



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 AND PUBLIC HEARING**

DATE: May 27, 2015
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, Community Development Director
SUBJECT: Notice of Application for the proposal to extend the height of an existing monopole from 57 feet and 6 inches to 77 feet and 6 inches, construct a new 12 foot by 20 foot fenced compound, and add 6 new antennas with new equipment for an existing cell tower in the R-2 and B-2 zoning districts.

NOTICE OF APPLICATION

Project Location: 1017 S 18th Ave
Tax Parcel Numbers: 18132614501, 18132614502, 18132614503
Project Applicant: Lexcom Development Corporation
File Number: CELL#002-15
Date of application: March 06, 2015
Date of determination of completeness: April 10, 2015

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received an application from Lexcom Development Corporation (applicant) on behalf of T-Mobile/Yakima Valley Fellowship (property owners) to extend the height of an existing monopole from 57 feet and 6 inches to 77 feet and 6 inches, construct a new 12 foot by 20 foot fenced compound, and add 6 new antennas with new equipment for an existing cell tower in the R-2 and B-2 zoning districts..

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. All written comments received by **June 16, 2015**, will be considered prior to issuing the final 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:
Lexcom Development Corp., T-Mobile, Yakima Valley Fellowship, CELL#002-15

NOTICE OF PUBLIC HEARING

This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, June 25, 2015**, beginning at **9:00 a.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 Hearing Examiner will issue his decision within ten (10) business days.

NOTICE OF DECISION

A copy of the Hearing Examiner's decision will be mailed to you once it is rendered. Please send any written comments for the above described project to:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 North 2nd Street
Yakima, Washington 98901

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any questions on this proposal, please contact Robbie Aaron, Assistant Planner at (509) 576-6736 or by e-mail at robbie.aaron@yakimawa.gov.

Other Permits Required: Building Permit

Encl.: Written Narrative, Site Plan, and Mailing Map



Federal Aviation Administration
 Southwest Regional Office
 2601 Meacham Blvd.-ASW-520
 Fort Worth, TX 76137-0520

Aeronautical Study No.
 2005-ANM-2372-OE
 Prior Study No.
 2003-ANM-1013-OE

Issued Date: 11/02/2005

Carolyn Tann
 Alamosa PCS
 4000 W. 114th Street, Suite 180
 Leawood, KS 66211

SE05W0304

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has completed an aeronautical study under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure Type: Antenna Tower
 Location: Yakima, WA
 Latitude: 46-35-7.66 NAD 83
 Longitude: 120-31-57.81
 Heights: 64 feet above ground level (AGL)
 1128 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 K.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

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 CITY OF YAKIMA
 PLANNING DIV.

If we can be of further assistance, please contact our office at (425)227-2558.
On any future correspondence concerning this matter, please refer to Aeronautical
Study Number 2005-ANM-2372-OE.

Signature Control No: 439740-415150

(DNE)

Kathie Curran
Technician

Attachment(s)
Frequency Data

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PLANNING DIV.

Frequency Data for ASN 2005-ANM-23, JE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W

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MAR 08 2015
CITY OF YAKIMA
PLANNING DIV.

LEASE AREA #1 (AS SURVEYED)

Situated in the City of Yakima, County of Yakima and State of Washington. Known as being part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M. being a 216 square foot Exclusive Existing Tower Lease Area over and upon a parcel of land now or formerly conveyed to Valley Fellowship Of Yakima as recorded in Deed: 7820628 of Yakima county records and being more particularly described as follows:

Commencing at a Monument In Well Found at the Intersection of S. 16th Ave and W. Nob Hill Blvd. and the Southeast Corner of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M.; thence N68°55'18"W a distance of 533.95 feet to the Point of Beginning; thence S00°55'04"W a distance of 12.00 feet to a Mag Nail Found & Used; thence N89°04'56"W a distance of 18.00 feet; thence N00°55'04"E a distance of 12.00 feet; thence S89°04'56"E a distance of 18.00 feet to the Point of Beginning and containing 0.005 acres (216 square feet) of land, more or less.

LEASE EXPANSION AREA (AS SURVEYED)

Situated in the City of Yakima, County of Yakima and State of Washington. Known as being part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M. being a 240 square foot Exclusive Tower Lease Expansion Area over and upon a parcel of land now or formerly conveyed to Valley Fellowship Of Yakima as recorded in Deed: 7820628 of Yakima county records and being more particularly described as follows:

Commencing at a Monument In Well Found at the Intersection of S. 16th Ave and W. Nob Hill Blvd. and the Southeast Corner of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M.; thence N70°12'22"W a distance of 568.83 feet to the Point of Beginning, thence S89°04'56"E a distance of 20.00 feet to the NW corner of the Existing Tower Lease Area; thence along the western boundary of the Existing Tower Lease Area S00°55'04"W a distance of 12.00 feet; thence N89°04'56"W a distance of 20.00 feet; thence N00°55'04"E a distance of 12.00 feet to the Point of Beginning and containing 0.005 acres (240 square feet) of land, more or less.

OVERALL LEASE AREA #1 (AS SURVEYED)

Situated in the City of Yakima, County of Yakima and State of Washington. Known as being part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M. being a 456 square foot Overall Lease Area over and upon a parcel of land now or formerly conveyed to Valley Fellowship Of Yakima as recorded in Deed: 7820628 of Yakima county records and being more particularly described as follows:

Commencing at a Monument In Well Found at the Intersection of S. 16th Ave and W. Nob Hill Blvd. and the Southeast Corner of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M.; thence N68°55'18"W a distance of 533.95 feet to the Point of Beginning; thence S00°55'04"W a distance of 12.00 feet to a Mag Nail Found & Used; thence N89°04'56"W a distance of 38.00 feet; thence N00°55'04"E a distance of 12.00 feet; thence S89°04'56"E a distance of 38.00 feet to the Point of Beginning and containing 0.010 acres (456 square feet) of land, more or less.

LEASE AREA #2 - MONOPOLE TOWER LEASE AREA (AS SURVEYED)

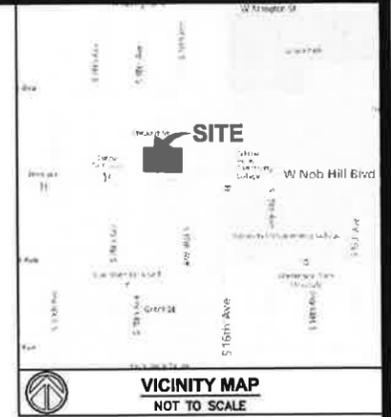
Situated in the City of Yakima, County of Yakima and State of Washington. Known as being part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M. being a 100 square foot Exclusive Monopole Tower Lease Area over and upon a parcel of land now or formerly conveyed to Valley Fellowship Of Yakima as recorded in Deed: 7820628 of Yakima county records and being more particularly described as follows:

Commencing at a Monument In Well Found at the Intersection of S. 16th Ave and W. Nob Hill Blvd. and the Southeast Corner of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M.; thence N76°35'41"W a distance of 594.91 feet to the Point of Beginning; thence N27°43'32"W a distance of 10.00 feet to a point; thence N62°16'28"E a distance of 10.00 feet to a point; thence S27°43'32"E a distance of 10.00 feet to a point; thence S62°16'28"W a distance of 10.00 feet to the Point of Beginning and containing 0.002 acres (100 square feet) of land, more or less.

NON-EXCLUSIVE ACCESS & UTILITY EASEMENT (AS SURVEYED)

Situated in the City of Yakima, County of Yakima and State of Washington. Known as being part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M. being a 2,639 square foot Non-Exclusive Access & Utility Easement over and upon a parcel of land now or formerly conveyed to Valley Fellowship Of Yakima as recorded in Deed: 7820628 of Yakima county records and being more particularly described as follows:

Commencing at a Monument In Well Found at the Intersection of S. 16th Ave and W. Nob Hill Blvd. and the Southeast Corner of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M.; thence N89°04'57"W a distance of 488.01 feet; thence N00°04'57"W a distance of 26.00 feet to the Point of Beginning on the Northernmost Right-of-Way line of W. Nob Hill Blvd.; thence continuing along the right-of-way line N89°04'57"W a distance of 12.00 feet; thence turning & proceeding N00°04'57"W a distance of 134.05 feet; thence N89°04'56"W a distance of 20.56 feet; thence S62°16'28"W a distance of 56.50 feet; thence N27°43'32"W a distance of 10.00 feet; thence N62°16'28"E a distance of 43.91 Feet; Thence N00°55'04"E a distance of 10.14 feet; thence S89°04'56"E a distance of 47.22 feet; thence S00°04'57"E a distance of 146.05 feet; feet to the Point of Beginning and containing 0.061 acres (2,639 square feet) of land, more or less.



