is proposed to be served individual wells and individual on-site septic systems.
3. The property is located north of the Town of Ronald, east of Salmon La Sac Road off of Anna Bell Road, Ronald, WA 98940, located in a portion of the northwest quarter of Section 16, T21N R14E, W.M. in Kittitas County. Map number: 21-14-16000-0005.

4. Site Information:

Total Project Size:	20 acres
Number of Lots:	6
Zoning district	Rural 3
Domestic Water:	Individual wells
Sewage Disposal:	Individual on-site septic system
Power/Electricity:	Puget Sound Energy
Fire Protection:	Outside Fire District #6 (WUIC)
Irrigation District:	Not applicable

5. Site Characteristics: The area is forested and relatively steep with portions of the property exceeding 30% slope. There is evidence that the land has been logged in the past 10-years.
6. Surrounding Property:
- North: Vacant
 - South: Vacant
 - East: Vacant
 - West: Vacant
7. The Comprehensive Plan designation is Rural.
8. The subject property is zoned Rural 3, which allows for one residential unit per 3 acres.
9. A long plat application was submitted to Community Development Services on November 15, 2007 and deemed complete for processing on July 10, 2008. The Notice of Application for the preliminary plat application was issued on July 25, 2008. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on August 11, 2008.
10. The application is categorically exempt from review under the State Environmental Policy Act pursuant to KCC 15.04.090 and WAC 197.11-800 (1)(c)(i).
11. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by individual wells and individual on-site septic systems. Staff has conducted and an administrative critical area review in accordance with KCC 17A and found that portions of the site have areas of steep slopes.
12. This proposal is consistent with the Kittitas County Subdivision Code Chapter 16.12 for Preliminary Plats
13. The Kittitas County Department of Public Works has identified that Salmon La Sac Road is classified as a Collector. The road is required to meet all Kittitas County Road Standards as outlined in the memorandum issued by the Department of Public Works prior to issuance of a building permit. As conditioned, the proposal is consistent with the provisions of KCC Title 12.
14. The following agencies provided comments during the comment period: Department of Ecology, Yakama Nation, Kittitas County Department of Public Works, Kittitas County Environmental Health and Kittitas County Fire & Rescue 7. These comments have been included as conditions of approval to address these agency concerns

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated November 15, 2007 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. All current and future landowners must comply with the International Urban-Wildland Interface Code.
4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
5. Prior to any ground disturbing activities on the subject property, the applicant shall consult with the Yakama Nation on a professional archaeological survey to protect any and all archaeological resources. Proof of consultation shall be submitted to Community Development Services prior to final approval. If, during consultation with the Yakama Nation, it is determined that an archaeological survey is required, a copy of the completed survey shall be submitted to Community Development Services prior to final approval.
6. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
7. Proof of potable water must be shown prior to final plat approval.
8. For final approval, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
9. Individual wells will be required to be metered and water use data shall be recorded by the property owners.
10. All applicants for subdivision utilizing wells shall have a note placed on the face of the final mylars that states: "
 - a. *"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provided*

no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."

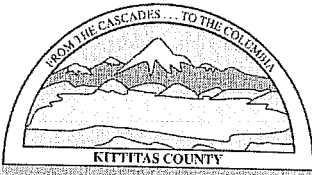
b. *"The C.I.G. Plat No. P-07-59 currently has 5000 gallons of water per day for domestic-use from the exemption. Each parcel will receive 833 gallons per day."*

11. The Final Plat shall meet all requirements as listed in Chapter 16.20 of the Subdivision Code; including content, format, etc. The following items will be required on the Final Plat Submittal:
 - a. Adjacent Property Owners: The adjacent property owners and surrounding properties shall be on the face of the final short plat. (K.C.C.16.20.040, 10, Plat drawing, Adjacent Owners).
 - b. Surrounding Area: All surrounding property shall be shown in dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if un-platted shall be so indicated. (K.C.C.16.20.040, 11, Plat drawing, Surrounding Area).
12. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
13. The entire access from the plat to Salmon La Sac Road shall be shown on the plat, or the vicinity map improved. Anna Bell Drive shall be identified on the face of the plat.
14. Access from Salmon La Sac Road to the hammerhead shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.

- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
15. The applicant is allowed through Road Variance RV-08-13 to construct a hammerhead at the end of the road instead of a cul-de-sac. Hammerheads must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional hammerhead requirements.
16. A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
17. A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
 - a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
18. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
19. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
20. 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.
21. 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.
22. The applicant shall be required to contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
23. Private roads shall meet the following conditions:
 - a. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and

- b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT< 400) 2001, as now exists or hereafter amended, and
 - c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
 - d. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
 - e. Will not result in land locking of existing or proposed parcels, and
 - f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
 - g. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
 - h. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."
24. A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read:
"Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseedling of areas disturbed by development to preclude the proliferation of noxious weeds."
25. Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
26. Both sheets shall reflect the Plat number: P-07-59.



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

"Building Partnerships – Building Communities"

NOTIFICATION CHECKLIST FOR PLANNING ISSUES

(to be filled out and kept in the files at all times)

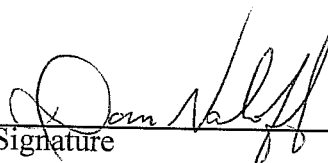
PROPOSAL NAME: C.I.G. Preliminary Plat P-07-59
Notice of Public Hearing

NOTIFICATION MAIL DATE: November 25, 2008

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to who mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.



Signature

Subscribed and sworn to before me this 25th day of November, 20 08.

Notary Public for the State of Washington residing
In Ellensburg.

My appointment expires _____, 20 _____

Washington Dept. of Ecology
Derek Sandison, Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

DNR
External SEPA Coordinator
P.O. Box 47015
Olympia, WA 98504-7015

WA Dept. of Natural Resources
713 E. Bowers Rd.
Ellensburg, WA 98926

WA Dept. Fish and Wildlife
Brent Renfrow/ Mark Teske
201 N. Pearl
Ellensburg, WA 98926

Yakama Nation Cultural Resources
Program
Johnson Meninick, Program Manager
PO Box 151
Toppenish, WA 98948

Yakama Nation Dept. of Natural Resources
Philip Rigdon
P.O. Box 151
Toppenish, WA 98948

James E Brooks Library
Documents Dept.
400 E. University Way
Ellensburg, WA 98926 MS-7548

Yakama Nation
Kate Valdez
Tribal Historic Preservation Officer
PO Box 151
Toppenish, WA 98948

Kittitas County Board of County
Commissioners

Kittitas County Code Enforcement

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Kittitas County Sheriffs Dept

