



COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
129 North Second Street, 2nd Floor Yakima, Washington 98901
Phone (509) 575-6183 • Fax (509) 575-6105
ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning>

CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW AND PUBLIC HEARING

DATE: October 7, 2015
TO: SEPA Reviewing Agencies, Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Notice of Application, Environmental Review and Public Hearing for a proposed Preliminary Long Plat that will subdivide 1.78 acres into 14 common-wall Single-Family Residential lots in the Single-Family Residential (R-1) zoning district.

NOTICE OF APPLICATION

Project Location: 408 S 88th Ave
Owner/Applicant: Gaylord Newby
Parcel Number(s): 18131934010
File Number: SEPA#032-15, PLP#004-15
Date of Application: September 24, 2015
Date of Determination of Application Completeness: October 5, 2015

PROJECT DESCRIPTION

The City of Yakima Department of Community & Economic Development received an application from Gaylord Newby. for a 14 lot Preliminary Long Plat, and SEPA Environmental Review to subdivide 1.78 acres in to 14 common-wall single-family residential lots in the Single-Family (R-1) Zoning District. The subject property is located at 408 South 88th Avenue.

ENVIRONMENTAL REVIEW

This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Division of Environmental Planning has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project.

The City of Yakima is presently inclined towards the issuance of a Determination of Non-Significance (DNS) on this project. The optional **WAC 197-11-355** is being used. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Required Permits – The following local, state and federal permits/approvals are needed for the proposed project: Clean Air Authority approval, and State Labor & Industries approval.

Required Studies: Traffic Concurrency. **Existing Environmental Documents:** None.

Preliminary determination of the development regulations that will be used for project mitigation and consistency: City of Yakima Title 12 Development Standards, and Urban Area Zoning Ordinance

REQUEST FOR WRITTEN COMMENTS

Your views on the proposal are welcome. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its possible environmental impacts. There is a 20-day comment period for this review, anyone may submit comments on this proposal to

become a party of record for this project. All written comments received by **5:00pm on October 27, 2015**, will be considered prior to issuing the final threshold determination and recommendation on this application. Your comments on this project may be mailed to:

Joan Davenport, Community Development Director
City of Yakima Planning Division
129 North 2nd Street
Yakima, WA 98901
or e-mail your comments to: robbie.aaron@yakimawa.gov.

Please reference the applicant's name or file number(s) in your correspondence:
(Columbia Ridge Homes, SEPA#032-15, PLP#004-15)

NOTICE OF PUBLIC HEARING

This request requires that the City of Yakima Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on **Wednesday December 9, 2015**, beginning at **3:30 p.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Planning Commission will issue their recommendation to City Council.

If you have any question on this proposal, please call Robbie Aaron, Assistant Planner at (509) 576-6736 or e-mail at robbie.aaron@yakimawa.gov.

Encl: SEPA Checklist, Preliminary Plat, and Vicinity Map.



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you are unsure of the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have difficulty, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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A. BACKGROUND

1. Name of proposed project, if applicable:

APPLE VALLEY ESTATES

2. Name of applicant:

Rick Wehr; PLSA Engineering & Surveying

3. Address and phone number of applicant and contact person:

1120 West Lincoln Avenue, Yakima WA 509-575-6990; Rick Wehr

4. Date checklist prepared: **09/23/2015**

5. Agency requesting checklist: **City of Yakima**

6. Proposed timing or schedule (including phasing, if applicable):

No start time has been proposed at this time.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No further plans for expansion.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **None.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Preliminary Long Plat Application.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Yakima subdivision approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project consists of subdividing a 1.78 acre parcel into 14 common wall single family lots and installing sewer, water, general utilities and street improvements to serve the proposed development.

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12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located on the west side of South 88th Avenue approximately 600 ft North of Tieton Drive .Yakima County Tax Parcel No.181319-34010. Legal Description: The South 264 feet of the North 759 feet of the East Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 19, Township 13 North, Range 18 East,W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The site relatively flat.

b. What is the steepest slope on the site (approximate percent slope)?

The maximum grade through the majority of the site is 2%, more or less.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils consist of Harwood loam, being a grayish brown loam about 8 inches thick. The subsoil is brown loam about 18 inches thick. The substratum is brown gravelly loam about 4 inches thick. A hardpan is at a depth of about 30 inches.

Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**

d. Describe the purpose, type, and approximate quantities of any filling or grading proposed.

Indicate source of fill.

No imported fill is proposed. Grading will balance on-site cut and fills.

e. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Significant erosion is not anticipated. A temporary Erosion and Sediment Control (TESC) plan will specify needed Best Management Practice's (BMP's) typical for construction. The site will be stable after construction is complete and the facilities are in use.

f. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Possibly up to about 55%.

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- g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

During site development and construction activities, regulatory erosion control and stormwater management plans will be implemented, such as silt fencing and appropriate dust control.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Possible dust and vehicular emissions would be greatest during initial utility and street construction. Minimal emissions from residential space heating devices may occur after project completion

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. ***None known.***

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Compliance with regulatory requirements

3. Water

- a. Surface:

Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- 1) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 2) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

Indicate the source of fill material.

None

- 3) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

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4) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

5) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **No discharges proposed.**

c. Water Runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Water runoff will be primarily from rainfall and snowmelt. The runoff is proposed to be collected and managed on-site via surface retention areas and infiltration facilities.

2) Could waste materials enter ground or surface waters? If so, generally describe. **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Accepted engineering practices for stormwater drainage systems will be implemented to collect and manage the surface and runoff water impacts.

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass **Sparse.**

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

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_____ water plants: water lily, eelgrass, milfoil, other

other types of vegetation

Various weeds, such as, cheat grass, thistle and morning glory can be found on site.

b. What kind and amount of vegetation will be removed or altered?

Literally all existing vegetation will be removed.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Each residential lot will be landscaped with typical residential lawns, trees, flowers and shrubs.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: **Black Birds, Songbirds, Starlings,**

Sparrows, Magpies, Robins, Quail

mammals: **Mice, gophers,:**

fish: **None:**

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain. **No.**

d. Proposed measures to preserve or enhance wildlife, if any: **None proposed.**

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric, natural gas, wood and solar energy may be used for space heating, cooling, lighting and power.

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b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**

c. What kinds of energy conservation features are included in the plans of this proposal?

None proposed.

List other proposed measures to reduce or control energy impacts, if any:

No additional measures are proposed.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? **No**

If so, describe.

1) Describe special emergency services that might be required.

N/A

2) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None Known.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short Term: typical construction equipment noises during street, utility and building construction during daylight hours.

Long Term: Typical residential maintenance equipment, i.e. lawn mowers, leaf blowers, power trimmers, snow blowers, etc. primarily during the daylight hours.

3) Proposed measures to reduce or control noise impacts, if any:

None, other than industry and regulatory requirements for construction and maintenance equipment.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The site is currently open land and is not being used. The adjacent properties are used for residential living.

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b. Has the site been used for agriculture? If so, describe.

It could have been. The site was in an area used for orchards many years ago. It has not been used as an orchard within the last 20 years.

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

R-1

f. What is the current comprehensive plan designation of the site?

Single Family Housing

g. If applicable, what is the current shoreline master program designation of the site? ***N/A***

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. ***None***

i. Approximately how many people would reside or work in the completed project? ***49, more or less.***

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None required.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compliance with City zoning, subdivision and comprehensive plan objectives.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

There would be 14, middle income, housing units will be created.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None proposed.

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10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Maximum building height is 35 feet per zoning ordinance. No exterior building material has been proposed at this time.
- b. What views in the immediate vicinity would be altered or obstructed?
None known.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks, etc .

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Typical residential lighting, including street lights, yard lights and outdoor security lighting during night time hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- c. What existing off-site sources of light or glare may affect your proposal?
None known.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None, except to encourage the use of lowest necessary wattages and to direct lights inward and downward.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Apple Valley School is located 900 L.F. to the north.**
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None proposed.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **None known.**

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- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

- c. Proposed measures to reduce or control impacts, if any:

None proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

South 88th Avenue borders the easterly perimeter of the site.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? ***No.***

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Minimum of two per each single family residence. No parking would be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). ***Yes, South 88th Avenue will have to be widened and a new street will have to extend into the property to serve the proposed new lots. See the attached preliminary plat drawing.***

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. ***No.***

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 140 vehicular trips per day could be generated. Peak volumes are expected to occur during the morning and late afternoon weekday work commute hours.