CERTIFICATION:

I, James M. McNeely, PLS, a Washington State Registered Professional Land Surveyor, License No. 45166, hereby certify to SBA 2012 TC Assets, LLC, a Delaware limited liability Company, and Old Republic National Title Insurance Company, the following:

Latitude and Longitude values for the center of the above-referenced tower are accurate to within +/- 15 feet horizontally; and that the following tower site elevation is accurate to within +/- 3 feet vertically:

HORIZONTAL DATUM: NAD83

LATITUDE NORTH 46° 35' 08.28"
LONGITUDE WEST -120° 31' 57.47"

VERTICAL DATUM: NAVD 88

This surveyor has received and reviewed that certain Title Commitment No. 2026757 issued by Old Republic National Title Insurance Company with an effective date of September 24, 2014 which proposes to insure the lands described under its Schedule A.

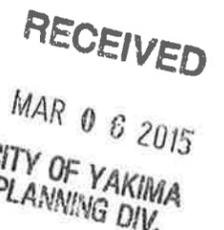
The surveyor has received and reviewed that the lands under said schedule A of the Title Commitment contain or include the lands described in and depicted on this survey.

The surveyor has reviewed the easements of record and identified under schedule B-2 of said Title Commitment encumber the lands described on this survey, but said easements will not interfere with the location of the insured lands, including the leased area and any and all access, utility and guy wire easement parcels.

By: _____
James M. McNeely, PLS
Washington Professional Land Surveyor No. 45166
For and on behalf of Millman Surveying, Inc.
Date of Survey: October 1, 2014

Note: This survey does not represent a boundary survey of the parent parcel.

SYMBOL LEGEND	
R/W	- Right-of-Way
P/L	- Adjoiner Property Line
⊕	- Centerline
P.O.B.	- Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
Msd.	- Measured
●	- Monumentation Found as Noted
⊕	- Manhole
⊗	- Electric Meter
●	- Bollard Post
⊕	- Utility Pole
—X—	- Fence (As Noted)
—t—	- Underground Telephone
▭	- Concrete Area
▭	- Building Area



AS-BUILT SURVEY
Site Address: 1701 W. Nob Hill Blvd.
Yakima, WA 98902
Site Name: Yakima Center
Site ID# WA48150-A



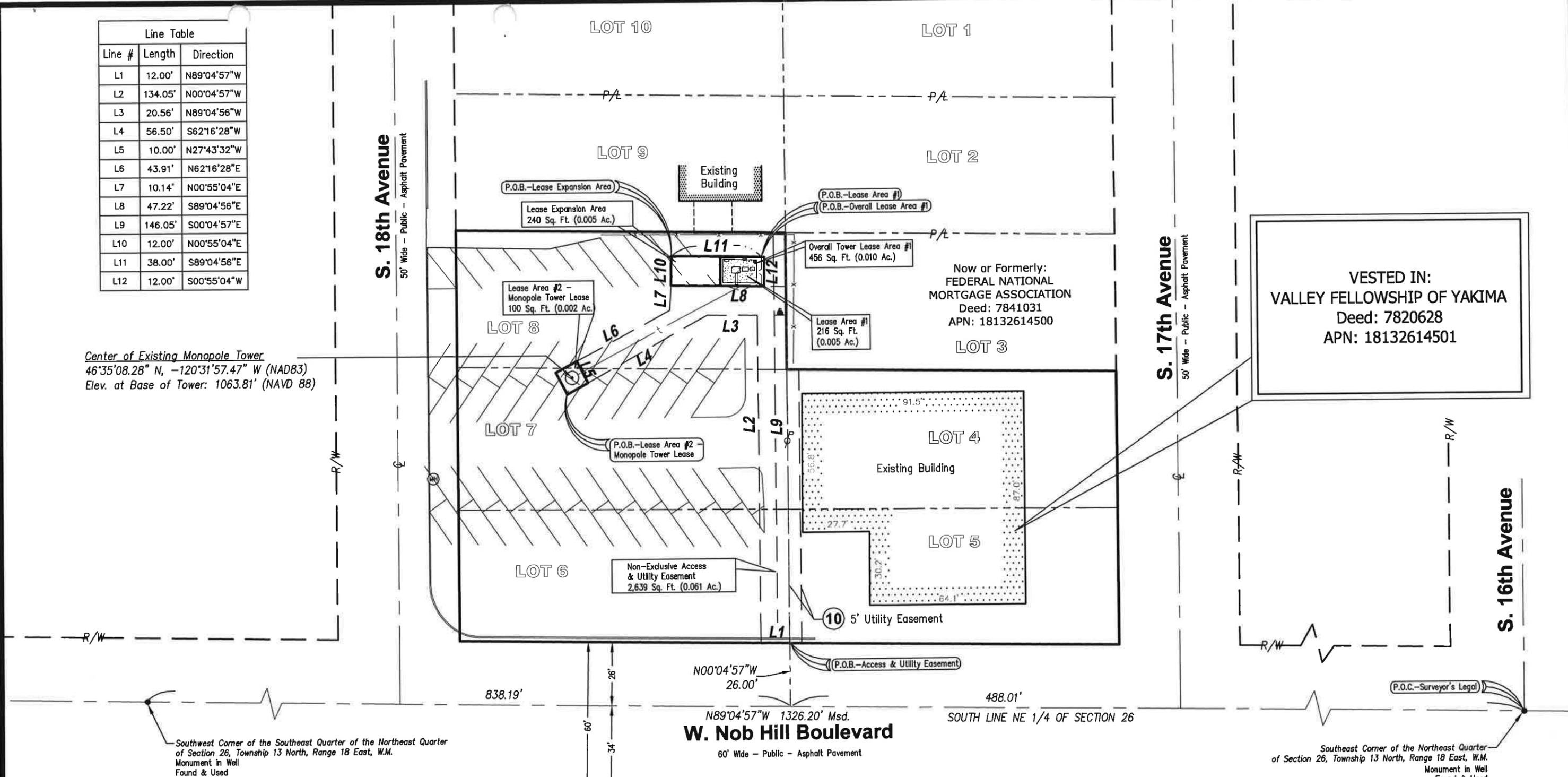
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW, Suite 240
Canton, Ohio 44718
Phone: 800-520-1010
www.millmanland.com

Drawn By: ADC	Project Manager: SP
Date: 10/15/2014	Scale: N/A
Checked: JMM	Sheet: 1 of 3
MSI Project No. 34502	

SBA
SBA Network Services, Inc.
5900 Broken Sound Parkway NW
Boca Raton, FL 33487

Line Table		
Line #	Length	Direction
L1	12.00'	N89°04'57"W
L2	134.05'	N00°04'57"W
L3	20.56'	N89°04'56"W
L4	56.50'	S62°16'28"W
L5	10.00'	N27°43'32"W
L6	43.91'	N62°16'28"E
L7	10.14'	N00°55'04"E
L8	47.22'	S89°04'56"E
L9	146.05'	S00°04'57"E
L10	12.00'	N00°55'04"E
L11	38.00'	S89°04'56"E
L12	12.00'	S00°55'04"W

Center of Existing Monopole Tower
 46°35'08.28" N, -120°31'57.47" W (NAD83)
 Elev. at Base of Tower: 1063.81' (NAVD 88)

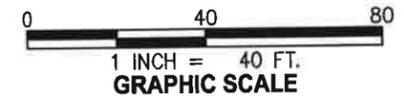


VESTED IN:
 VALLEY FELLOWSHIP OF YAKIMA
 Deed: 7820628
 APN: 18132614501

Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M. Monument in Well Found & Used

Southeast Corner of the Northeast Quarter of Section 26, Township 13 North, Range 18 East, W.M. Monument in Well Found & Used