Kittitas County Fire Marshal

USA (WNF)
WENATCHEE NATIONAL FOREST
215 MELODY LN
WENATCHEE WA 98801

Rodney D. Smoldon
District Ranger
803 West Second Street
Cle Elum, WA 98922

Patty Garvey-Darda
USDA
Forest Service
803 West 2nd Street
Cle Elum, WA 98922

Tom Justus
WA State Department of Health
Eastern Regional Office
1500 West Fourth Avenue Suite 305
Spokane, Washington 99201

Yakama Nation
Dept. of Natural Resources
Philip Rigdon
PO Box 151
Toppenish, WA 98948

Washington State Department of Archaeology
& Historic Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

HAGNESS, DAVID ETUX
24467 SE 179TH ST
MAPLE VALLEY WA 98038-

MARAS, GREGORY A. ETUX
PO BOX 243
RONALD WA 98940

PLUM CREEK TIMBER CO LP
PO BOX 1990
COLUMBIA FALLS MT 59912

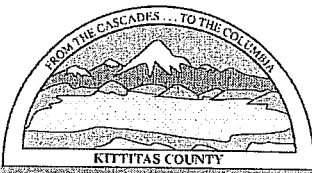
WESTERN INVESTMENT GROUP LLC
6709 89TH ST CT E
PUYALLUP WA 98371

NEWPORT HILLS LAND CO INC
PO BOX 687
ROSLYN WA 98941

DZWOWA, MASIMBAASHE P ETUX
4616 QUINN COURT
BELLINGHAM WA 98226

Cascade Investment Group LLC
9801 178th Ave. SE
Renton, WA 98059

Jeffrey Ryberg & Scott Ericksen
9928 171st Ave. SE
Newcastle, WA 98058



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

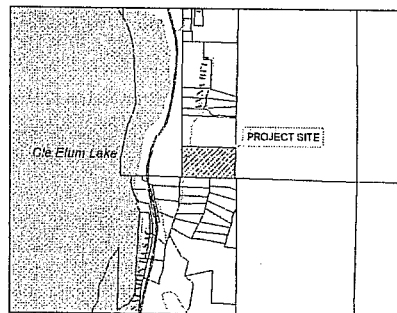
"Building Partnerships – Building Communities"

Notice of Public Hearing C.I.G. Preliminary Plat P-07-59

Notice is hereby given that Kittitas County Hearing Examiner will be conducting an open record public hearing on the C.I.G. Preliminary Plat, P-07-59, submitted by Cascade Investment Group LLC authorized agent for Jeffrey Ryberg & Scott Ericksen landowners, who have applied for a 6-lot preliminary plat on approximately 20 acres of land that is zoned Rural-3. The property is located north of the Town of Ronald, east of Salmon La Sac Road off of Anna Bell Road, Ronald, WA 98940, located in a portion of the northwest quarter of Section 16, T21N R14E, WM. in Kittitas County. Map number: 21-14-16000-0005.

An open record hearing will be held before the Kittitas County Hearing Examiner on December 11, 2008 at 6:00 p.m. at the Kittitas County Courthouse, 205 W. 5th Avenue, Ellensburg, WA in the Commissioner's Auditorium. The Hearing Examiner at said public hearing will consider written and oral testimony. Interested persons are encouraged to attend.

Project documents may be viewed during normal business hours at Kittitas County Community Development Services (CDS) Office, 411 N. Ruby Street, Ellensburg, WA 98926. Please do not hesitate to contact CDS at (509) 962-7506 with any questions you might have. Contact: Dan Valoff, CDS Staff Planner.



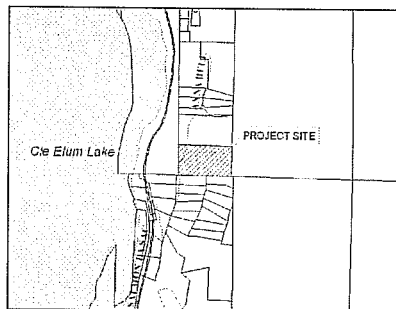
**Notice of Public Hearing
C.I.G. Preliminary Plat
P-07-59**

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Date: November 20, 2008
Publish: November 26, 2008





KITITAS COUNTY FIRE & RESCUE 7

P.O. Box 777 South Cle Elum, WA 98943
Phone 509-674-5371 Fax 509-674-7263

RECEIVED
OCT 28 2008
KITITAS COUNTY
DEPT. OF PUBLICWORKS

October 24th, 2008

Christina Wollman
Kittitas County Department of Public Works
411 North Ruby Street, Suite 1
Ellensburg, WA 98926

Re: Road Variance Morgan Creek I (RV-08-30) and Morgan Creek II (RV-08-33)

Dear Ms. Wollman:

As the Fire Chief of Fire District #7, I would like to express my support for both road variances recently given conditional approval. The proposed improvements by the applicants will provide Fire District #7 reasonable accessibility to provide emergency services to the Morgan Creek area. As the area is under contract by Fire District #7, these are the appropriate steps needed to get annexed as well.

Please note that the upper ridge road is a wild-land interface secondary escape road that will not be accessible during winter months due to ice build-up and possible avalanche conditions related to steep terrain. This is a secondary access road that exceeds grade requirements established by the Kittitas County Community Development set standards and therefore does not meet the requirement to serve future residential development as a primary access/egress roadway.

It is my understanding that this is a secondary escape route only, and that no future residential structures will be located in this corridor.

Please accept this letter in order to satisfy the condition of approval. Do not hesitate to call with any questions – 509-674-5371.

Sincerely,

A handwritten signature in cursive script that reads "Russ Hobbs".

Russ Hobbs
Fire Chief, Kittitas County Fire & Rescue 7

RAH

ROAD STANDARDS VARIANCE REQUEST

CIG PLAT ROAD VARIANCE 08-31

Findings of Fact:

The applicant is applying for a variance from the cul-de-sac requirement and is proposing to construct a hammerhead at the end of a private road due to site constraints. The private road will serve no more than 9 lots. In addition, there will be a cul-de-sac constructed prior to the end of the private road as required for the Western Investment Group Plat, which will limit the number of lots to be served by the hammerhead portion to 4. Proposed mitigation includes placing a "no turnaround" sign prior to entering the site.

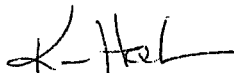
This plat received a Road Variance in May, 2008 for grade on the portion of road through the Western Investment Group Plat.

The plat is located off Salmon La Sac Road and Anna Bell Drive.

Conditional Approval Denial

Conditions of Approval:

Variance approved as submitted. Hammerhead must be built to the specification in Appendix D of the 2006 International Fire Code.