- g. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. ***Probable incremental increased demand for fire and police protection, public safety services and schools could be anticipated, relate o the potential population increase.***

Probable incremental increased demand for fire and police protection, public safety services and schools could be anticipated, relate o the potential population increase.

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b. Proposed measures to reduce or control direct impacts on public services, if any. ***None proposed.***

16. Utilities

a. Utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer and irrigation water.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary Sewer – City of Yakima

Domestic Water – Nob Hill Water Company

Electricity – Pacific Power

Telephone – Qwest

Cable – Charter Communications

Refuse Service – City of Yakima

Natural Gas – Cascade Natural Gas

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Rich Wahr
Date Submitted: 9-23-15

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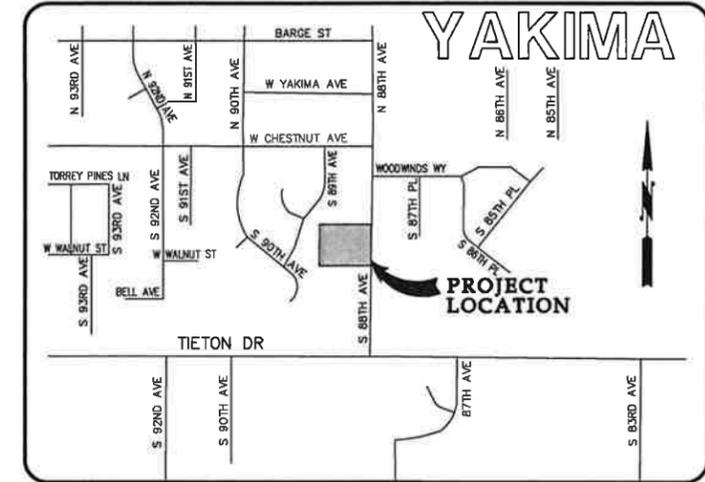
PRELIMINARY PLAT OF
APPLE VALLEY ESTATES
 IN THE SE 1/4 OF THE SW 1/4 OF SEC. 19, T-13 N, R-18 E,W.M.

LEGAL DESCRIPTION

THE SOUTH 264 FEET OF THE NORTH 759 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 18 EAST,W.M.;

EXCEPT FOR COUNTY ROAD ON THE EAST.

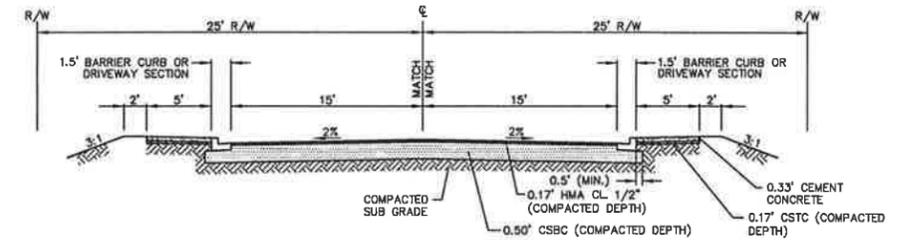
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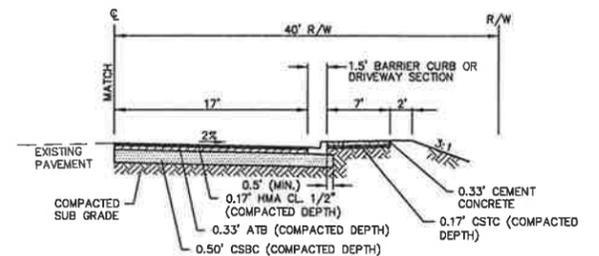
VICINITY MAP
 NO SCALE

ADDRESSES

- LOT 1 214 S. 88TH AVE.
- LOT 2 216 S. 88TH AVE. OR 8801 W. WALNUT ST.
- LOT 3 8803 W. WALNUT ST.
- LOT 4 8805 W. WALNUT ST.
- LOT 5 8807 W. WALNUT ST.
- LOT 6 8814 W. WALNUT ST.
- LOT 7 8812 W. WALNUT ST.
- LOT 8 8810 W. WALNUT ST.
- LOT 9 8808 W. WALNUT ST.
- LOT 10 8806 W. WALNUT ST.
- LOT 11 8804 W. WALNUT ST.
- LOT 12 8802 W. WALNUT ST.
- LOT 13 400 S. 88TH AVE. OR 8800 W. WALNUT ST.
- LOT 14 402 S. 88TH AVE.