W. Nob Hill Boulevard
 60' Wide - Public - Asphalt Pavement



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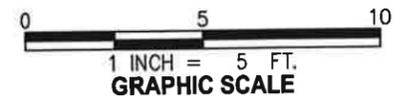
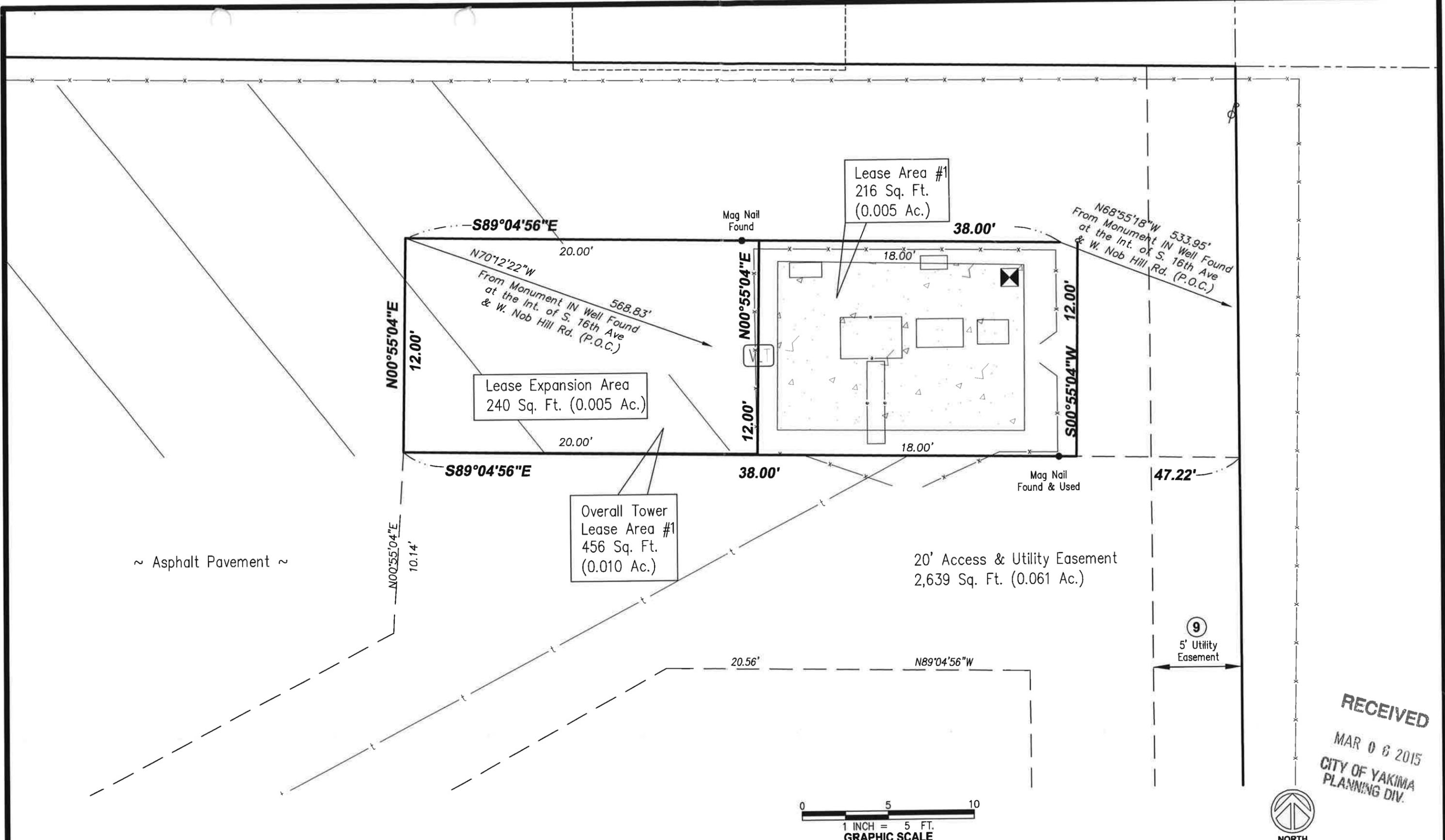
AS-BUILT SURVEY
 Site Address: 1701 W. Nob Hill Blvd.
 Yakima, WA 98902
 Site Name: Yakima Center
 Site ID# WA48150-A



Millman Surveying, Inc.
 Corporate Headquarters
 4111 Bradley Circle NW, Suite 240
 Canton, Ohio 44718
 Phone: 800-520-1010
 www.millmanland.com

Drawn By: ADC	Project Manager: SP
Date: 10/15/2014	Scale: 1"=40'
Checked: JMM	Sheet: 2 of 4
MSI Project No. 34502	

SBA
 SBA Network Services, Inc.
 5900 Broken Sound Parkway NW
 Boca Raton, FL 33487



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 PLANNING DIV.

AS-BUILT SURVEY
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Drawn By: ADC	Project Manager: SP
Date: 10/15/2014	Scale: 1"=5'
Checked: JMM	Sheet: 3 of 4
MSI Project No. 34502	

SBA
 SBA Network Services, Inc.
 5900 Broken Sound Parkway NW
 Boca Raton, FL 33487

PARENT PARCEL DESCRIPTION (AS PROVIDED)

LOTS 4, 5, 6, 7 & 8 BLOCK 2, JOHNSON'S CORNER SUBDIVISION according to the plat thereof recorded in Volume "I" of plats, page 28, records of Yakima County Washington EXCEPT those portions thereof as conveyed to the City of Yakima by instruments recorded under Auditor's File No's 2788890 and 2615377.

BASIS OF BEARING:

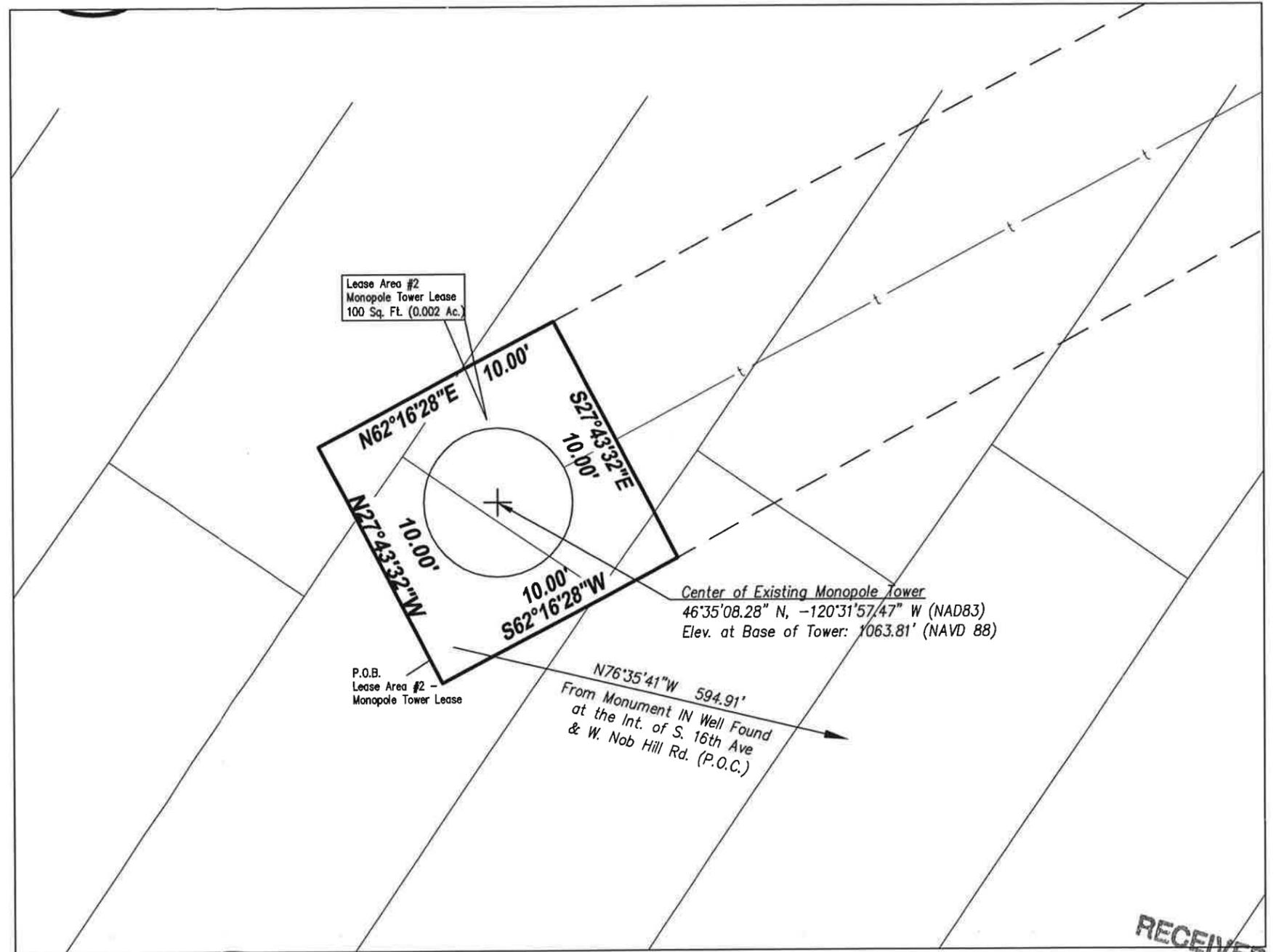
The meridian for all bearings shown hereon is the State of Washington Grid South NAD83.

FLOOD ZONE:

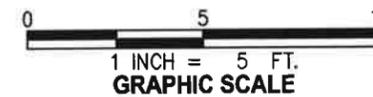
By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 500 year flood plain) according to the Flood Insurance Rate Map for the County of Yakima, Community Panel No. 53077C1033E, Effective Date 07/17/2012.