Public Works Director

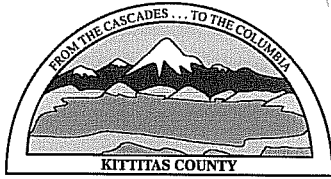
11-3-08

Date

APPEAL

Date Appealed: _____

Board of County Commissioners Hearing Date: _____



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: October 16, 2008
SUBJECT: CIG Plat P-07-59

Our department has reviewed the plat application and has the following comments:

“Conditional Preliminary Approval” is recommended, based on the information provided. See below for conditions of preliminary approval:

“Additional Information Requested”. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Anna Bell Drive: The entire access from the plat to Salmon La Sac Road shall be shown on the plat, or the vicinity map improved. Anna Bell Drive shall be identified on the face of the plat.
3. Private Road Improvements: Access from Salmon La Sac Road to the hammerhead shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 12%.

- e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
4. Hammerhead: The applicant is allowed through Road Variance RV-08-13 to construct a hammerhead at the end of the road instead of a cul-de-sac. Hammerheads must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional hammerhead requirements.
5. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.

6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
8. 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.
9. 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.
10. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
11. 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.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

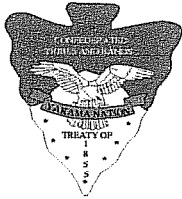
Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and

6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.



Confederated Tribes and Bands of the Yakama Nation
Established by the Treaty of June 9, 1855

Post Office Box 151
Toppenish Washington 98948

RECEIVED

AUG 20 2008

KITTITAS COUNTY
CDS

August 13, 2008

Dan Valhoff
Kittitas County Community Development Services
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

Subject: C.I.G 6-lot Preliminary Plat (P-07-59)

Dear Mr. Valhoff,

Thank you for contacting the Yakama Nation Cultural Resource Program regarding the proposed development listed above. This project fall within the ceded lands of the Yakama Nation, defined as the usual and accustomed areas and places utilized by the ancestors of the Yakama People for the gathering of foods, medicines, and ceremonial purposes. These legal rights are outlined in the Treaty of 1855 between the Yakama Nation and the United States government. Just as in the past, these lands and their resources continue to fulfill a central role in the culture of members of the Yakama Nation in the present, and will continue to do so in the future.

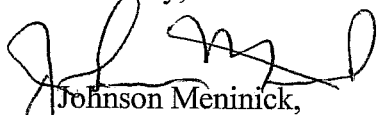
The provided project documentation notes the proposed development as being a 6-lot preliminary plat on approximately 20 acres of land located north of Ronald, WA east of Salmon La Sac Road off of Anna Bell Road, in a portion of the northwest quarter of Section 16, T21N, R14E.

We have reviewed the project in terms of its potential for adverse impacts to environmental resources, sacred areas, traditional cultural properties, archaeological properties and associated cultural issues. It is our belief that the proposed project is occurring within an area which has a relatively high potential for cultural sites and other cultural resources. The Cle Elum River area is well known to the Yakama Nation as a place of resource gathering, homesites, as well as burial sites and places of spiritual significance. Although the creation of Lake Cle Elum has flooded many of these sites, many still remain. A review of the Washington State Department of Archaeology and Historic Preservation (DAHP) cultural site database indicates the rich cultural history of the area, with several sites associated with both Native American and historic Euro-American land use being found in the vicinity of the proposed development.

Given the potential for cultural resource sites at the proposed development locale, we feel that the appropriate action to identify any cultural/archaeological sites present should begin with a professional cultural resources survey and historical documentation of the development area prior to any ground disturbing activities associated with the project. Based on the results of this survey, cultural resources monitoring many also be needed during project excavations.

Please contact me at 1-509-865-5121 ext. 4737 or tribal archaeologist Dave Woody at ext. 4760 if you have any questions regarding that which is written above.

Sincerely,



Johnson Meninick,
Yakama Nation Cultural Resources Program Manager

CC: Gretchen Kaehler, Assistant State Archaeologist, Washington State Department of Archaeology and Historic Preservation (DAHP)

Kate Valdez, Yakama Nation Tribal Historic Preservation Officer (THPO)



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

RECEIVED

AUG 08 2008

KITTITAS COUNTY
CDS

August 7, 2008

Dan Valoff
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Dear Mr. Valoff:

Thank you for the opportunity to comment on the notice of application for the division of 20 acres into 6 lots, proposed by Jeffrey Ryberg and Scott Erickson [P 07-59]. We have reviewed the application and have the following comments.

Water Resources

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

Use of water under the groundwater exemption has been interpreted in two Attorney General Opinions (AGO 1997 and AGO 2005) and by the Supreme Court in the Campbell & Gwinn decision. The 1997 AGO states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic purposes exceeds 5,000 gallons per day or if a total of more than 0.5 acre of lawn and garden are irrigated.

With the Supreme Court's guidance on the limitations of groundwater exemptions, all lots within this proposed subdivision would be covered by a single groundwater exemption. Parcel number 2114160000005 (C.I.G. 6-lot Preliminary Plat (P-07-59) and parcel number 2114160000004 (P-06-47), may be considered a single project and limited to one exemption withdrawal according to the above AGO Opinions. The adjacency of the parcels and the common road(s) involved point in the direction of a single project. Therefore, the wells proposed to serve all lots located in the two subject plats, in combination, would be limited to a withdrawal of 5,000 gallons per day or for the irrigation of up to one-half acre of lawn and garden.



To comply with the 5,000 gallon per day limit, Ecology recommends metering the wells for this development. Water use data should be recorded by the property owner of the well monthly. Department of Ecology personnel, upon presentation of proper credentials, shall have access at reasonable times, to the records of water use that are kept to meet the above conditions, and to inspect at reasonable times any measuring device used to meet the above conditions. For metering information, please contact Ken Schuster at (509) 454-4263.

To comply with irrigating up to 0.5 acre of lawn and garden, Ecology recommends requiring property covenants for each lot to limit the amount of the lawn and garden to be irrigated so it adds up to the maximum allowable acreage.

