



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
Rainier Court Phase 5 Preliminary Plat

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Yakima Planning Commission's recommendation regarding preliminary long plat approval of Rainier Court Please 5, submitted by Columbia Ridge Homes, LLC. The plat will subdivide approximately 9.64 acres into 22 single-family lots, located in the vicinity of 406 N. 92nd Avenue.

Said closed record public hearing will be held on **Tuesday, November 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 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, "Rainier Court Phase 5 preliminary plat." Please also include your name and mailing address.

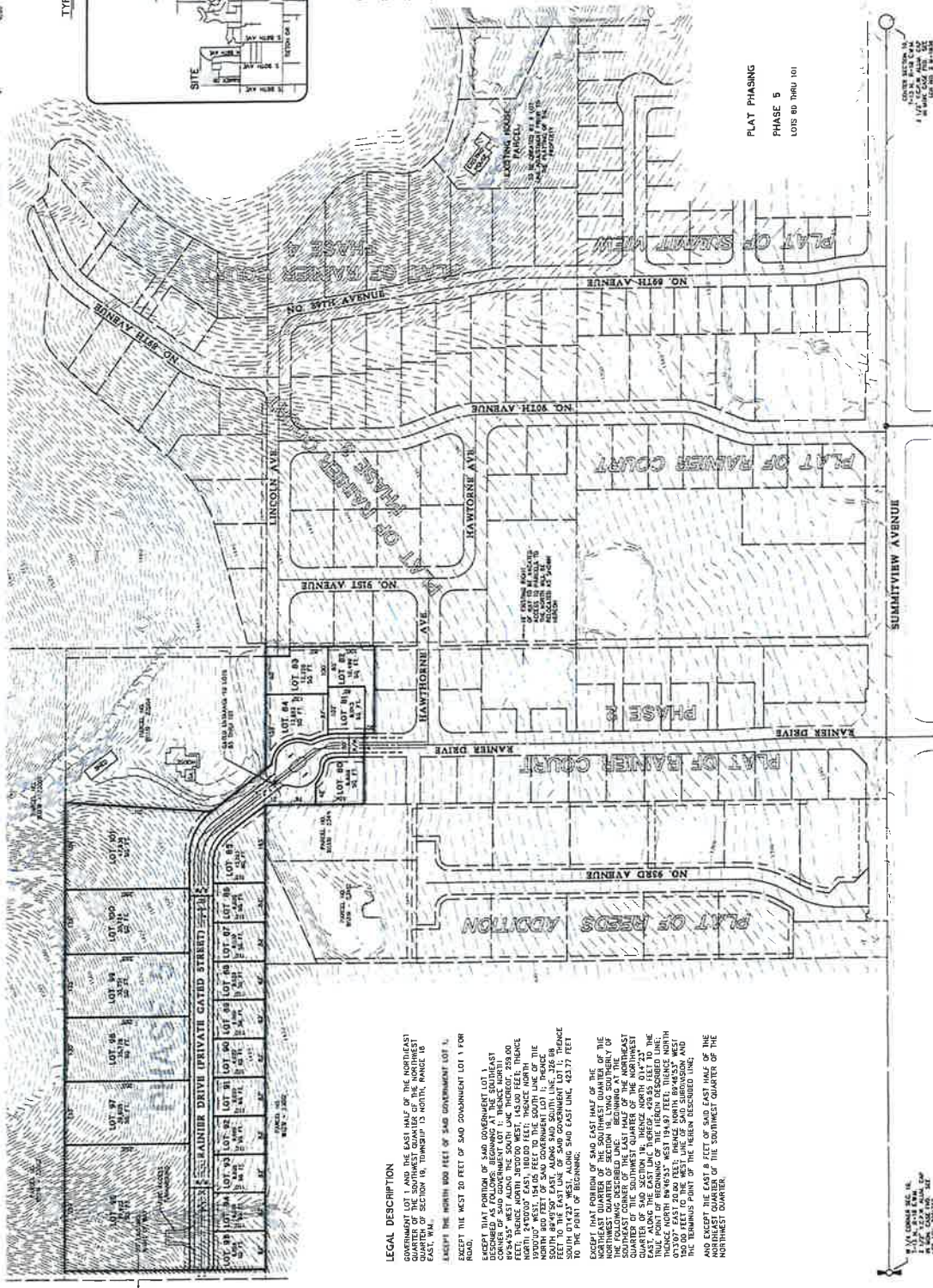
Please contact City Planning for additional information at (509) 575-6183.

Dated and published this 19th day of October, 2024.

Rosalinda Ibarra
City Clerk

PRELIMINARY PLAT OF RAINIER COURT - PHASE 5

IN THE NW 1/4, SEC. 19, T-13 N, R-18 E, WM



LEGAL DESCRIPTION

GOVERNMENT LOT 1 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 18 EAST, R-18.

EXCEPT THE NORTH 100 FEET OF SAID GOVERNMENT LOT 1, FOR ROAD.