ENCROACHMENTS:

At the time of survey there were no visible encroachments onto or beyond the subject property.



LEASE AREA #2 - MONOPOLE TOWER LEASE DETAIL



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<p>AS-BUILT SURVEY Site Address: 1701 W. Nob Hill Blvd. Yakima, WA 98902 Site Name: Yakima Center Site ID# WA48150-A</p>		<p>Millman Surveying, Inc. Corporate Headquarters 4111 Bradley Circle NW, Suite 240 Canton, Ohio 44718 Phone: 800-520-1010 www.millmanland.com</p>	<table border="1"> <tr> <td>Drawn By: ADC</td> <td>Project Manager: SP</td> </tr> <tr> <td>Date: 10/15/2014</td> <td>Scale: 1"=5'</td> </tr> <tr> <td>Checked: JMM</td> <td>Sheet: 4 of 4</td> </tr> <tr> <td colspan="2">MSI Project No. 34502</td> </tr> </table>	Drawn By: ADC	Project Manager: SP	Date: 10/15/2014	Scale: 1"=5'	Checked: JMM	Sheet: 4 of 4	MSI Project No. 34502		<p>SBA Network Services, Inc. 5900 Broken Sound Parkway NW Boca Raton, FL 33487</p>
Drawn By: ADC	Project Manager: SP											
Date: 10/15/2014	Scale: 1"=5'											
Checked: JMM	Sheet: 4 of 4											
MSI Project No. 34502												

Photo Simulation

Yakima Community College

Looking North

SP09051C
1017 S 18th Ave,
Yakima, WA 98902
Yakima County

1

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CITY OF YAKIMA
COMMUNITY DEVELOPMENT



DON CUSHING ASSOCIATES
107 SE Washington Street, Suite 265
Portland, OR 97214
Phone: 503-387-5331



Existing

Proposed

Photo Simulation

Yakima Community College

Looking Southeast

SP09051C
1017 S 18th Ave,
Yakima, WA 98902
Yakima County

2

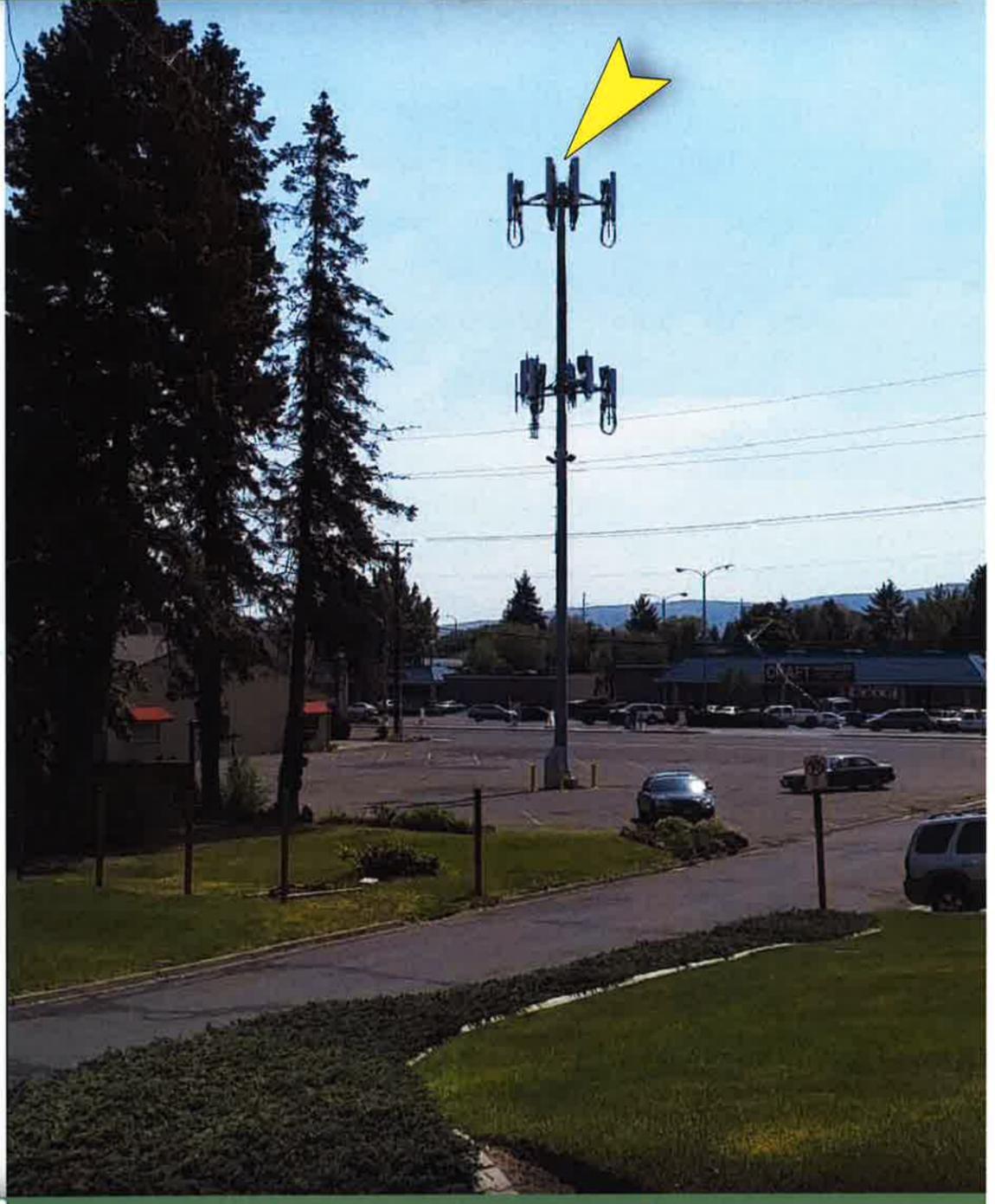
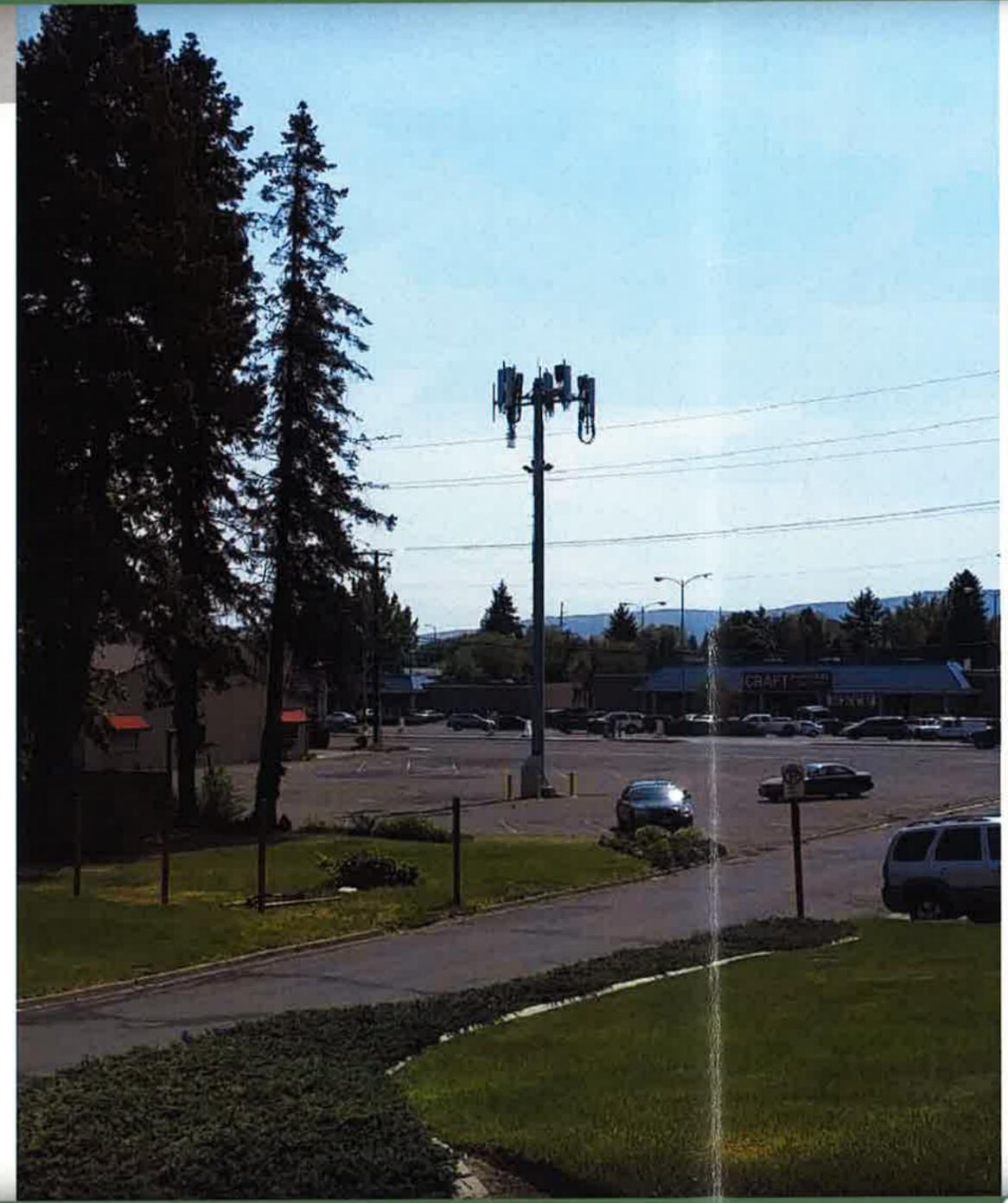
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CITY OF YAKIMA
COMMUNITY DEVELOPMENT