There is a concern about irrigation with a single groundwater exemption, which only allows up to ½ acre. With the proposed lot size, irrigation could easily be over 0.5 acre. If irrigation water is available through an irrigation district, know that the water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

However, if irrigation water is not available through an irrigation district, Ecology encourages the use of covenants to help property owners stay within the groundwater exemption criteria until a valid water right is obtained for irrigation.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

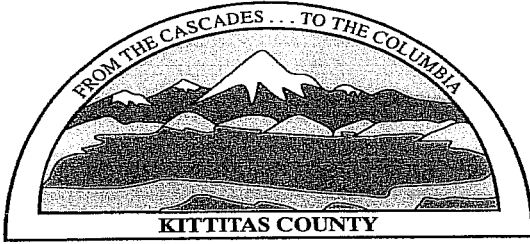
Water Quality

Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 acre of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Bryan Neet with the Department of Ecology, (509) 575-2808, with questions about this permit

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012



PUBLIC HEALTH DEPARTMENT

Administration

507 N. Nanum Street, Ste 102
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health

411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

November 16, 2007

Jeffrey Ryberg & Scott Ericksen
9928 171st Ave SE
Newcastle, WA. 98059

Dear Sirs:

We have received the proposed C.I.G. Plat, located in Section 16 Township 21N, Range 14E. We have also received the \$625.00 plat submission fee (receipt #054494).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272 - 20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. PUBLIC UTILITY SEWER

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. ON SITE SEWAGE

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. PUBLIC UTILITY WATER SUPPLY APPLICANTS – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. GROUP WATER SYSTEMS: All Group Water System applicants must contact a Satellite Management Agency (SMA) before initiating the application process. There is only one (1) SMA in Kittitas County. Their contact information is as follows:

Evergreen Valley Utilities
P.O Box 394
301 W. 1st
Cle Elum, WA 98922
(509) 674-9642

- A. GROUP "A" PUBLIC WELL – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has

approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

- B. GROUP "B" PUBLIC WELLS –Washington State Department of Health and Kittitas County Public Health Department share the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results.

****All Group B applications with 3-9 connections** should be submitted to Kittitas County Public Health Department.; all Group B applications **10-14 connections** should be submitted to Washington State Department of Health at the addresses provided below.

Kittitas County Public Health Department
Environmental Health Division
411 N. Ruby Street, Suite 3
Ellensburg, WA 98926
(509) 962-7698

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

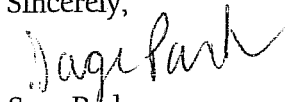
3. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

All applications for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division."

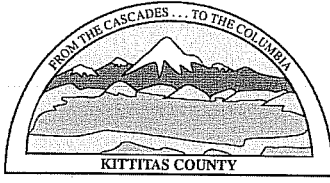
Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed Public Health Department requirements.

Sincerely,



Sage Park
Kittitas County Environmental Health Manager

cc: Community Development Services
cc: Encompass
cc: Cascade Investment Group LLC



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: July 28, 2008
SUBJECT: Request for more information
CIG Plat

The CIG Plat is proposing a hammerhead at the end of the road. Per Kittitas County Road Standards, a cul-de-sac turnaround is required at the end of all private roads. A variance is required for the use of a hammerhead. The variance must be approved prior to receiving conditional preliminary approval from Public Works.

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Diane Ewing being first duly sworn on oath, deposes and says: That she is the Office Manager of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in a true copy of

NOTICE OF APPLICATION C.I.G. Preliminary Plat P-07-59

As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

JULY 25, 2008

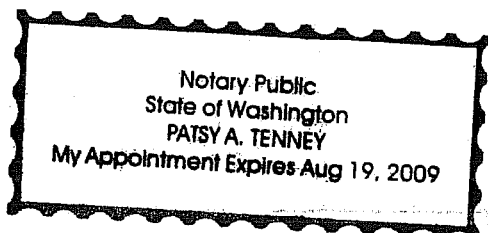
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of 95.95 rate of \$5.30 per column inch for each insertion.

Diane Ewing
Subscribed to me this 5 day of August, 2008.

Patsy A Tenney

PATSY A TENNEY

Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



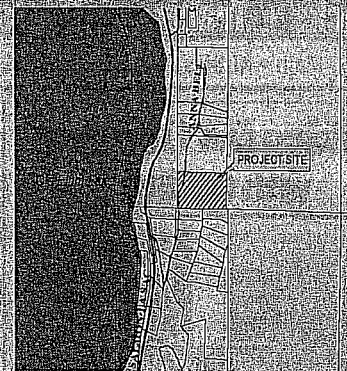
RECEIVED

AUG 11 2008

KITTITAS COUNTY
CDS

**Notice of Application
C.I.G. Preliminary Plat
P-07-59**

Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on July 10, 2008 deem complete an application from Cascade Investment Group LLC authorized agent for Jeffrey Ryberg & Scott Erickson landowners who have applied for a 6-lot preliminary plat on approximately 20 acres of land that is zoned Rural-3. The property is located north of the Town of Ronald, east of Salmon La Sac Road, off of Anna Be Road, Ronald, WA 98940, located in portion of the northwest quarter of Section 16, T21N, R14E, W.M. in Kittitas County. Map number: 21-14-16000-0005



Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby, Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/current>. Phone (509) 962-7506. Staff Planner: Dawn Valoff.

This project is categorically exempt from review under the State Environmental Policy Act (SEPA) pursuant to KCC 15-04-090 and WAC 197-11-800 (1)(c)(i). Written comments must be submitted to Kittitas County CDS no later than Monday, August 4, 2008.

An open record hearing will be scheduled to go before the Kittitas County Planning Commission or Hearing Examiner at a later date and due notice of said hearing will be published in the county newspaper. Please contact us if you have questions or need additional information.

Dated: July 23, 2008
Publish Daily Record: July 25, 2008
Publish Northern Kittitas Co. Tribune: July 31, 2008

03523401 INVOICE		MAKE CHECKS PAYABLE TO →	
CLASS 999 AD TYPE 12 INS. 1 AMOUNT \$95.95			
FOR CLASSIFIED ADVERTISING			
AGATES	LINES	WORDS	INCHES
12	72	28	8.9
EDITIONS 01			AD TAKER KA
CUST # 20104728			
PHONE (509) 962-7506			
SOFTLINE NOTICE OF APPLICATION			
START DATE 07/23/08	STOP DATE 07/25/08		

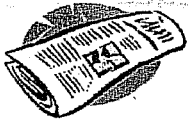
DAILY RECORD
401 N. Main St. • Ellensburg, WA 98926 • (509) 925-1414

20104728 - 03523401
Kittitas County Community
Development Services
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

INVOICES ARE DUE IN 10 DAYS

Northern Kittitas County Tribune

P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511



Invoice

Bill To:

Kittitas County Community Development
Services
411 N. Ruby, Suite 2
Ellensburg, WA 98926

Invoice #: 00054966

Date: 7/31/08

Page: 1

DATE	DESCRIPTION	AMOUNT
7/31/08	Application (P-07-59) C.I.G. Preliminary Plat RECEIVED AUG 20 2008 KITTITAS COUNTY CDS	\$96.00
		Sales Tax: \$0.00
		Total Amount: \$96.00
		Amount Applied: \$0.00
		Balance Due: \$96.00

Terms: Net EOM after EOM

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON)
) SS
COUNTY OF KITTITAS)

JANA E. STONER, being duly sworn on oath, deposes and says that she is the publisher of the *NORTHERN KITTITAS COUNTY TRIBUNE*, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

APPLICATION (P-07-59)

C.I.G. PRELIMINARY

PLAT

as it was published in regular issues (and not in supplement form) of said newspaper once a

week for a period of one consecutive weeks,

commencing on the 31ST day of JULY, 2008 and ending on

the 31ST day of JULY, 2008,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 96⁰⁰, which amount has been paid in full.

