



OFFICE OF THE CITY CLERK
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Yakima, Washington 98901
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CITY OF YAKIMA
NOTICE OF CLOSED RECORD PUBLIC HEARING
Rezone of Property at 702 S. 48th Ave and Type 2 Review

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Hearing Examiner's recommendation on the application submitted by Bruce Lloyd to rezone 702 S. 48th Ave from single-family residential (R-1) to local business (B-2) and Type 2 Review proposing to convert a 2-story building on site into a 4-unit apartment building.

Said closed record public hearing will be held **Tuesday, September 15, 2020 at 6:00 p.m.** or soon thereafter, in the Council Chambers at City Hall, 129 North 2nd Street, Yakima, WA. *Closed Record Hearing* means the public is invited to testify on the existing Hearing Examiner's records but will not be allowed to introduce any new information.

Anyone wishing to comment on existing records should:

1. Dial 1-877-853-5247 or 1-888-788-0099
2. When prompted for the webinar ID enter 923 4309 0871#
3. When prompted for the participant ID enter #
4. When prompted for the meeting password enter 460658#
5. If you wish to speak to the Council during the public hearing press *9 on your phone. When it is your turn to speak you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and city of residence prior to making your comments. When your time to speak has expired you will hear an automated announcement indicating your phone has been muted.

Dated & mailed this 28th day of August, 2020.

Sonya Claar Tee, CMC
City Clerk



DIGITAL DESIGN & DEVELOPMENT, LLC.
 10000 N. 100th Street, Suite 100
 Redmond, WA 98073
 (206) 881-1111

APR 27, 2020

RENOVATION APARTMENTS PROJECT

DESIGN DEVELOPMENT

SITE PLAN

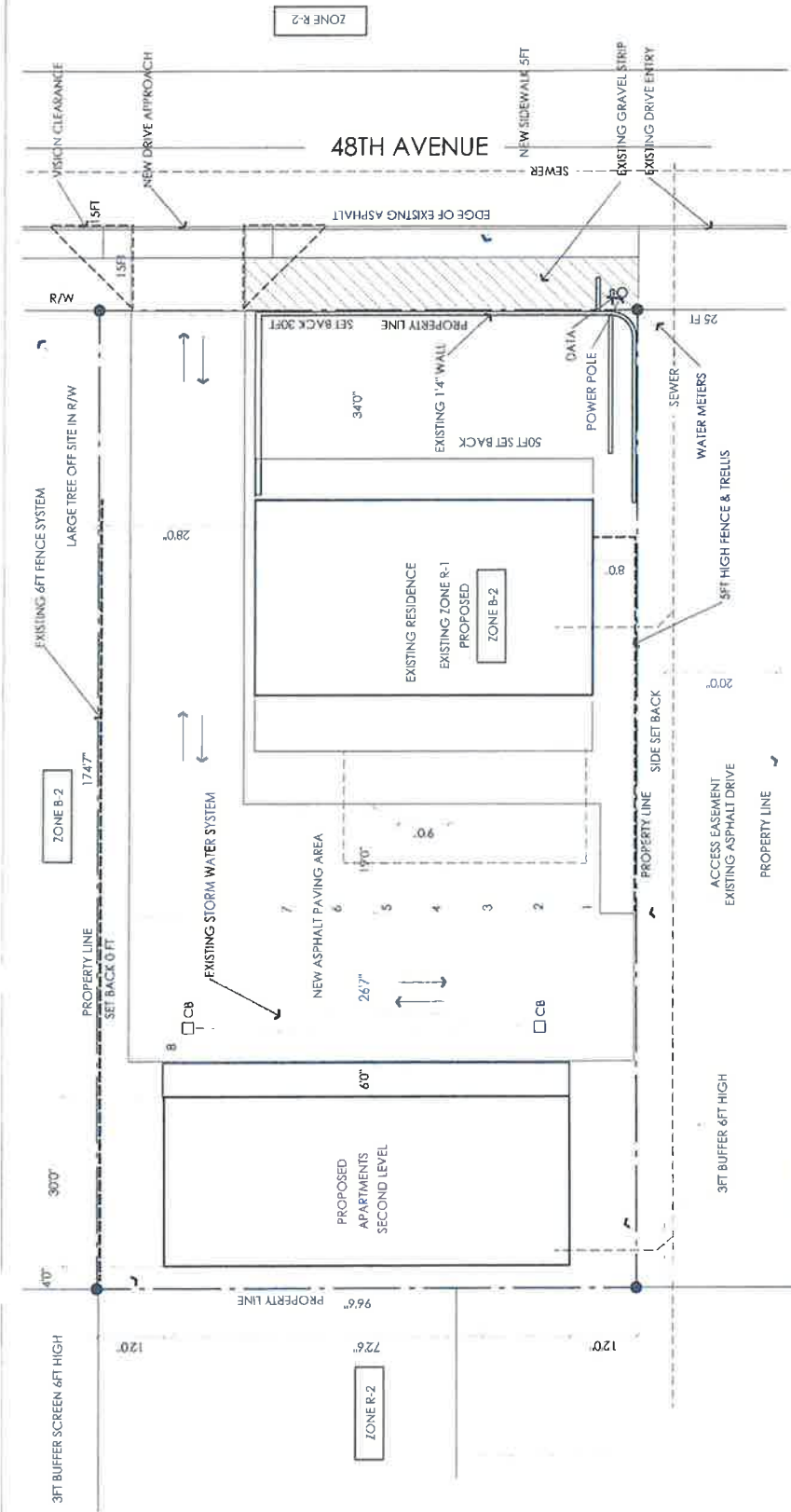
DRAWING DATE: JAN 2020
 FILE #
 DRAWN BY
 CHECKED FOR
 REVIEW

VERSION NUMBER

V.1

SCALE

C:1.0



PROJECT SITE PLAN
 1"=200'