DON CUSHING ASSOCIATES
107 SE Washington Street, Suite 265
Portland, OR 97214
Phone: 503-387-5331



Existing

Proposed

Photo Simulation

Yakima Community College

Looking West

SP09051C
1017 S 18th Ave,
Yakima, WA 98902
Yakima County

3

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MAY 05 2015

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

cushing
Civil Engineers

DON CUSHING ASSOCIATES
107 SE Washington Street, Suite 265
Portland, OR 97214
Phone: 503-387-5331



Cellular tower
not visible from this
location

Existing

Proposed

Photo Simulation

Yakima Community College

Looking Southeast

SP09051C
1017 S 18th Ave,
Yakima, WA 98902
Yakima County

4

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MAY 05 2015

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

cushing
Civil Engineers

DON CUSHING ASSOCIATES
107 SE Washington Street, Suite 265
Portland, OR 97214
Phone: 503-387-5331



Cellular tower
not visible from this
location

Existing

Proposed

Photo Simulation

Yakima Community College

Looking Northwest

SP09051C

1017 S 18th Ave,
Yakima, WA 98902
Yakima County

5

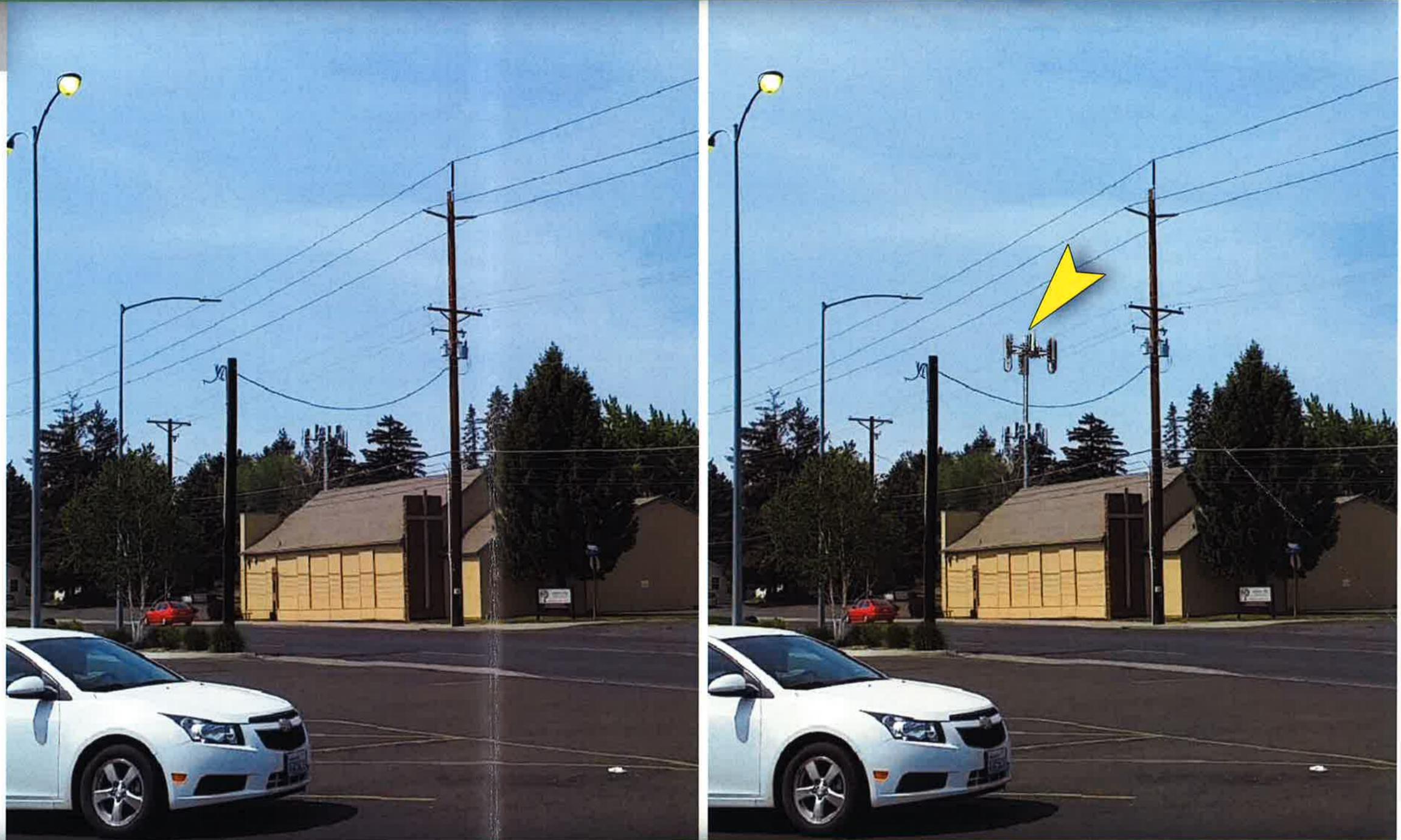
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CITY OF YAKIMA
COMMUNITY DEVELOPMENT

cushing
Civil Engineers

DON CUSHING ASSOCIATES
107 SE Washington Street, Suite 265
Portland, OR 97214
Phone: 503-387-5331



Existing

Proposed

T-Mobile

SITE NAME:
YAKIMA COMMUNITY COLLEGE

SITE NUMBER:
SP09051C

LOCATION:
1017 S 18TH AVE.
YAKIMA, WA 98902

- T-1 COVER SHEET & OVERALL SITE PLAN
- C-1 ENLARGED SITE PLAN & DETAILS
- C-2 FULL ELEVATIONS
- RF-1 RF DESIGN

APPLICANT/CONTACT

T-MOBILE WEST LLC
 8960 NE ALDERWOOD RD
 PORTLAND, OR 97220
 CONTACT: LORI CHASE
 (206) 696-3367

JURISDICTION

CITY OF YAKIMA
COUNTY
 YAKIMA COUNTY
ZONING
 B-2 LOCAL BUSINESS/
 R-2 TWO-FAMILY
 RESIDENTIAL

LANDLORD

VALLEY FELLOWSHIP OF YAKIMA
 1701 W NOB HILL BLVD
 YAKIMA, WA 98902
 (509) 248-9633

PROJECT COORDINATES

LAT: N 46°35'7.00"
 LONG: W 120°31'57.81"
 SOURCE: GOOGLE EARTH

PARCEL NUMBER(S) & AREA

WA18132614502 & WA18132614503
 7,934 SQ. FEET± & 7,934 SQ. FEET±
 0.17 ACRES± & 0.17 ACRES±
 PROJECT AREA: 250 SQ. FEET±

PROJECT DESCRIPTION

T-MOBILE PROPOSES TO EXTEND THE EXISTING MONOPOLE AND ADD (6) NEW ANTENNAS WITH NEW EQUIPMENT. ALSO, T-MOBILE PROPOSES TO CONSTRUCT A NEW 12'x20' FENCED COMPOUND.