Jana E. Stoner

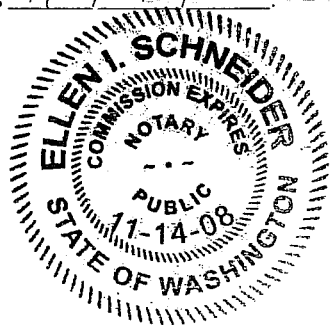
Subscribed and sworn to before me this 18th day of August, 2008.

Ellen I. Schneider

Notary Public in and for the State of Washington, residing at

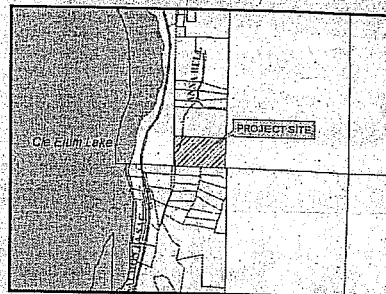
So. Cle Elum wa 98943

County of Kittitas. Expires 11-14-08



**Notice of Application
C.I.G. Preliminary Plat (P-07-59)**

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who have applied for a 6-lot preliminary plat on approximately 20 acres of land that is zoned Rural-3. The property is located north of the Town of Ronald, east of Salmon La Sac Road off of Anna Bell Road, Ronald, WA 98940, located in a portion of the northwest quarter of Section 16, T21N R14E, W.M. in Kittitas County. Map number: 21-14-16000-0005.

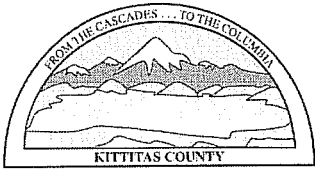
Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current>. Phone (509) 962-7506. Staff Planner: Dan Valoff.

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An open record hearing will be scheduled to go before the Kittitas County Planning Commission or Hearing Examiner at a later date and due notice of said hearing will be published in the county newspapers. Please contact us if you have questions or need additional information.

Dated: July 25, 2008

(Published in the N.K.C. TRIBUNE, July 31, 2008.)



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

NOTIFICATION CHECKLIST FOR PLANNING ISSUES

(to be filled out and kept in the files at all times)

PROPOSAL NAME: C.I.G.Preliminary Plat P-07-59

NOTIFICATION MAIL DATE: Friday July 25, 2008

Mailer: In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to who mailed and the public hearing notice sent to the newspapers.

State of Washington
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

[Signature]
Signature

Subscribed and sworn to before me this 25th day of July, 2008.

[Signature]
Notary Public for the State of Washington residing
In Ellensburg.
AMANDA J. WEED
NOTARY PUBLIC
7-09-10
WASHINGTON

My appointment expires January 9, 2010

Washington Dept. of Ecology
Derek Sandison, Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

DNR
External SEPA Coordinator
P.O. Box 47015
Olympia, WA 98504-7015

WA Dept. of Natural Resources
713 E. Bowers Rd.
Ellensburg, WA 98926

WA Dept. Fish and Wildlife
Brent Renfrow/ Mark Teske
201 N. Pearl
Ellensburg, WA 98926

Yakama Nation Cultural Resources
Program
Johnson Meninick, Program Manager
PO Box 151
Toppenish, WA 98948

Yakama Nation Dept. of Natural Resources
Philip Rigdon
P.O. Box 151
Toppenish, WA 98948

James E Brooks Library
Documents Dept.
400 E. University Way
Ellensburg, WA 98926 MS-7548

Yakama Nation
Kate Valdez
Tribal Historic Preservation Officer
PO Box 151
Toppenish, WA 98948

Kittitas County Board of County
Commissioners

Kittitas County Code Enforcement

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Kittitas County Sheriffs Dept

Kittitas County Fire Marshal

JSA (WNF)
WENATCHEE NATIONAL FOREST
15 MELODY LN
WENATCHEE WA 98801

Rodney D. Smoldon
District Ranger
803 West Second Street
Cle Elum, WA 98922

Patty Garvey-Darda
USDA
Forest Service
803 West 2nd Street
Cle Elum, WA 98922

Tom Justus
WA State Department of Health
Eastern Regional Office
1500 West Fourth Avenue Suite 305
Spokane, Washington 99201

Yakama Nation
Dept. of Natural Resources
Philip Rigdon
PO Box 151
Toppenish, WA 98948

Washington State Department of Archaeology
& Historic Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

HAGNESS, DAVID ETUX
24467 SE 179TH ST
MAPLE VALLEY WA 98038-

MARAS, GREGORY A. ETUX
PO BOX 243
RONALD WA 98940

PLUM CREEK TIMBER CO LP
PO BOX 1990
COLUMBIA FALLS MT 59912

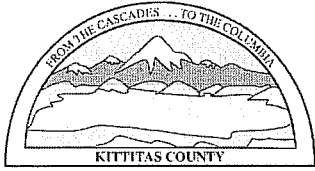
WESTERN INVESTMENT GROUP LLC
6709 89TH ST CT E
PUYALLUP WA 98371

NEWPORT HILLS LAND CO INC
PO BOX 687
ROSLYN WA 98941

OSZOWA, MASIMBAASHE P ETUX
1616 QUINN COURT
BELLINGHAM WA 98226

Cascade Investment Group LLC
9801 178th Ave. SE
Renton, WA 98059

Jeffrey Ryberg & Scott Ericksen
9928 171st Ave. SE
Newcastle, WA 98058



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

NOTICE OF APPLICATION

To: Interested County Departments & Agencies with Jurisdiction
Kittitas County Board of County Commissioners
CWU Library
Adjacent Property Owners
Applicant

From: Dan Valoff, Staff Planner

Date: July 25, 2008

Subject: **C.I.G. 6-lot Preliminary Plat (P-07-59)**

Enclosed please find the Long Plat Application, and associated materials for the above referenced project. Kittitas County did on July 10, 2008 deem complete an application from Cascade Investment Group LLC authorized agent for Jeffrey Ryberg & Scott Ericksen landowners, who have applied for a 6-lot preliminary plat on approximately 20 acres of land that is zoned Rural-3. The property is located north of the Town of Ronald, east of Salmon La Sac Road off of Anna Bell Road, Ronald, WA 98940, located in a portion of the northwest quarter of Section 16, T21N R14E, WM. in Kittitas County. Map number: 21-14-16000-0005.

Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current>. Phone (509) 962-7506. Staff Planner: Dan Valoff.

