

Client Memo

RE: Things you need to know

1. **Truss Engineering** and **Floor Engineering** need to be completed *prior* to plan submittal for permits to the County. (Your lumber yard can help you with this. Truss companies in the area are: Structural Components – 509 457-8530, Truss Systems – 509 836-2055, The Truss Co. – 509 388-9332)
2. When you call to schedule an **appointment** with the County of Yakima (574-2300), please call 1 to 1 ½ weeks prior to the time that you would like to meet. This is about the time frame you will have to work with for scheduling.
3. There is no appointment needed with the City of Yakima; however, if you have questions you can call them at 575-6121.
4. When submitting your plans for review, the permit process will go much faster if you provide “Traditional Designs, Inc.” as the Architect/Designer as point of contact for review comments.
5. If you are not on public sewer/water, please note that you will be required to get a building permit for septic clearance.
6. If an Agricultural set back is needed or wanted, one of these requirements must be met:
 - 2(a) Pre-existing lot cannot accommodate setback from _____ (Direction)
2(a) The lot was legally created prior to adoption of this section and the lot cannot accommodate the additional setback. The maximum practical setback from the resource district shall apply.
 - 2(b) Consistent with existing development on or next to the proposed site from _____ (Direction)
2(b) The setback adjustment will not adversely affect the resource use because especially sensitive land uses are already located on immediately adjoining lot(s), or the lot itself, and the requested reduction is consistent with those setbacks.
 - 2(c) Physical features would otherwise prohibit development from _____ (Direction)
2(c) The required additional setback would prohibit the placement of especially sensitive land use on an existing lot due to topography, flood hazard, critical area or other natural feature, shape or configuration of the lot.
7. The recommended **Project Coordinators** to meet with are:

Allison Rice
Ryan Nesbitt
Jim Jarod
Marivel Mendez
8. **Lumber Yards:**

Hellisen Lumber N.1st Avenue & West B 453-5525
Western Materials 1202 s. 15th Street 575-3000
Pro Build 1301 E. Mead Avenue 575-1600