AERIAL SITE PHOTO
 SCALE 1/16"=10'

LOT COVERAGE:

RESIDENCE	1,750 SF
EXISTING SHOP	1,340 SF
SHOP PAD:	280 SF
PARKING AREA / DRIVE	3,800 SF
TOTAL COVERAGE:	7,170 SF
TOTAL SITE AREA:	10,744 SF
SITE COVERAGE PERCENTAGE	66 %

PROPERTY OWNER

BRUCE WILLIAM & GUADALUPE MARI LLOYD
 702 S 48TH AVE, YAKIMA, WA 98908

PARCEL NUMBER:

18132811006

RECEIVED

JAN 22 2020

CITY OF YAKIMA
 PLANNING DEPT.

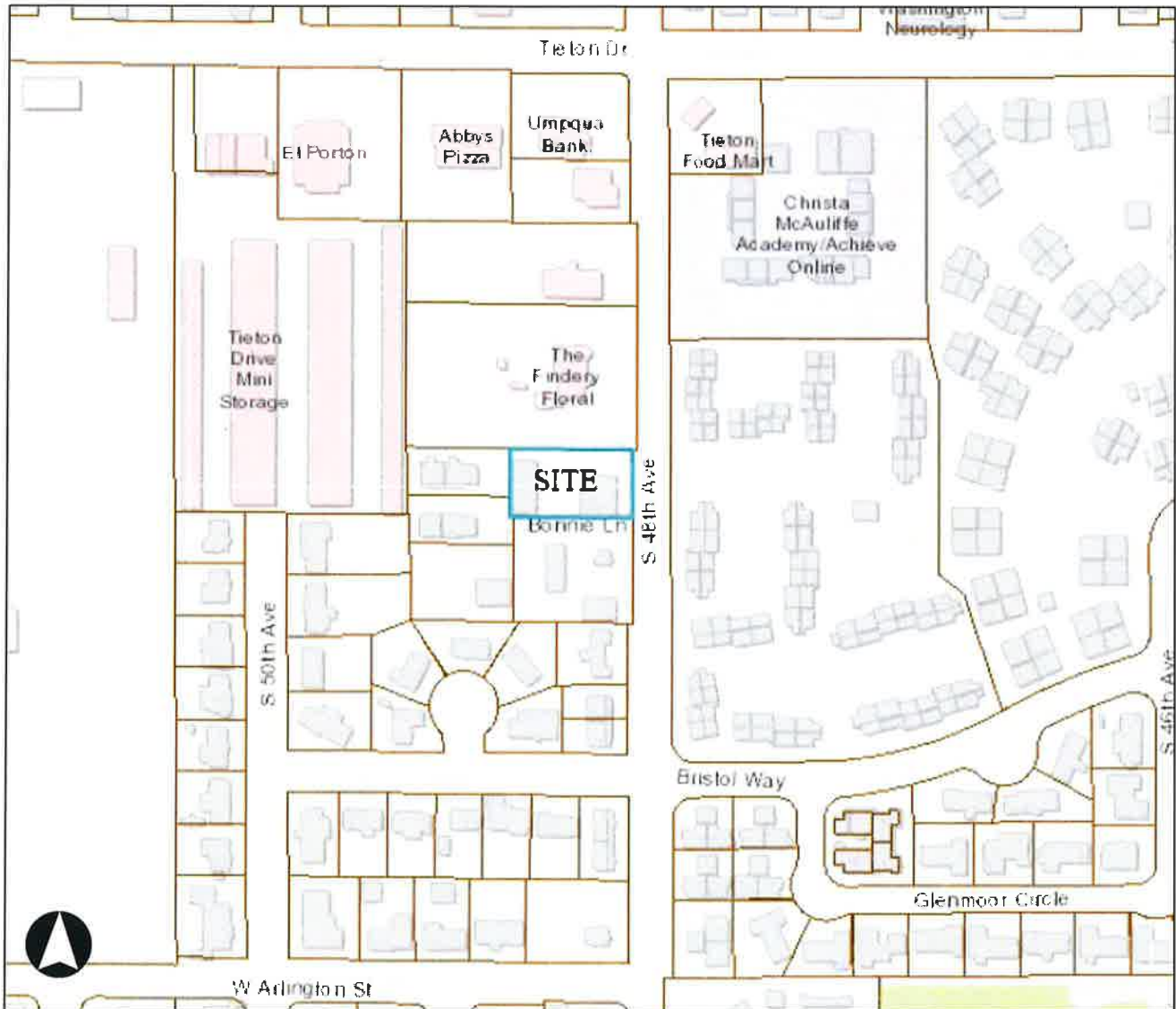
VICINITY MAP



File Number: RZ#001-20, CL2#008-20 & SEPA#003-20

Project Name: BRUCE LLOYD

Site Address: 702 S 48TH AVE



Proposal: Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert a two-story shop building that is on site of the existing single-family residence into a four-unit apartment building with four indoor parking bays and a common laundry room.
Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 2/24/2020