WALNUT STREET - RESIDENTIAL



NORTH 88TH AVENUE - COLLECTOR ARTERIAL

CURVE TABLE						
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	20.00	89°34'41"	31.27	19.85	N 45°03'35" E	28.18
C2	30.00	49°40'47"	26.01	13.89	S 65°18'40" E	25.21
C3	55.00	19°08'42"	18.38	9.28	N 50°02'38" W	18.29
C4	55.00	55°19'11"	53.10	28.83	N 87°16'34" W	51.08
C5	55.00	20°57'05"	20.11	10.17	S 54°35'19" W	20.00
C6	55.00	21°04'48"	20.23	10.23	S 33°34'23" W	20.12
C7	55.00	23°11'04"	22.28	11.28	S 11°26'28" W	22.10
C8	55.00	20°49'47"	20.00	10.11	S 10°33'58" E	19.89
C9	55.00	21°10'56"	20.33	10.28	S 31°34'19" E	20.22
C10	55.00	20°57'05"	20.11	10.17	S 62°38'20" E	20.00
C11	55.00	55°14'50"	53.03	28.78	N 89°15'43" E	51.00
C12	55.00	21°28'09"	20.81	10.43	N 50°54'13" E	20.48
C13	30.00	49°40'47"	26.01	13.89	S 65°00'32" W	25.21
C14	20.00	90°25'19"	31.56	20.15	N 44°56'25" W	28.39

NOTES

1. PROPERTY IS ZONED R-1, SINGLE-FAMILY RESIDENTIAL. THE PROPOSED LOTS ARE GOING TO BE COMMON WALL SINGLE FAMILY LOTS.
2. THE PARCEL CONTAINS 1.78 ACRES.
3. WALNUT STREET WILL BE DEDICATED AS A PUBLIC STREET.
4. STORM WATER DRAINAGE IS PROPOSED TO BE MANAGED ON-SITE.
5. SANITARY SEWER WILL BE CONNECTED TO THE CITY OF YAKIMA SEWAGE COLLECTION SYSTEM.
6. DOMESTIC WATER WILL BE CONNECTED TO THE NOB HILL WATER WATER SYSTEM.
7. THE UNDERGROUND POWER, TELEPHONE, NATURAL GAS AND CABLE TELEVISION SYSTEMS WILL BE PROVIDED BY THE RESPECTIVE UTILITY.
8. BUILDING SETBACKS
 FRONT - 50' FROM CENTERLINE OF 88TH AVENUE
 FRONT - 45' FROM CENTERLINE OF WALNUT STREET
 SIDE - 5' FROM LOT LINE;
 SIDE - 40' FROM CENTERLINE OF WALNUT STREET
 REAR - 15' FROM LOT LINE
9. SITE ADDRESS: 408 S. 88TH AVENUE.



SCALE: 1" = 30'

SW CORNER OF SEC. 19
 T-13 N, R-18 E,W.M.
 CASED MON.
 SEE LCR 2 M-1042

S 1/4 CORNER OF SEC. 19
 T-13 N, R-18 E,W.M.
 RAILROAD SPIKE
 SEE LCR 1M - 1134

2646.98
 S 89°41'50" W
TIETON DRIVE

OWNER/DEVELOPER
 GAYLORD NEWBY
 607 S. BOTH AVENUE
 YAKIMA, WASHINGTON 98908
 PH: 945-3845

ENGINEER/SURVEYOR
 RICK WEHR
 PLSA ENGINEERING AND SURVEYING
 1120 W. LINCOLN AVENUE
 YAKIMA, WASHINGTON 98902
 PH: 575-6990

PLSA ENGINEERING-SURVEYING-PLANNING
 1120 WEST LINCOLN AVENUE
 YAKIMA, WASHINGTON 98902
 (509) 575-6990

PRELIMINARY PLAT
 OF PARCEL NO. 181319 - 34010
 PREPARED FOR
GAYLORD NEWBY

DRAWN BY: RICK WEHR
 DATE: 9/17/2015
 JOB NO. 12083
 SHEET NO. 1 OF 1

SE 1/4, SW 1/4, SEC. 19, T-13 N, R-18 E,W.M.

