



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
Vista Ridge Phase 2 Preliminary Plat

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Planning Commission's recommendation regarding preliminary plat approval of Vista Ridge – Phase 2, submitted by KH Properties LLC. The plat is a residential subdivision of 8.7 acres into 32 single-family lots in the R-1 zoning district located in the vicinity of S. 72nd Ave and Coolidge Rd.

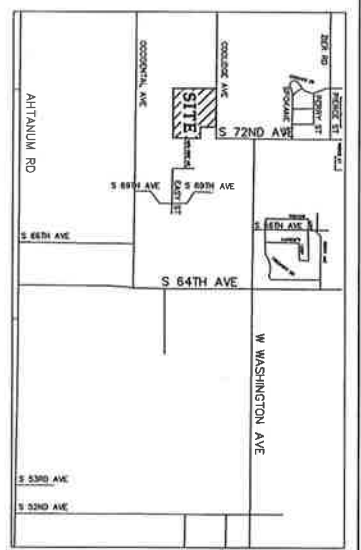
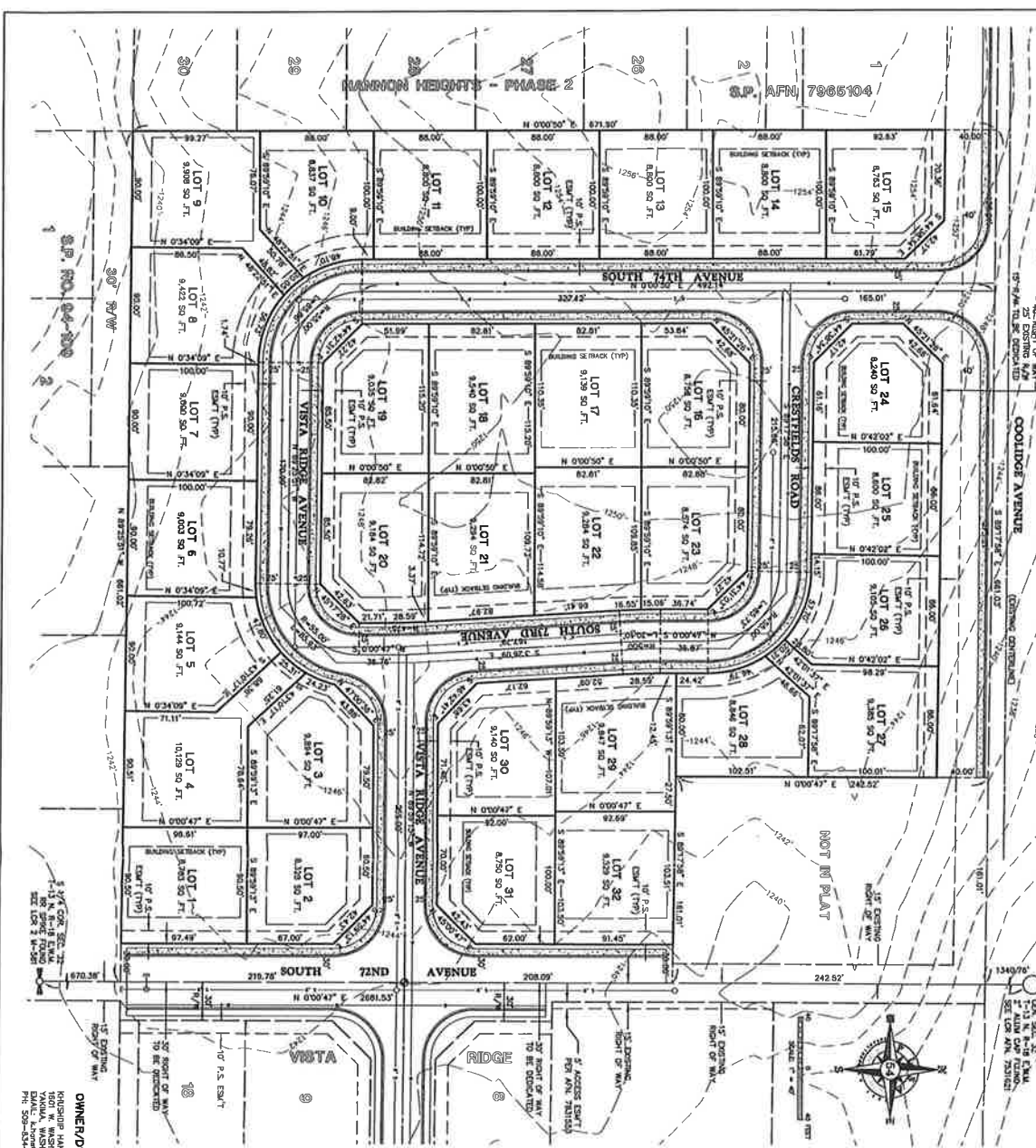
Said closed record public hearing will be held on **Tuesday, July 16, 2019, at 6:00 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 129 N. 2nd Street, Yakima, WA. *Closed Record Hearing* means the public is invited to testify on the existing Planning Commission's records but will not be allowed to introduce any new information.