This project is categorically exempt from review under the State Environmental Policy Act (SEPA) pursuant to KCC 15.04.090 and WAC 197-11-800 (1)(c)(i). Written comments must be submitted to Kittitas County CDS no later than Monday, August 11, 2008.

An open record hearing will be scheduled to go before the Kittitas County Planning Commission or Hearing Examiner at a later date and due notice of said hearing will be published in the county newspapers. Please contact us if you have questions or need additional information

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

7

**Notice of Application
C.I.G. Preliminary Plat
P-07-59**

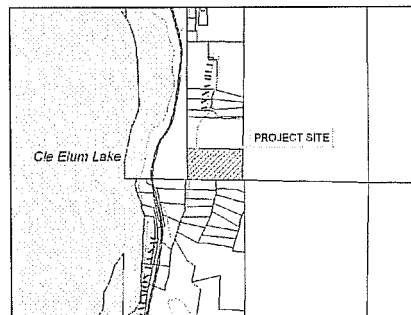
Pursuant to RCW 36.70B, notice is hereby given that Kittitas County did on July 10, 2008 deem complete an application from Cascade Investment Group LLC authorized agent for Jeffrey Ryberg & Scott Ericksen landowners, who have applied for a 6-lot preliminary plat on approximately 20 acres of land that is zoned Rural-3. The property is located north of the Town of Ronald, east of Salmon La Sac Road off of Anna Bell Road, Ronald, WA 98940, located in a portion of the northwest quarter of Section 16, T21N R14E, W.M. in Kittitas County. Map number: 21-14-16000-0005.

Any person desiring to express their views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current>. Phone (509) 962-7506. Staff Planner: Dan Valoff.

This project is categorically exempt from review under the State Environmental Policy Act (SEPA) pursuant to KCC 15.04.090 and WAC 197-11-800 (1)(c)(i). Written comments must be submitted to Kittitas County CDS no later than Monday, August 11, 2008.

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Dated: July 23, 2008
Publish Daily Record: July 25, 2008
Publish Northern Kittitas Co. Tribune: July 31, 2008

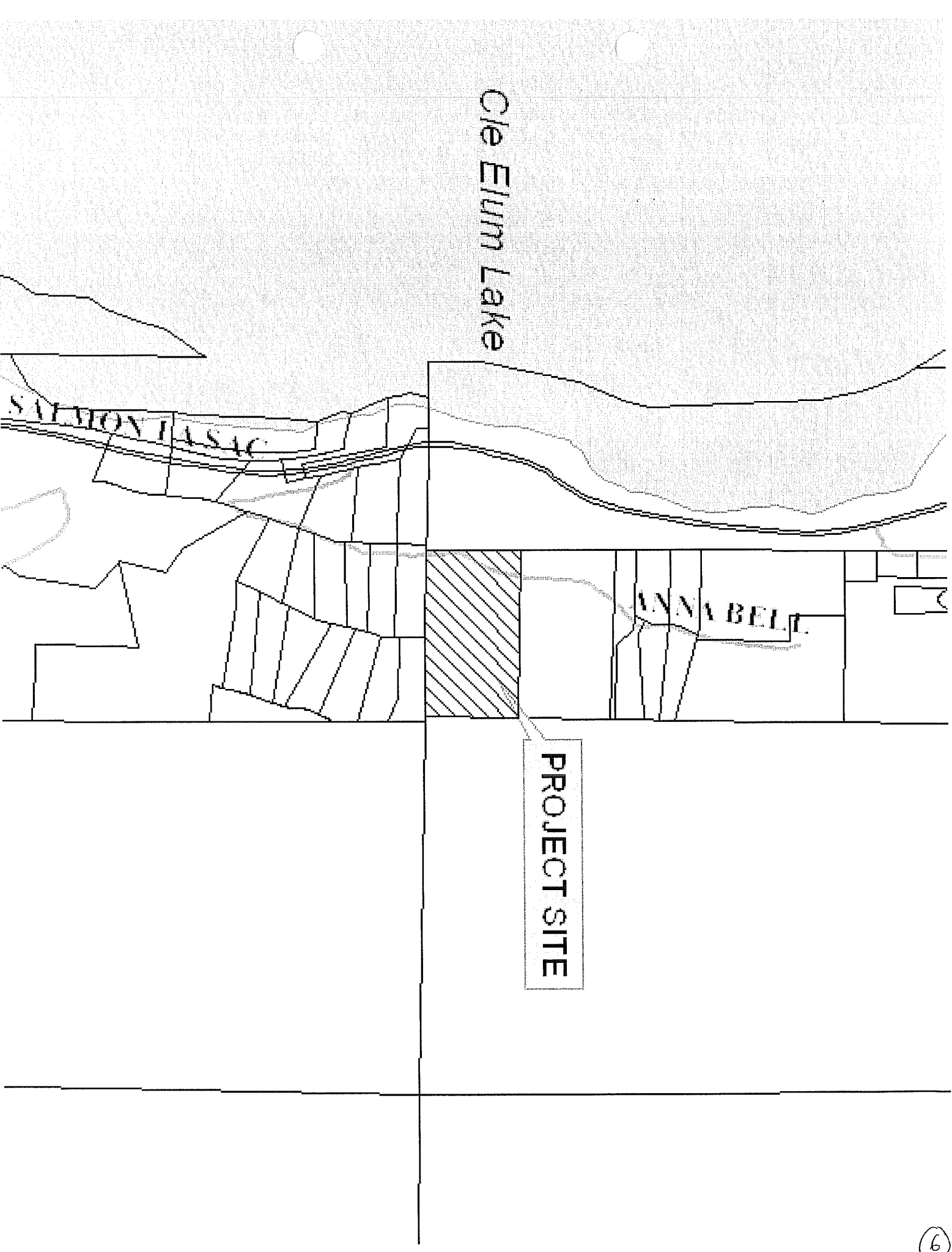


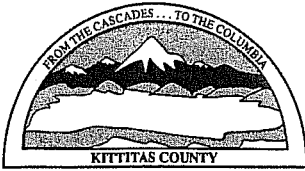
Cle Elum Lake

SALMON TASIC

ANNABELL

PROJECT SITE





KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

July 21, 2008

Richard Warlick
Cascade Investment Group LLC
9801 178th Ave. SE
Renton, WA 98059

Subject: Determination of Application Completeness
C.I.G. Preliminary Plat (P-07-59)

Dear Mr. Warlick

The Preliminary Plat application to develop 6-lots located north of the Town of Ronald located off of Salmon La Sac Road and Morgan Creek Road, Ronald, WA 98940. Map number: 21-14-16000-005 was received November 15, 2007. Your application has been determined complete upon receipt of the Affidavit of Posting as of July 10, 2008.