GENERAL INFORMATION

1. PARKING REQUIREMENTS ARE UNCHANGED
2. TRAFFIC IS UNAFFECTED
3. SIGNAGE AT SITE IS PROPOSED

SHEET INDEX

	SIGNATURE	DATE
SITE ACQ:	CHRISTINE REYNDERS (971) 600-4945	
ZONING:	SHARON GRETCH (541) 515-8263	
RF ENGINEER:	DON BLENKER (509) 227-5508	
CONST. MGR:	CHRIS OLSEN (480) 263-0803	
OPS. MGR:	ERIC GUSTAFSON (503) 249-7815	
DEV. MGR:	MATT TAUNTON (503) 249-7835	
PROJECT MGR:	LORI CHASE (206) 696-3367	

SITE INFORMATION

FROM THE PORTLAND T-MOBILE OFFICE:

1. HEAD SOUTHEAST ON NE ALDERWOOD RD TOWARD ALDERWOOD TRAIL (0.8 MI)
2. TURN RIGHT ONTO NE 105TH AVE (0.1 MI)
3. TAKE THE 2ND LEFT ONTO NE MARX ST (0.8 MI)
4. TURN RIGHT ONTO NE 122ND AVE (1.0 MI)
5. TURN LEFT TO MERGE ONTO I-84/US 30E TOWARD TROUTDALE/HOOD RIVER (0.2 MI)
6. MERGE ONTO I-84/US 30E (93.8 MI)
7. TAKE EXIT 104 FOR US-97 TOWARD YAKIMA BEND (0.2 MI)
8. TURN LEFT ONTO US-97N (2.5 MI)
9. TURN LEFT ONTO US-97N/WA-14W (0.4 MI)
10. SLIGHT RIGHT ONTO US-97N (58.5 MI)
11. TURN LEFT TO STAY ON US-97N (14.7 MI)
12. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-82W/US-97N/YAKIMA AND MERGE ONTO I-82W/US-97N (0.6 MI)
13. MERGE ONTO I-82W/US-97N (2.4 MI)
14. TAKE EXIT 34 FOR WA-24E/NOB HILL BLVD TOWARD MOXEE (0.2 MI)
15. TURN LEFT ONTO WA-24W/E NOB HILL BLVD (2.9 MI)
16. TURN RIGHT ONTO S 18TH AVE (108 FT)

END AT: 1017 S 18TH AVE
 YAKIMA, WA 98902

ESTIMATED TIME: 3 HOURS, 3 MINUTES
 ESTIMATED DISTANCE: 180 MILES

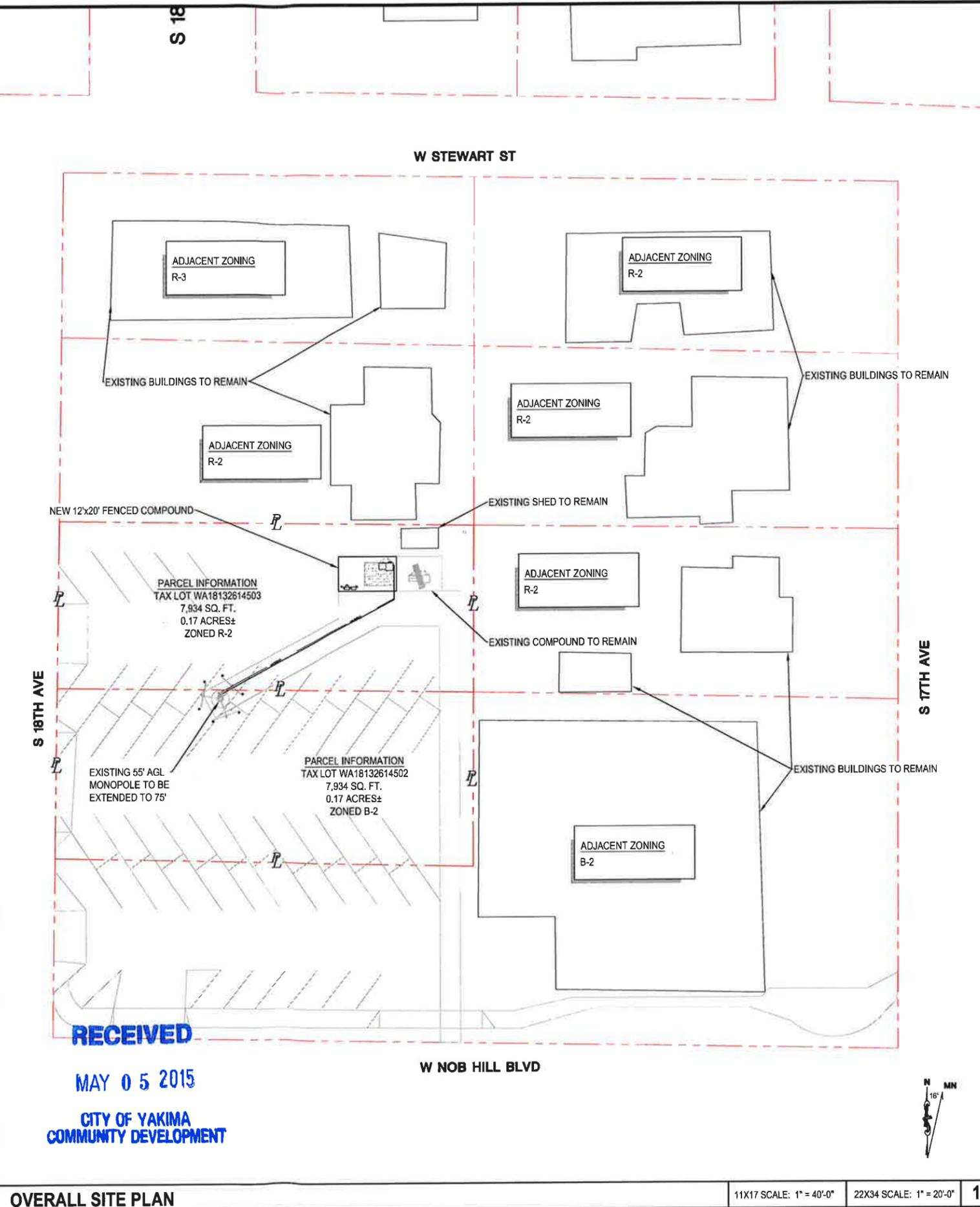
DRIVING DIRECTIONS

SITE INFORMATION

YAKIMA COUNTY, WA



VICINITY MAP



RECEIVED
 MAY 05 2015
 CITY OF YAKIMA
 COMMUNITY DEVELOPMENT

T-Mobile

8960 NE ALDERWOOD ROAD
 PORTLAND, OR 97220
 PHONE: (503) 813-9000
 FAX: (503) 736-3014

PROJECT INFORMATION:
SP09051C YAKIMA COMMUNITY COLLEGE

1017 S 18TH AVE
 YAKIMA, WA 98902

DATE	RELEASE
7/15/14	PRELIMINARY ZONING REVIEW
2/4/15	FINAL ZONING DRAWINGS
5/5/2015	FINAL ZONING DRAWINGS REV1

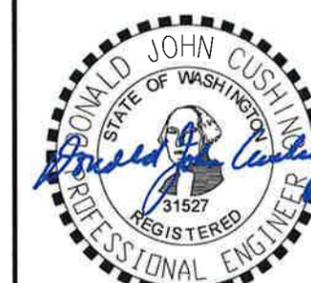
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PLANS PREPARED BY:



Don Cushing Associates
 Civil Engineers
 107 SE WASHINGTON STREET
 SUITE 265
 PORTLAND, OR 97214
 (503) 387-5331
 www.cushing-engr.com

LICENSURE:

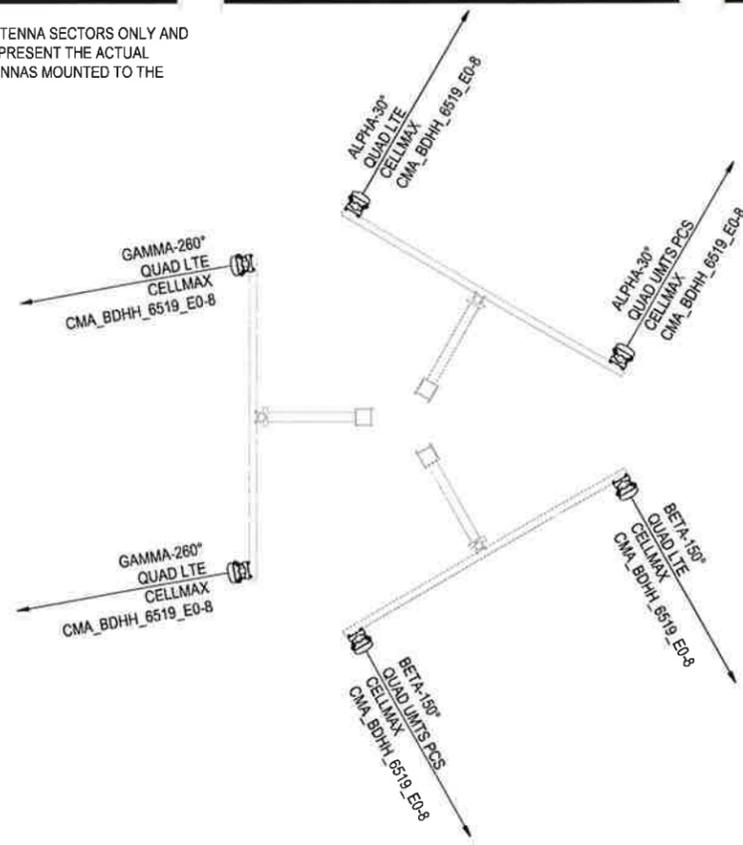


SHEET TITLE:
COVER SHEET AND OVERALL SITE PLAN

SHEET NUMBER:
T-1

11X17 SCALE: 1" = 40'-0" 22X34 SCALE: 1" = 20'-0" 1

DIAGRAM REPRESENTS ANTENNA SECTORS ONLY AND MAY NOT ACCURATELY REPRESENT THE ACTUAL POSITIONING OF THE ANTENNAS MOUNTED TO THE POLE