THAT PORTION OF SAID GOVERNMENT LOT 1 FOR CONVEY AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 00 FEET; THENCE NORTH 37°00' WEST, 143.00 FEET; THENCE NORTH 00°00' WEST, 143.00 FEET TO THE SOUTH LINE OF THE NORTH 800 FEET OF SAID GOVERNMENT LOT 1; THENCE NORTH 00°00' WEST, 143.00 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 07°22' WEST, ALONG SAID EAST LINE, 423.77 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 80°00' WEST, ALONG SAID EAST LINE, 423.77 FEET TO THE EAST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SECTION DESCRIBED UNDEVELOPED; THENCE SOUTHWEST ALONG SAID EAST LINE, BEGINNING AT THE SOUTHWEST CORNER OF THE LAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 19, THENCE NORTH 01°42' WEST, 143.00 FEET TO THE SOUTH LINE OF SAID SECTION 19; THENCE NORTH 01°42' WEST, 143.00 FEET TO THE SOUTH LINE OF THE TRACT POINT OF BEGINNING OF THE HEREIN DESCRIBED UNDEVELOPED; THENCE NORTH 89°55' WEST 179.87 FEET; THENCE NORTH 89°55' WEST 179.87 FEET; THENCE NORTH 89°55' WEST 179.87 FEET TO THE WEST LINE OF SAID SUBDIVISION AND THE TERMINUS POINT OF THE HEREIN DESCRIBED LINE; AND EXCEPT THE EAST 7.7 FEET OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE

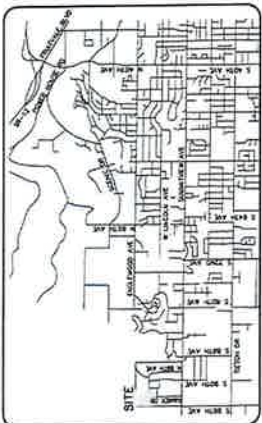
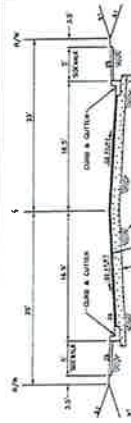
- ### NOTES
1. ALL THE PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-1, SINGLE FAMILY RESIDENTIAL.
 2. ADJACENT TO ALL STREET RIGHT OF WAYS THERE WILL BE A 10-FOOT WIDE PUBLIC SERVICE EASEMENT.
 3. THE TOTAL AREA OF THE PROPOSED PLAT IS 39 ACRES WITH 1.72 ACRES DEDICATED FOR STREET RIGHT OF WAY.
 4. THE PLAT IS A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SECTION 19, TOWNSHIP 13 NORTH, RANGE 18 EAST, R-18.
 5. ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE RETAINED ON SITE.
 6. DOMESTIC WATER IS PROPOSED TO BE SUPPLIED BY MUD HILL WATER.
 7. SANITARY SEWER IS PROPOSED TO BE PROVIDED BY THE CITY OF YAKIMA.
 8. ALL EXISTING BUILDINGS ON-SITE THAT WILL NEED TO BE REMOVED.
 9. THE SITE WILL BE RE-DRAINED TO CREATE BUILDABLE LOTS.
 10. THE PLAT IS A SUBDIVISION OF THE SOUTHWEST QUARTER OF SAID SECTION 19, THENCE NORTH 01°42' WEST, 143.00 FEET TO THE SOUTH LINE OF SAID SECTION 19; THENCE NORTH 01°42' WEST, 143.00 FEET TO THE SOUTH LINE OF THE TRACT POINT OF BEGINNING OF THE HEREIN DESCRIBED UNDEVELOPED; THENCE NORTH 89°55' WEST 179.87 FEET; THENCE NORTH 89°55' WEST 179.87 FEET TO THE WEST LINE OF SAID SUBDIVISION AND THE TERMINUS POINT OF THE HEREIN DESCRIBED LINE.
 11. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STREET STANDARDS.

ENGINEER/SURVEYOR
 RICK WEIR FORS
 1720 W LINCOLN AVENUE
 YAKIMA, WASHINGTON 98902
 TEL: 509-425-1000

OWNER/DEVELOPER
 PARCEL NO. 191318-21005
 404 S 31ST AVENUE
 YAKIMA, WASHINGTON 98908
 PH: 509-446-6057

PLSA
 ENGINEERING-SURVEYING-PLANNING
 521 NORTH 200 AVENUE, SUITE 3
 YAKIMA, WASHINGTON 98902
 (509) 425-1000

PROJECT NO. 191318-21005
 SHEET NO. 1 OF 1
 DATE: 08/17/2018
 PREPARED FOR:
 COLUMBIA RIDGE HOMES
 1/2 AC NW 1/4, SEC. 19, T-13 N, R-18 E, WM



CONTRACT NO. 191318-21005
 SHEET NO. 1 OF 1
 DATE: 08/17/2018

Project Name: COLUMBIA RIDGE HOMES LLC - "RAINIER COURT PHASE 5"

Site Address: 406 N 92ND AVE

File Number(s): PLP#003-23

Proposal: Proposed preliminary long plat for the final phase of Rainer Court subdivision, to subdivide 9.64 acres into 22 single-family lots in the R-1 zoning district.



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: 9/18/2024