Continued processing of your application will include, but is not limited to, the following actions

1. A Notice of Application will be sent to all adjoining property owners, interested persons, and agencies with jurisdiction.
2. The consideration of written comments from Reviewing Agencies, and from adjacent property owners.
3. Notification of the Public Hearing date.

If you have any questions regarding this matter, please call me at (509) 962-7637, or by e-mail; dan.valoff@co.kittitas.wa.us.

Sincerely,

Dan Valoff
Staff Planner

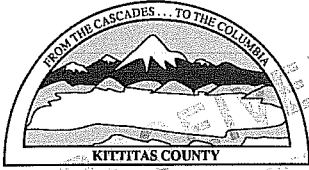
Cc: Jeffrey Ryberg & Scott Ericksen

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

5



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

RECEIVED
Kittitas County
CDS

AFFIDAVIT OF POSTING


Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE:	PLANNER: Dan Valoff
PROJECT NAME: C.I.G. Preliminary Plat	FILE NUMBER: P-07-59

PLEASE COMPLETE THE FOLLOWING:

I, Neah Goodrich of EES for CIG, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**

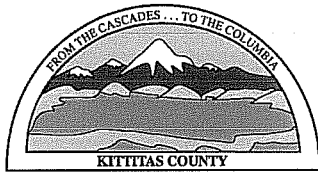


 Signature

 Date

Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:
 Received _____



KITTITAS COUNTY

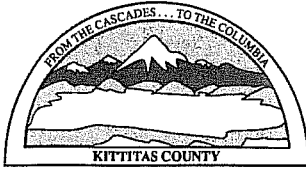
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff
FROM: Christina Wollman
DATE: January 22 , 2008
SUBJECT: CIG Plat

According to Kittitas County Road Standards, a cul-de-sac turnaround is required at the end of a private road. To place a hammerhead turnaround at the end of the road requires a road standards variance.

Prior to receiving conditional preliminary approval from the Department of Public Works, the applicant must apply for a road variance for the hammerhead.



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

January 18, 2007

Richard Warlick
Cascade Investment Group LLC
9801 178th Ave. SE
Renton, WA 98058

RE: C.I.G. Preliminary Plat, File number P-07-59

Dear Mr. Warlick:

Prior to issuing the Notice of Application for the C.I.G. Preliminary Plat, the property needs to be posted with the County's Land Use Action sign, KCC 15A.03.110. The sign has been prepared for posting and must be posted by the applicant or the applicant's agent. Please arrange to have someone come by the Community Development Services office at 411 N. Ruby Street, Ellensburg, WA to pick up the Land Use Action sign for posting at the project site. Upon receipt of the affidavit of posting the Notice of Application will be issued and the public review process will begin.

If you have any questions, please feel free to give me a call at (509) 962-7637.

Sincerely,

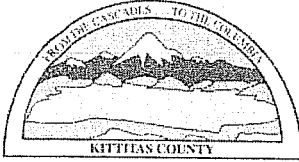
Dan Valoff
Staff Planner

CC: Jeffrey Ryberg & Scott Ericksen

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.
Please pick up a copy of the Checklist if required)

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

FEES:

\$200 plus \$10 per lot for Public Works Department;
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;
 \$1500 for Community Development Services Department, PLUS \$225 if SEPA Checklist is required
 *One check made payable to KCCDS

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
SIGNATURE:

Lisa M. Iveniz

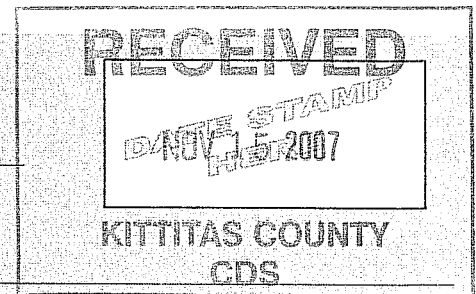
DATE:

11-15-07

RECEIPT #

054494

NOTES:



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

1. Name, mailing address and day phone of land owner(s) of record:

Name: JEFFREY RYBERG & SCOTT ERICKSEN
Mailing Address: 9928 171ST AVE SE
City/State/ZIP: NEWCASTLE WA 98059
Day Time Phone: _____
Email Address: _____

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: CASCADE INVESTMENT GROUP LLC
Mailing Address: 9801 178TH AVE SE
City/State/ZIP: RENTON WA 98059
Day Time Phone: (425) 890-2119 RICHARD WARLICK-MANAGING MEMBER
Email Address: warlick5@comcast.net

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: N/A PER ASSESSOR'S RECORD
City/State/ZIP: _____

5. Legal description of property:

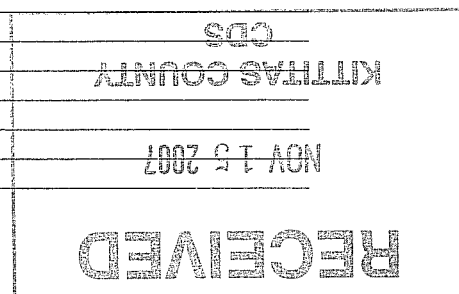
LOT 18 OF SURVEY BK27/P218-220, SURVEY B28/P60-62 & SURVEY B29/P51-54, PTN. SW1/4, SECTION 16, TOWNSHIP 21N., RANGE 14E.

6. Tax parcel number(s): 21-14-16000-0005 (17605)

7. Property size: 20.00 (acres)

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

6 LOT PLAT, ZONE: R-3, WATER: INDIVIDUAL WELLS, SEWER: SEPTIC/DRAINFIELD



9. Are Forest Service roads/easements involved with accessing your development? Yes No (Circle)
If yes, explain: _____

10. What County maintained road(s) will the development be accessing from? SALMON LA SAC COUNTY ROAD

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

12. Are there any other pending applications associated with the property associated with this application?
 Yes No

Signature of Authorized Agent:

Date:

X Richard D. Warfield

6/18/2007

Signature of Land Owner of Record
(Required for application submittal):

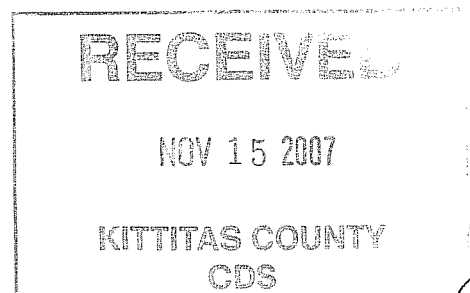
Date:

X [Signature]

6/1/2007

X [Signature]

6/1/2007





**C.I.G. PLAT
PROJECT OVERVIEW**

OVERVIEW:

The attached proposal is to Plat Parcel 18 of Survey Book 29, Pages 51 through 54 which consists of 20.00 acres into 6 lots consisting of three to four plus acres in size. The property is located within the R-3 zoning of Kittitas County.