AZIMUTH DIAGRAM

SCALE: NTS **1**

LINEAL FOOTAGES		
ALPHA/BETA/GAMMA:	200'	HIGH-CAPACITY
TYPE	MIN. BENDING RADIUS	OUTSIDE DIAMETER
HIGH-CAPACITY	19"	1.58"
MID-CAPACITY	15"	1.24"
LOW-CAPACITY	15"	1.24"

HYBRID CABLE DETAILS

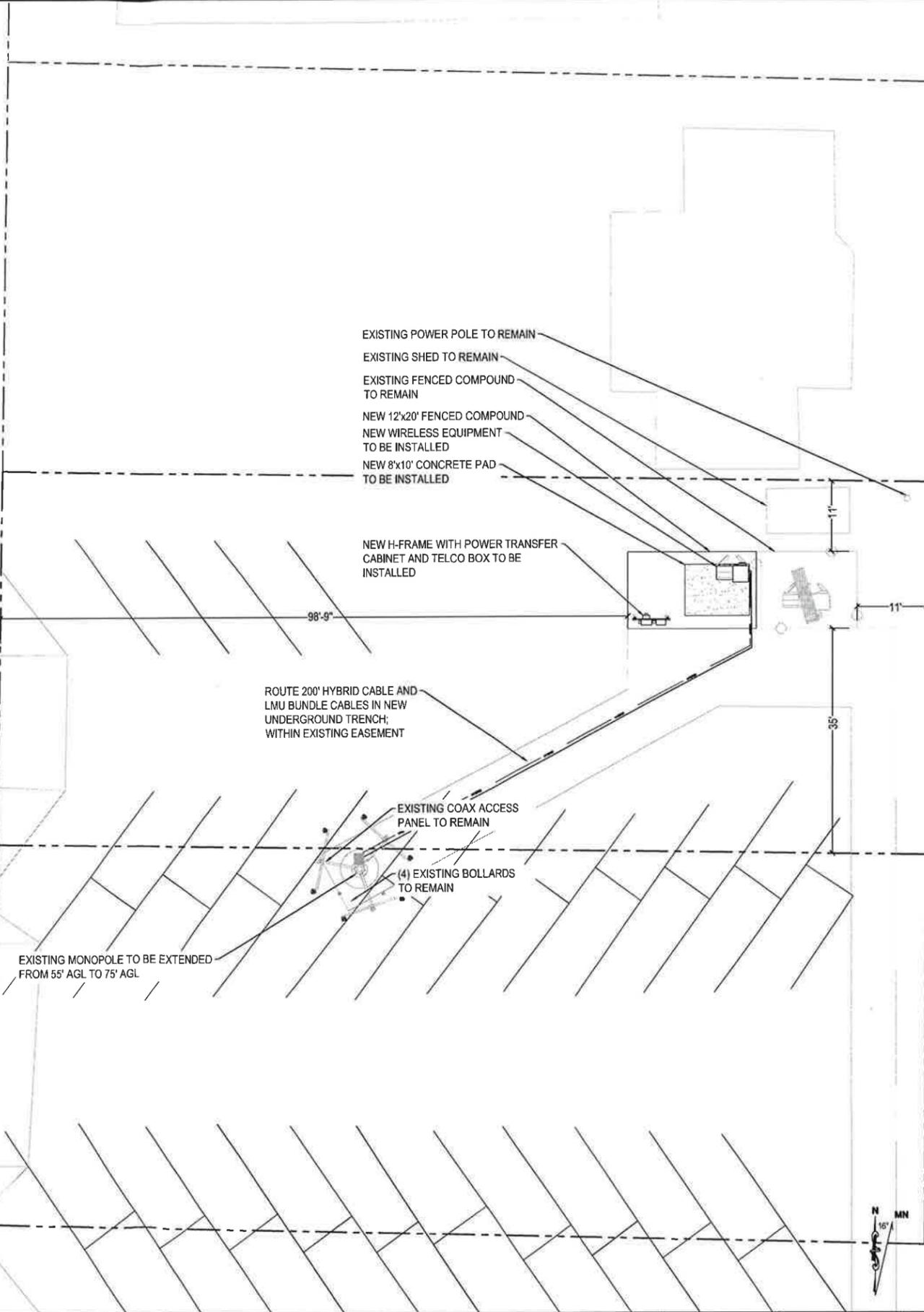
SCALE: NTS **2**

1. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY WATER COURSES (STREAMS, RIVERS, ETC.).
2. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT ARE WITHIN THE FEMA DESIGNATED 100 YEAR FLOOD PLAIN.
3. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT ARE DESIGNATED SHORELINE AREAS.
4. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY WATER BODIES AND/OR KNOWN WETLANDS.
5. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY UNSTABLE SLOPES AND/OR LANDSLIDE HAZARD AREAS.
6. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY SIGNIFICANT WILDLIFE HABITAT OR VEGETATION.
7. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY SIGNIFICANT HISTORIC, CULTURAL, OR ARCHEOLOGICAL RESOURCES.
8. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY EXISTING PEDESTRIAN AND BICYCLE FACILITIES.
9. THERE ARE NO AREAS WITHIN THE SITE OR WITHIN 100 FEET THAT HAVE ANY EXISTING TRANSIT ROUTES AND/OR STOPS.
10. TRAFFIC INFORMATION REPORT BY OTHERS.
11. SITE PLAN IS FOR INFORMATION ONLY. VERIFY ALL DIMENSIONS.
12. CONTRACTOR TO VERIFY ACCURACY OF ALL PROPERTY LINE INFORMATION PRIOR TO EXECUTION OF WORK.
13. THE LOCATION OF EXISTING UTILITY FACILITIES HAS BEEN RESEARCHED AT A MINIMUM LEVEL. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES TO OBTAIN INFORMATION REGARDING EXACT DEPTH OF BURIAL AND HORIZONTAL LOCATION OF UTILITY LINES PRIOR TO CONSTRUCTION. THE ENGINEER AND SITE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.
14. 2" PRIVACY SLATS WILL BE ADDED TO NEW FENCING OF LEASE AREA.
15. ADDITIONAL E-911 ANTENNAS REQUIRED. MOUNT SIMILAR TO GPS ANTENNA-VERIFY LOCATION WITH PROJECT MANAGER.

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ZONING NOTES

SCALE: NTS **3**



ENLARGED SITE PLAN

11X17 SCALE: 1" = 20'-0" 22X34 SCALE: 1" = 10'-0" **4**

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PROJECT INFORMATION:
SP09051C YAKIMA
COMMUNITY COLLEGE

1017 S 18TH AVE
 YAKIMA, WA 98902

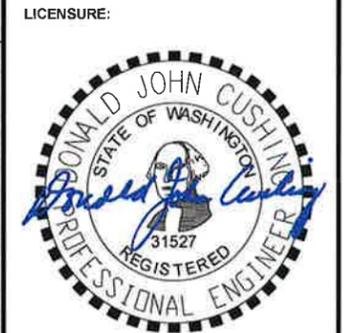
DATE	RELEASE
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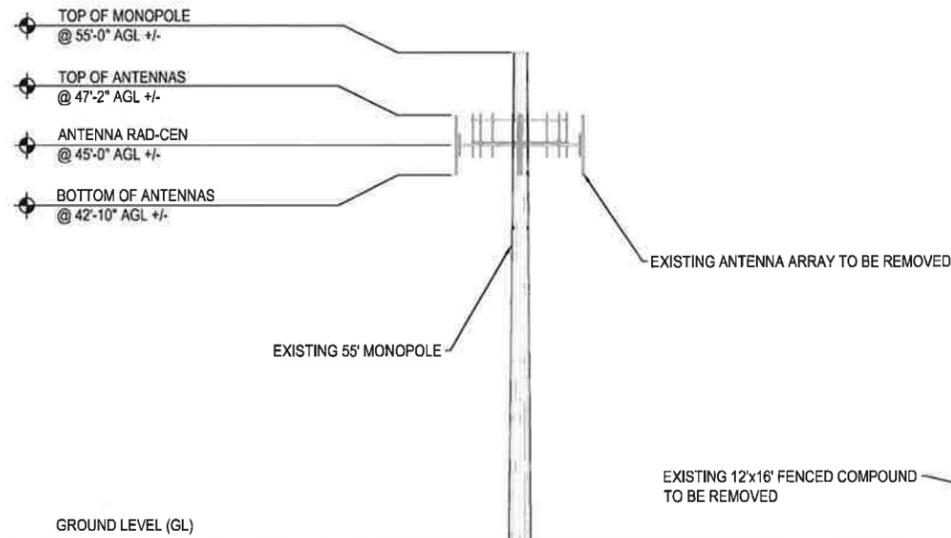