Dated & mailed this 21st day of June, 2019.

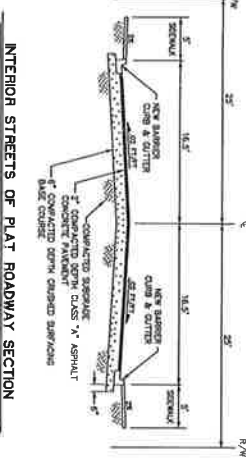
Sonya Claar Tee
City Clerk

LEGAL DESCRIPTION
 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 18, EAST, W.M., EXCEPT THE EAST 101 FEET OF THE NORTH 242.5 FEET THEREOF, AND EXCEPT THE NORTH 25 FEET FOR ROAD.

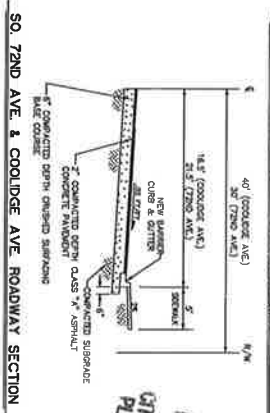
**PRELIMINARY PLAT OF
 VISTA RIDGE - PHASE 2
 IN THE SW 1/4, SE 1/4, SEC. 32, T-13 N, R-18 E, W.M.**



VICINITY MAP (NO SCALE)



INTERIOR STREETS OF PLAT ROADWAY SECTION



SO 72ND AVE & COOLIDGE AVE ROADWAY SECTION

RECEIVED
 FEB 07 2019
 CITY OF YAKIMA
 PLANNING DIV.

NOTES

1. SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-1, SINGLE FAMILY RESIDENTIAL.
2. THE TOTAL AREA OF THE PROPOSED PLAT IS 800 ACRES WITH 234 ACRES WILL BE DEDICATED FOR STREET RIGHT OF WAY.
3. ALL STORM WATER GENERATED BY NEW IMPROVED SURFACES WILL BE MANAGED ON SITE.
4. DOMESTIC WATER WILL BE PROVIDED BY NOK HILL WATER COMPANY.
5. SANITARY SEWER IS PROPOSED TO BE PROVIDED BY THE CITY OF YAKIMA.
6. POWER, TV CABLES AND TELEPHONE CABLES ARE TO BE LOCATED FROM THE BACK OF CURBS TO THE BACK OF THE PUBLIC STREET RIGHT OF WAY.
7. TYPICAL BUILDING SETBACKS - 45' FRONT SETBACK FROM CENTERLINE OF STREET, 5' SIDE SETBACK AND 15' REAR SETBACK FROM PROPERTY LINES.
8. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS.
9. LOTS 2 AND 31 WILL ONLY ACCESS ONTO VISTA RIDGE AVENUE AND NOT SOUTH 72ND AVENUE.

OWNER/DEVELOPERS

ROBINSON HAIN
 1001 N. WASHINGTON AVENUE
 YAKIMA, WASHINGTON 98902
 PH: 509-424-1528

SURVEYOR/ENGINEER

ROBERT L. WEAVER, P.E.
 1521 N. 20TH AVENUE, SUITE 3
 YAKIMA, WASHINGTON 98902

PLSA
 ENGINEERING-SURVEYING-PLANNING
 803 NORTH 20TH AVENUE, SUITE 3
 YAKIMA, WASHINGTON 98902
 PHONE: 509-424-1528
 FAX: 509-424-1529
 WWW.PLSA.COM

