



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
Preliminary Plat of Aspen Estates Phase 3

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 plat approval of Aspen Estates Phase 3, submitted by WM Real Property Holdings, LLC. The plat will subdivide 3.69 acres into 15 single-family residential lots, located at 5903 Walla Walla St.

Said closed record public hearing will be held on **Tuesday, February 4, 2025, 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, "*Aspen Estates Phase 3 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 11th day of January, 2025.

Rosalinda Ibarra
City Clerk

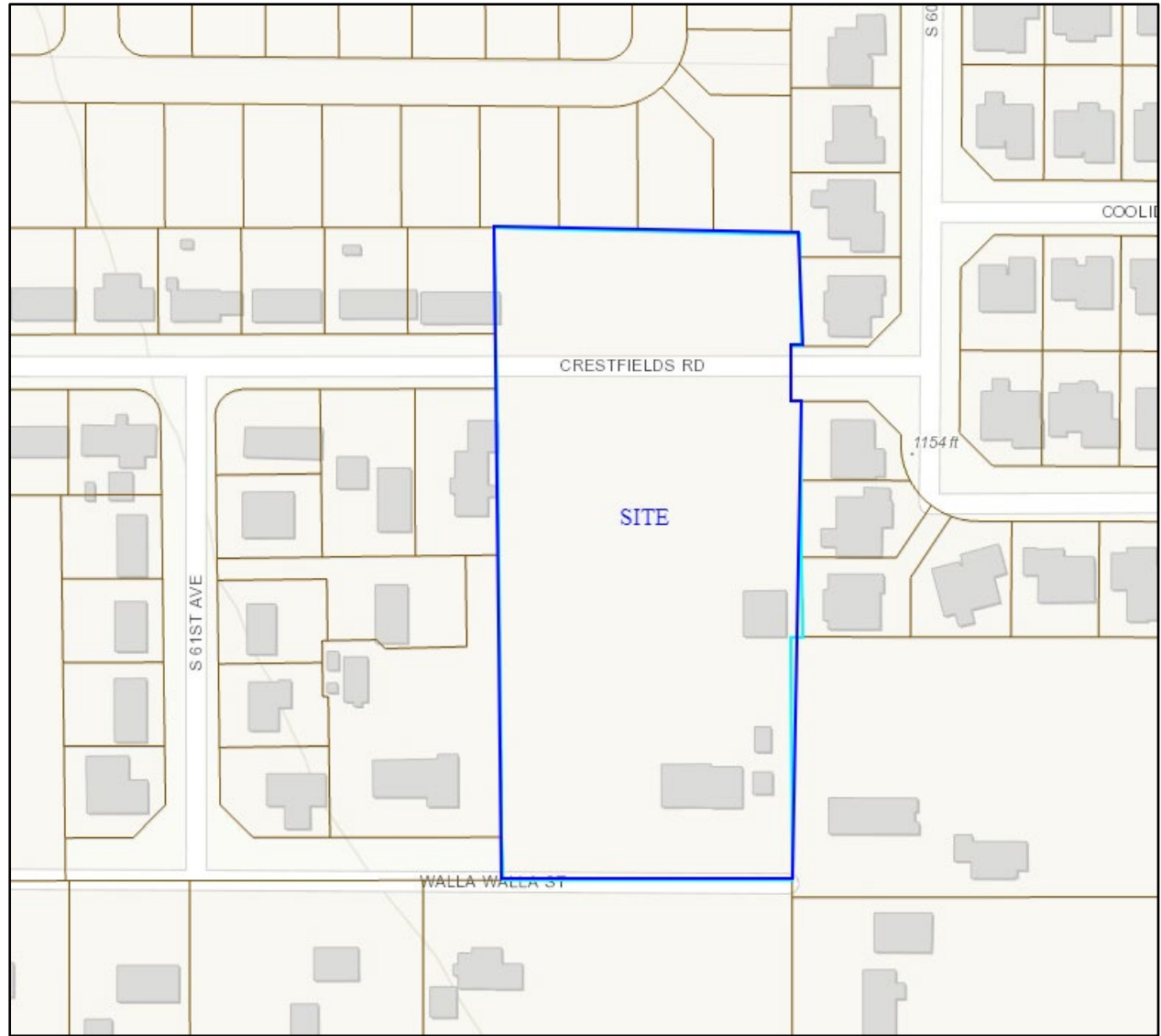
Project Name: WM REAL PROPERTY HOLDINGS LLC "ASPEN ESTATES PH. 3"

Site Address: 5903 WALLA WALLA ST

File Number(s): PLP#002-24, SEPA#015-24, TCO#011-24

Proposal: Proposed preliminary long plat to subdivide 3.69 acres into 15 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: 9/16/2024

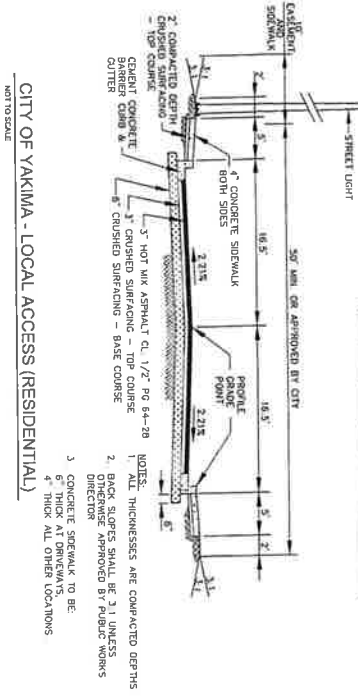


S 64TH AVE
S 60TH AVE



VICINITY MAP - N.T.S.