UTILITIES:

The project's proposed sewer shall be individual septic and drainfield and proposed water will be individual wells.

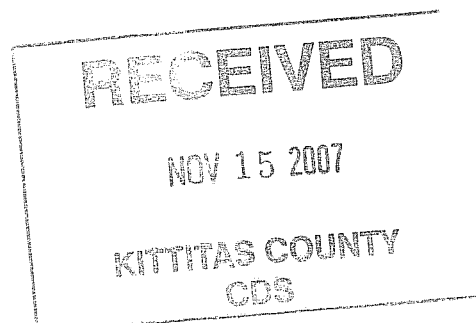
TRANSPORTATION:

Access will be onto Salmon La Sac Road via private access easements.

COMMENTS:

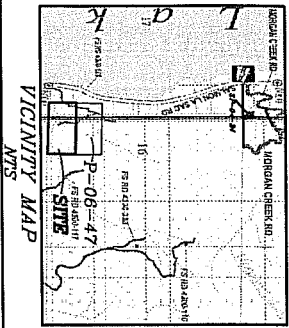
Attached are copies of the proposed plat for your review and comment.

**PLEASE SEND A COPY OF ALL CORRESPONDENCE TO ENCOMPASS
ENGINEERING AND SURVEYING**



C.I.G. PLAT

PORTION SW1/4 OF SECTION 16, T.21N., R.14E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
THIS COUNTY HEALTH DEPARTMENT
CERTIFY THAT THE C.I.G. PLAT HAS BEEN
EXAMINED BY ME AND I FIND THAT THE SEWAGE
AND WATER SYSTEM HEREBY SHOWN DOES MEET
AND COMPLY WITH ALL REQUIREMENTS OF THE
COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY HEALTH OFFICER

KITITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE C.I.G. PLAT HAS BEEN
EXAMINED BY ME AND I FIND THAT IT CONFORMS TO
THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY
PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR

KITITAS COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
PARCEL NO. 21-14-16000-0005 (17695)
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

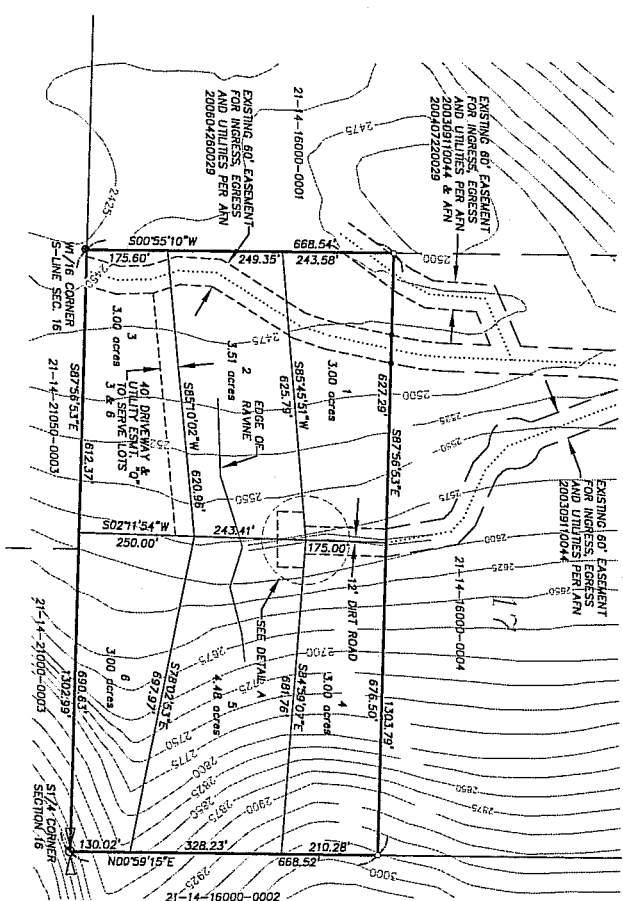
KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE C.I.G. PLAT HAS BEEN
EXAMINED BY ME AND I FIND THE PROPERTY TO BE
IN AN ACCEPTABLE CONDITION FOR PLATING.
PARCEL NO. 21-14-16000-0005 (17695)
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

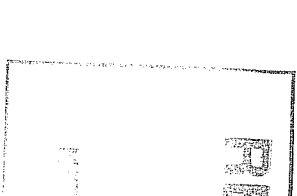
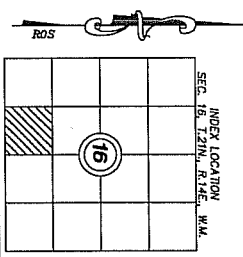
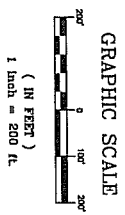
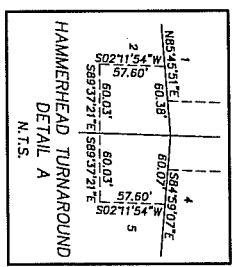
BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A
GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



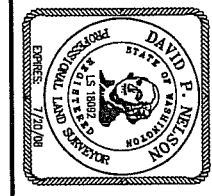
- SURVEY NOTES:**
1. REFERENCING IS MADE TO THE FOLLOWING RECORDS OF SURVEY WHICH MAKE UP OR SHOW HEREON:
BOOK 22 PAGES 60 THRU 62
BOOK 27 PAGES 418 THRU 420
BOOK 29 PAGES 37 THRU 41
 2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 18 OF THAT CERTAIN SURVEY RECORDED IN BOOK 29 OF SURVEYS, PAGES 37 THRU 41 UNDER ADDITION'S FILE NUMBER 2000621000.
 3. KITITAS COUNTY BELIEVES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A SUFFICIENT SUPPLY OF POTABLE WATER WITHIN THE LAND DIVISION.



DAVID P. NELSON
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
EXPIRES: 1/20/08

LEGEND
● 1/4 QUARTER CORNER
○ FUND BEARER
● SET 1/2\"/>

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
IN BOOK _____ AT PAGE _____ AT THE REQUEST OF
DAVID P. NELSON
Surveyor's Name
County Auditor _____ Deputy County Auditor _____



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveyor's Code, Chapter 70A, RCW, as amended, and the rules of the State Board of Surveyors.
DAVID P. NELSON
Certificate No. 18092
DATE _____

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M.
IN BOOK _____ AT PAGE _____ AT THE REQUEST OF
DAVID P. NELSON
Surveyor's Name
County Auditor _____ Deputy County Auditor _____

C.I.G. PLAT
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

PORTION SW1/4 OF SECTION 16, T.21N., R.14E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	11/07	07088
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2