



OFFICE OF THE CITY CLERK
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6037 • Fax (509) 576-6614

CITY OF YAKIMA
NOTICE OF CLOSED RECORD PUBLIC HEARING
Champions Park Phase 1 Preliminary Plat

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Hearing Examiner's recommendation regarding preliminary long plat approval of Champions Park Phase 1, submitted by Prickly Pear Holdings, LLC. The plat will subdivide approximately 21.06 acres into 93 single-family lots, including 46 common wall dwellings located in the vicinity of 4607 & 4701 Ahtanum Rd.

Said closed record public hearing will be held on **Tuesday, March 19, 2024, at 6:00 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 129 N. 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.

Any interested person wishing to provide testimony on this proposal is welcome to attend the public hearing in person or via Zoom (information on the agenda). The City Council agenda will be posted online at: <https://www.yakimawa.gov/council/agendas-and-minutes/>

Or contact the City Council in the following manner:

- 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901"; or,
- 2) E-mail your comments to citycouncil@yakimawa.gov Include in the e-mail subject line, "Champions Park Phase 1 preliminary plat." Please also include your name and mailing address.

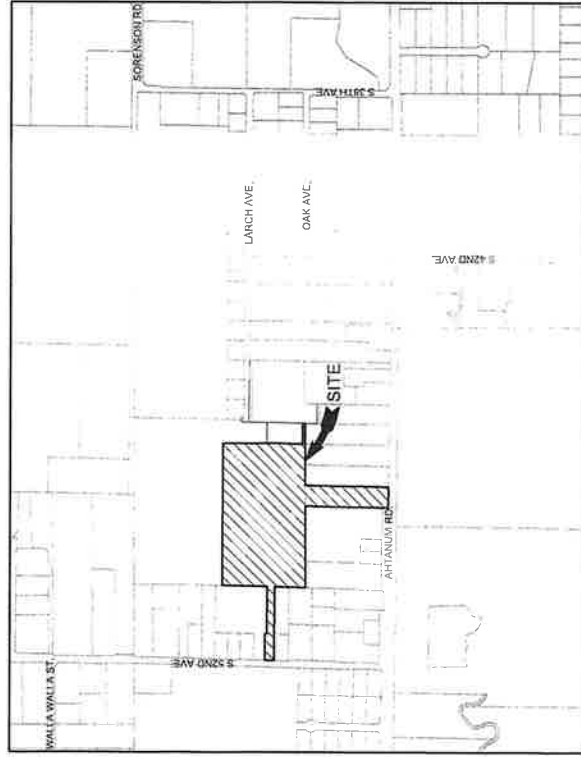
Please contact City Planning for additional information at (509) 575-6183.

Dated and mailed this 27th day of February, 2024.

Rosalinda Ibarra
City Clerk

PRELIMINARY PLAT OF CHAMPIONS PARK PHASE 1

(A PORTION OF THE N 1/2, SECTION 04,
TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M.)



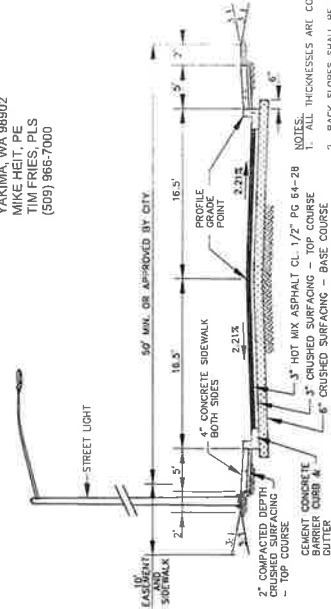
VICINITY MAP

ENGINEER/SURVEYOR

HLA ENGINEERING & LAND
SURVEYING, INC.
2803 RIVER ROAD
YAKIMA, WA 98902
MIKE HEIT, PE
TIM FRIES, PLS
(509) 966-7000

DEVELOPER

PRICKLY PEAR HOLDINGS, LLC



- NOTES:
1. ALL THICKNESSES ARE COMPACTED DEPTHS.
 2. BACK SLOPES SHALL BE 3:1 UNLESS OTHERWISE APPROVED BY PUBLIC WORKS DIRECTOR.
 3. CONCRETE SIDEWALK TO BE:
6" THICK AT DRIVEWAYS,
4" THICK ALL OTHER LOCATIONS.

CITY OF YAKIMA - LOCAL ACCESS (RESIDENTIAL)
NOT TO SCALE



2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hla-il.com



NOTES:

1. SUBJECT PROPERTY IS ZONED R-1 SINGLE-FAMILY RESIDENTIAL.
2. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS FOR PLAT REVIEW.
3. SEWER IS PROVIDED BY CITY OF YAKIMA.
4. ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES TO BE RETAINED AND DISPOSED OF ON PROPERTY. STORMWATER ENGINEERING DIVISION REQUIREMENTS.
5. WATER IS PROVIDED BY NOB HILL WATER.
6. POWER, TV CABLES, TELEPHONE CABLES, AND NATURAL GAS MAINS ARE NOT SHOWN ON THESE PLANS BUT ARE TO BE LOCATED WITHIN THE PUBLIC UTILITY RIGHT-OF-WAY. THE SERVING UTILITY COMPANY FOR DESIGN AND INSTALLATION OF THEIR FACILITIES.
7. TYPICAL BUILDING SETBACKS - 20' FRONT SETBACK FROM PROPERTY LINE, 5' SIDE SETBACK PROPERTY LINE, AND 10' REAR SETBACK FROM PROPERTY LINE.