CHORD DATA	BEARING	LENGTH	CURVE DIRECTION	CURVE LENGTH
C10 68.224' E	25.00	39.00	N 45.921° W	24.18
C11 9.415' E	5.00	8.50	N 65.911° W	5.84
C12 2.913' E	5.00	8.50	S 77.941° E	2.54
C13 2.913' E	5.00	8.50	S 77.941° E	2.54
C14 2.913' E	5.00	8.50	S 77.941° E	2.54
C15 2.913' E	5.00	8.50	S 77.941° E	2.54
C16 2.913' E	5.00	8.50	S 77.941° E	2.54
C17 2.913' E	5.00	8.50	S 77.941° E	2.54
C18 2.913' E	5.00	8.50	S 77.941° E	2.54
C19 2.913' E	5.00	8.50	S 77.941° E	2.54
C20 2.913' E	5.00	8.50	S 77.941° E	2.54
C21 2.913' E	5.00	8.50	S 77.941° E	2.54
C22 2.913' E	5.00	8.50	S 77.941° E	2.54
C23 2.913' E	5.00	8.50	S 77.941° E	2.54
C24 2.913' E	5.00	8.50	S 77.941° E	2.54
C25 2.913' E	5.00	8.50	S 77.941° E	2.54
C26 2.913' E	5.00	8.50	S 77.941° E	2.54
C27 2.913' E	5.00	8.50	S 77.941° E	2.54
C28 2.913' E	5.00	8.50	S 77.941° E	2.54
C29 2.913' E	5.00	8.50	S 77.941° E	2.54
C30 2.913' E	5.00	8.50	S 77.941° E	2.54