PRELIMINARY PLAT
 PREPARED FOR: ROBINSON HAIN
 PROJECT NO.: KH PROPERTIES, LLC
 DATE: 1/16/2019
 SHEET NO.: 1 OF 1

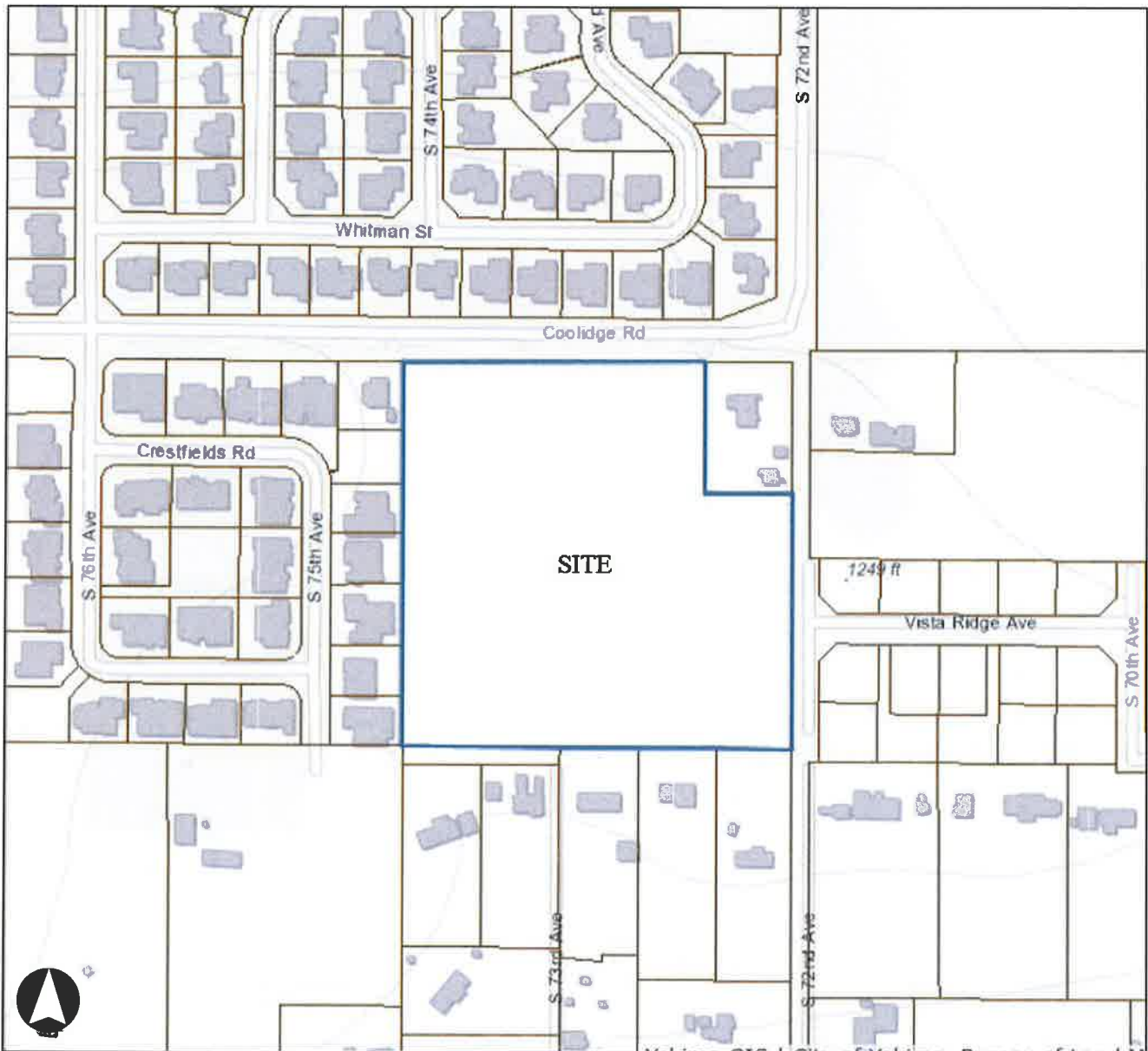
VICINITY MAP



File Number: PLP#001-19 & SEPA#004-19

Project Name: KH PROPERTIES LLC - "VISTA RIDGE PHASE 2"

Site Address: VIC. OF S 72ND AVE & COOLIDGE RD



Proposal: Proposal to subdivide an approximately 8.7-acre parcel into 32 single-family residential lots in the R-1 zoning district.

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: 2/8/2019