Project Vicinity Map

PLP#004-15



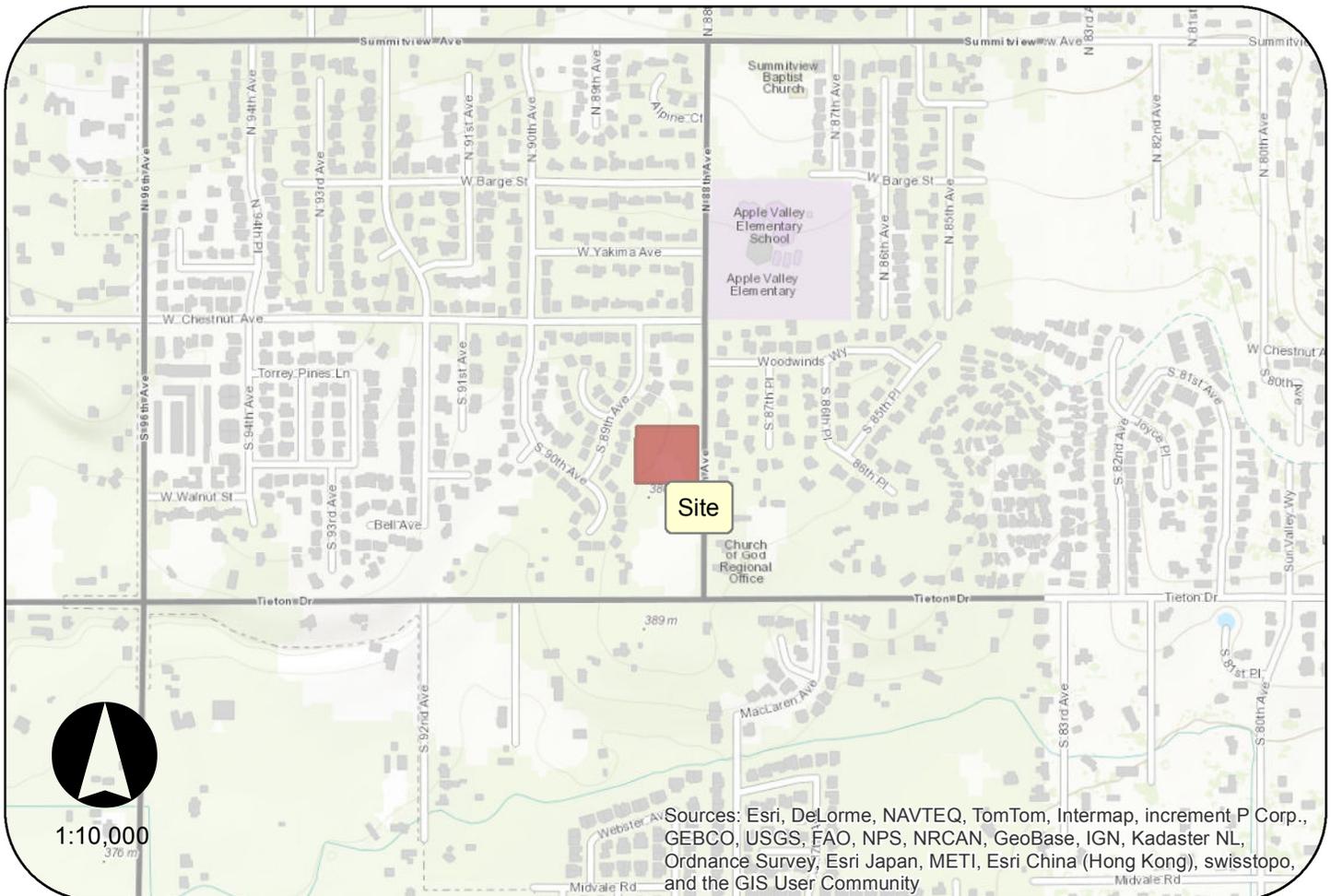
Related Projects: SEPA#032-15

Applicant: NEWBY GAYLORD B & VALDA I

Location: 408 S 88TH AVE

Thursday - 09/24/2015 - 03:54:18

Contact City of Yakima Planning Division at 509-575-6183
City of Yakima - Geographic Information Services



Proposal: Proposed long plat that will subdivide approximately 1.78 acres into 14 common-wall single-family lots in the R-1 zoning district.

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