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

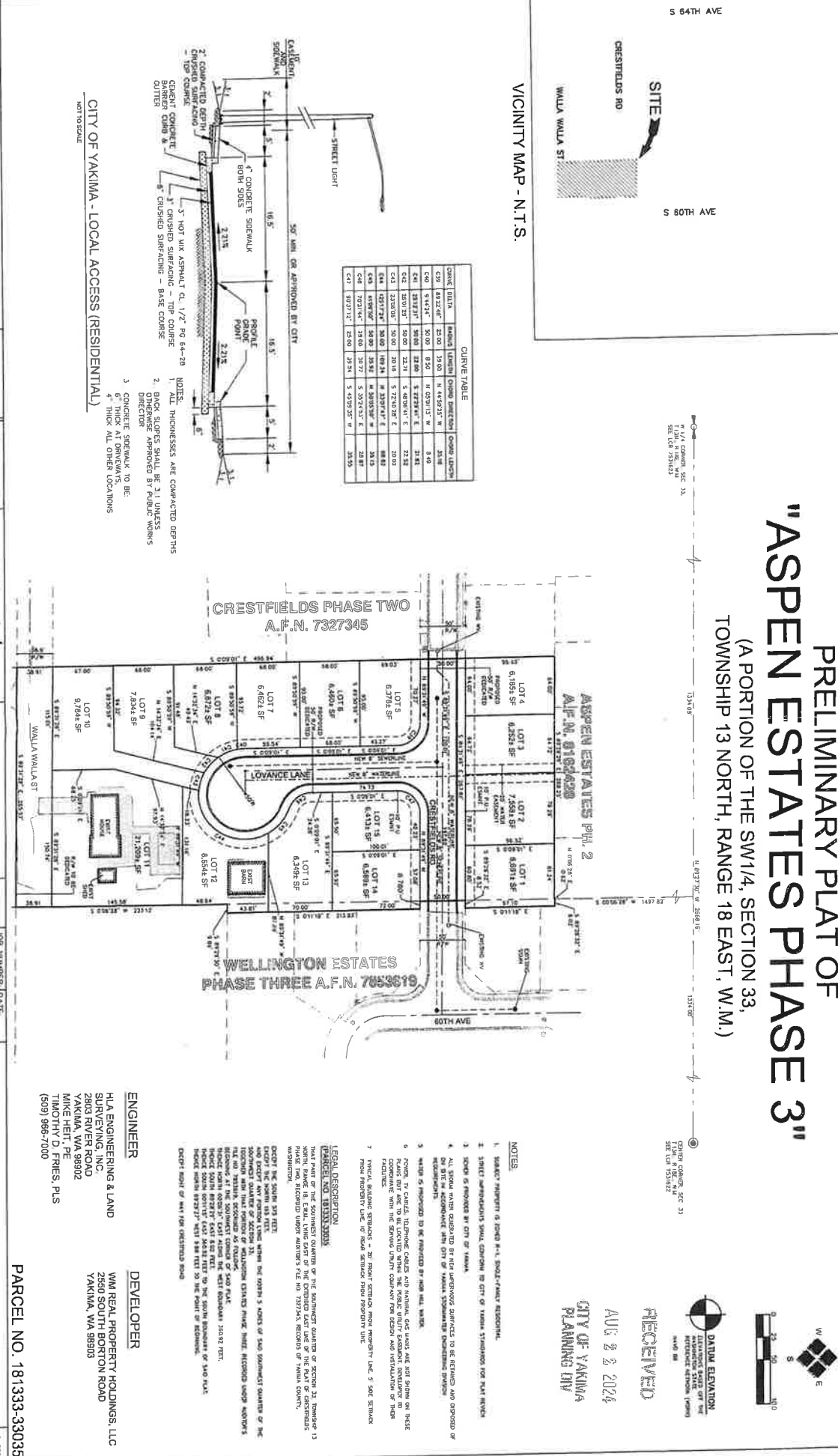
CITY OF YAKIMA - LOCAL ACCESS (RESIDENTIAL)
 NOT TO SCALE

HLA
 Engineering and Land Surveying, Inc.
 2803 River Road
 Yakima, WA
 509.588.7000
 For 509.965.8990

NO.	DATE	BY	DESCRIPTION

JOB NUMBER DATE	24140 08-22-24
FILE NUMBER	24140.dwg
DESIGNED BY	TDF/ARR
CHECKED BY	D/W

ASPEN ESTATES PH. 3
 PARCEL NO. 181333-33035
 CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON
 PRELIMINARY PLAT



**PRELIMINARY PLAT OF
 "ASPEN ESTATES PHASE 3"**
 (A PORTION OF THE SW1/4, SECTION 33,
 TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M.)

RECEIVED
 AUG 22 2024
 CITY OF YAKIMA
 PLANNING DIV

DATUM ELEVATION
 DATUM POINT OF THE
 REFERENCE ELEVATION (VEMO)
 444.88

0 20 40 100

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- NOTES**
1. SEABED PROPERTY IS ZONED R-1 SINGLE-FAMILY RESIDENTIAL.
 2. STREET IMPROVEMENTS SHALL COMPLY TO CITY OF YAKIMA STANDARDS FOR PAVEMENT.
 3. SLOPE IS PROVIDED BY CITY OF YAKIMA.
 4. ALL SLOPE WATER DRAINAGE BY THE UNDERGROUND SURFACES TO BE RECEIVED AND DISPOSED OF IN ACCORDANCE WITH CITY OF YAKIMA STANDARDS FOR SEWERAGE SYSTEMS.
 5. ALL SLOPE WATER DRAINAGE BY THE UNDERGROUND SURFACES TO BE RECEIVED AND DISPOSED OF IN ACCORDANCE WITH THE SERVING UTILITY COMPANY'S DESIGN AND INSTALLATION OF THEIR FACILITIES.
 6. FRONT TO FRONT, INTERSECTION CORNER AND INTERSECTION CORNER SHALL BE SET BACK FROM THE FRONT PROPERTY LINE TO THE FRONT PROPERTY LINE BY THE CITY OF YAKIMA STANDARDS FOR PAVEMENT.
 7. FRONT TO FRONT, INTERSECTION CORNER AND INTERSECTION CORNER SHALL BE SET BACK FROM THE FRONT PROPERTY LINE TO THE FRONT PROPERTY LINE BY THE CITY OF YAKIMA STANDARDS FOR PAVEMENT.

LEGAL DESCRIPTION
(PRELIMINARY)
 THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, LINGUE DATE OF THE EXTENDED EAST LINE OF THE PLAT OF DESCRIPTIONS WHERE TWO SECTIONS UNDER ADJUTANT'S FILE NO. 72722A, RECORDS OF YAKIMA COUNTY.

EXCEPT THE SOUTH 33 FEET
 AND EXCEPT ANY PORTION LINED WITH THE NORTH 3 FEET OF SAID SOUTHWEST QUARTER OF THE TOWNSHIP AND THAT PORTION OF SAID SOUTHWEST QUARTER THAT SHALL BE RECORDED UNDER ADJUTANT'S FILE NO. 72722A, RECORDS OF YAKIMA COUNTY.

THAT PART OF THE SOUTH 33 FEET
 AND EXCEPT ANY PORTION LINED WITH THE NORTH 3 FEET OF SAID SOUTHWEST QUARTER OF THE TOWNSHIP AND THAT PORTION OF SAID SOUTHWEST QUARTER THAT SHALL BE RECORDED UNDER ADJUTANT'S FILE NO. 72722A, RECORDS OF YAKIMA COUNTY.

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

DEVELOPER
 WM REAL PROPERTY HOLDINGS, LLC
 2550 SOUTH BORTON ROAD
 YAKIMA, WA 98903

PARCEL NO. 181333-33035