SHEET TITLE:
ENLARGED
SITE PLAN
& DETAILS

SHEET NUMBER:
C-1

NOTE:

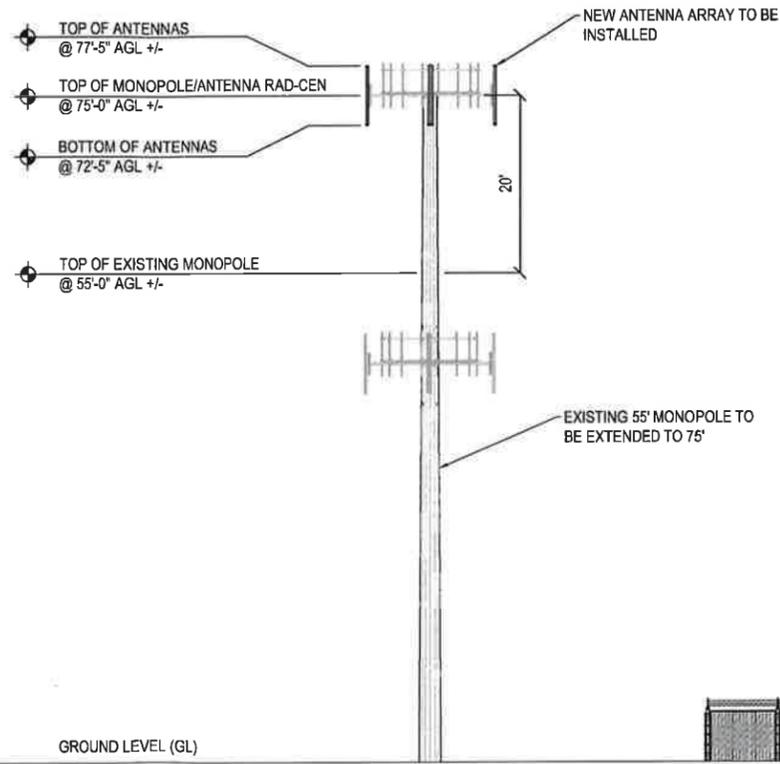
1. THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY.
2. EXISTING ANTENNA RAD CENTER VERIFIED FROM OLD DRAWINGS. NEW T-MOBILE ANTENNA RAD CENTER TO MATCH EXISTING T-MOBILE RAD CENTER, CONTRACTOR TO CONFIRM.



GROUND LEVEL (GL)

NOTE:

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2. EXISTING ANTENNA RAD CENTER VERIFIED FROM OLD DRAWINGS. NEW T-MOBILE ANTENNA RAD CENTER TO MATCH EXISTING T-MOBILE RAD CENTER, CONTRACTOR TO CONFIRM.



GROUND LEVEL (GL)

RECEIVED

MAY 05 2015

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

EXISTING ELEVATION

11X17 SCALE: 1" = 20'-0" 22X34 SCALE= 1"=10'

1

PROPOSED ELEVATION

11X17 SCALE: 1" = 20'-0" 22X34 SCALE= 1"=10'

2

T-Mobile

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PROJECT INFORMATION:

SP09051C YAKIMA
COMMUNITY COLLEGE

1017 S 18TH AVE
YAKIMA, WA 98902

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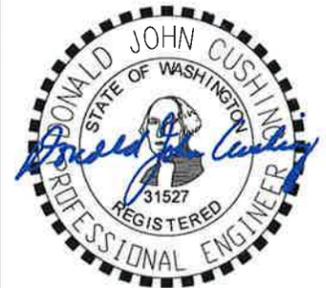
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LICENSURE:



SHEET TITLE:

FULL
ELEVATIONS

SHEET NUMBER:

C-2

Project Vicinity Map

CELL#002-15



Related Projects: REF#001-15

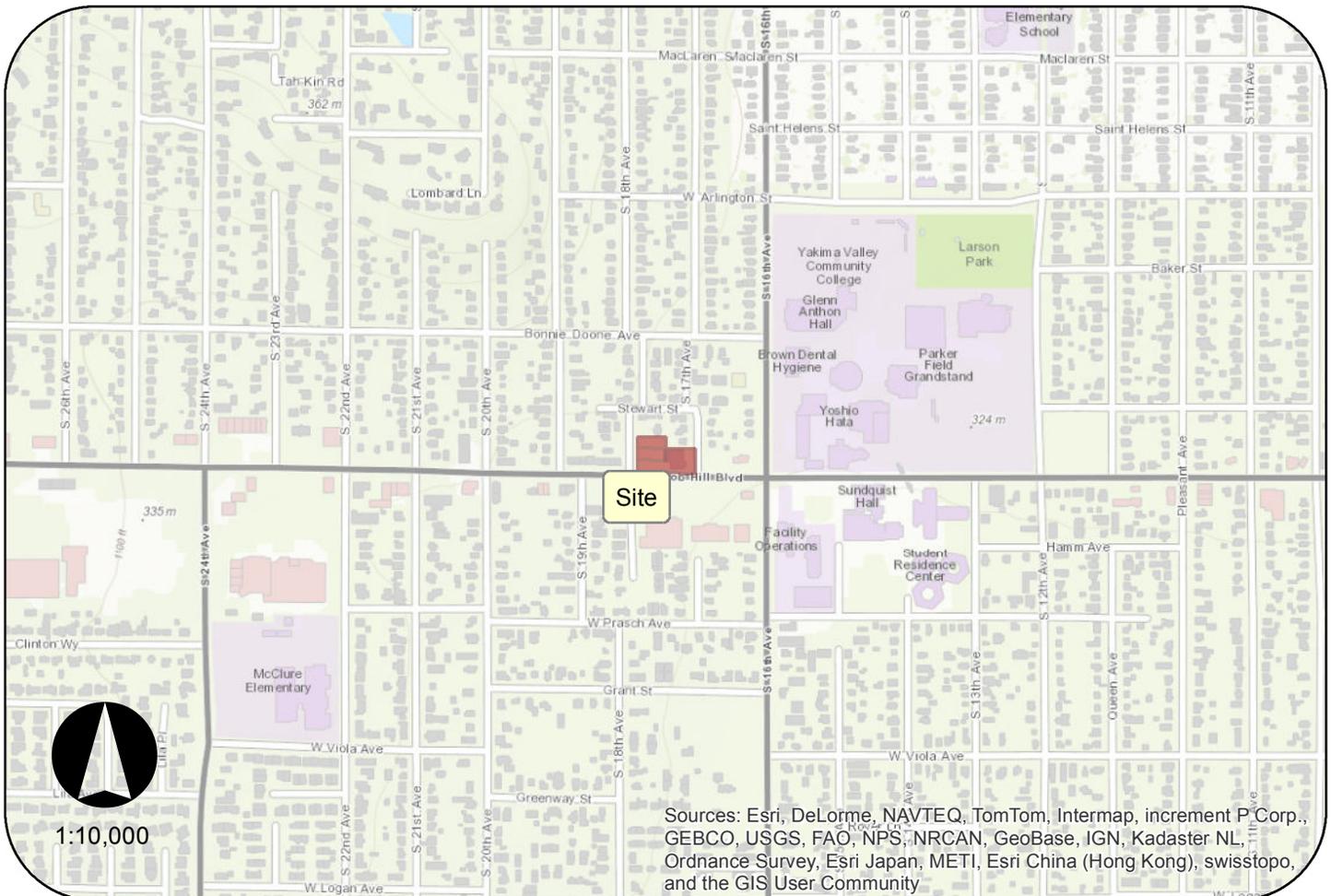
Applicant: LEXCOM DEVELOPMENT CORPORATION

Location: 1017 S 18TH AVE

Wednesday - 05/27/2015 - 08:45:04

Contact City of Yakima Planning Division at 509-575-6183

City of Yakima - Geographic Information Services



Proposal: Proposal to extend the height of an existing monopole from 57 ft and 6 inches to 77 ft and 6 inches, construct a new 12 ft by 20 ft fenced compound, and add (6) new antennas with new equipment for an existing cell tower in the R-2 and B-2 zoning districts.

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.