LEGAL DESCRIPTION:

PARCEL NO. 181204-13018
THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 18, E.W.M.,

EXCEPT THE EAST 165 FEET

SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON,

AND

THE SOUTH 20 FEET OF THE EAST 165 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 18, E.W.M.,

SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON,

AND

THE NORTH 71 FEET OF THE SOUTH 979 FEET OF THE WEST 2216 FEET OF THE EAST 606 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 18, E.W.M., RECORDS OF YAKIMA COUNTY, WASHINGTON.

AND

THE NORTH 60 FEET OF THE SOUTH 989 FEET OF THE EAST 384.4 FEET OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 18, E.W.M.,

EXCEPT ANY PORTIONS THEREOF WHICH MAY LIE WITHIN THE NORTH 1059 FEET OF SAID NORTHWEST 1/4.

SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.

PARCEL NO. 181204-13019

THE WEST 165 FEET OF THE EAST 660 FEET OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 18, E.W.M., RECORDS OF YAKIMA COUNTY, WASHINGTON.

EXCEPT ANY PORTIONS THEREOF WHICH MAY LIE WITHIN THE NORTH 1059 FEET OF SAID NORTHWEST 1/4.

SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.

PARCEL NO. 181204-13018 & 181204-13019

THE WEST 165 FEET OF THE EAST 660 FEET OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 18, E.W.M., RECORDS OF YAKIMA COUNTY, WASHINGTON.

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SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.

PRELIMINARY PLAT

DESIGNED BY: VJH
ENTERED BY: VJH
DATE: 5/24/14

REVISION

DATE

FILE NAME: S
DRAWING: 22115.dwg

200 NUMBER: 22115
DATE: 11/11/06 23

PRICKLY PEAR HOLDINGS, LLC
PARCEL NO. 181204-13018 & 181204-13019
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON

SHEET 1 OF 4

Project Name: PRICKLY PEAR HOLDINGS LLC "PLAT OF CHAMPIONS PARK PHASE 1"

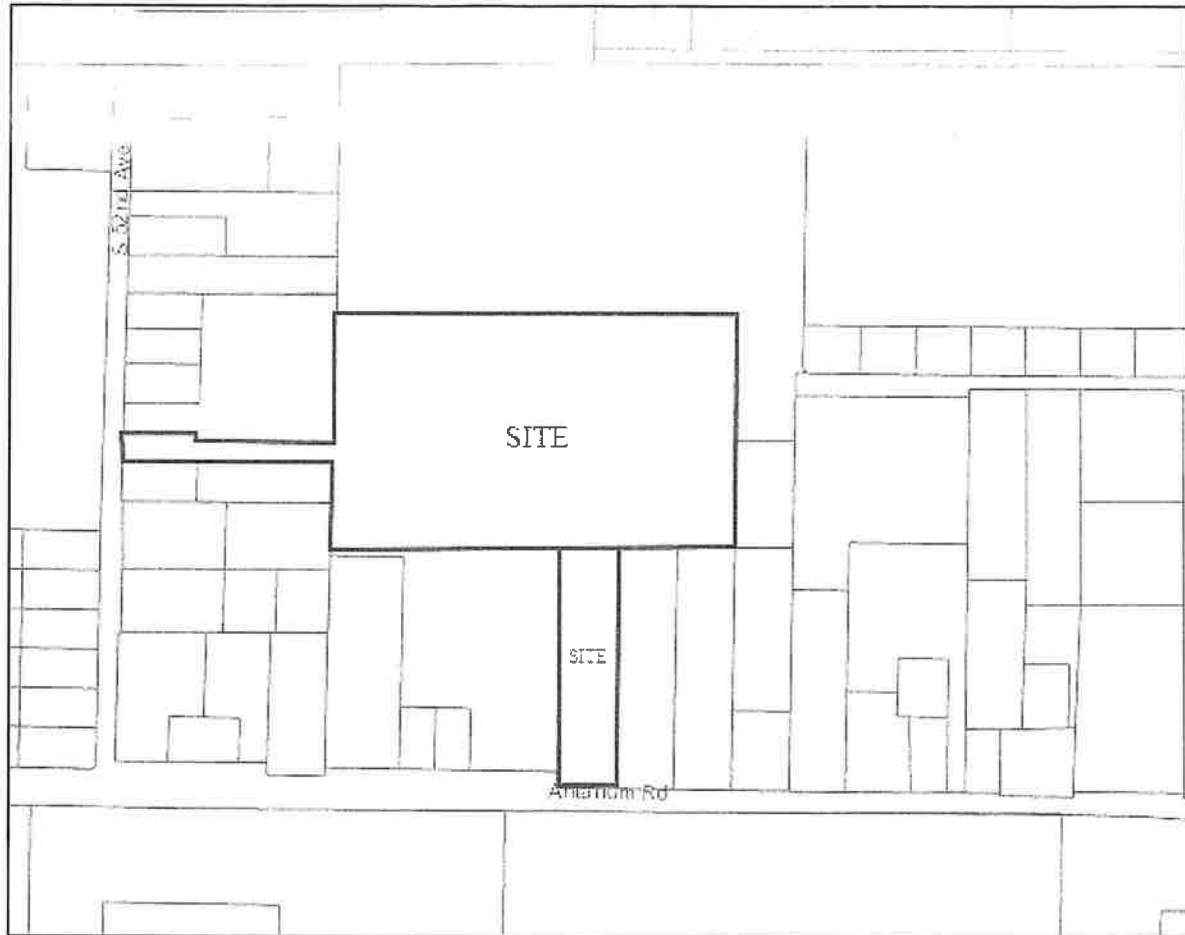
Site Address: 4607 & 4701 LOWER AHTANUM RD

File Number(s): PLP#002-23, CL2#038-23, SEPA#011-23, TCO#008-23

Proposal: Proposed preliminary long plat to subdivide 21.06 acres into 93 single-family lots and environmental review in the R-1 and R-2 zoning districts.



VICINITY MAP



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: 10/25/2023

