



**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/>**

**NOTICE OF APPLICATION AND CRITICAL AREA REVIEW**

DATE: October 21, 2015  
TO: Applicant and Adjoining Property Owners  
FROM: Joan Davenport, AICP Community Development Director & Planning Manager  
SUBJECT: Preliminary Short Plat, and Critical Area Review, in the Light Industrial and Single-Family zoning district.  
FILE NO: PSP #014-15, and CAO #002-15  
PARCEL NO: 1813343-4001 & 181334-33001

**NOTICE OF APPLICATION**

The City of Yakima Department of Community Development has received a Preliminary Short Plat, and Critical Area Ordinance (CAO) applications from Cleat City LLC (property owner). The subject properties are located at 2210 S. 38<sup>th</sup> Ave., Yakima, WA and are zoned Suburban Residential (SR) and Light Industrial (M-1).

The applicant is requesting Subdivision and Critical Area review and approval for a proposed nine lot short plat of the subject property which is partially encumbered by a mapped FEMA 100-year floodplain designation/City of Yakima Critical Area. This subdivision has been proposed for the expressed purpose of creating individual lots of record to support the future financial segregation needs and development of the existing property owners, and to dedicate rights-of-way which may be necessary for future development. No site specific work or development is proposed with either this Critical Area or Short Subdivision application. Future development of the of the proposed soccer park, street network, and all other required infrastructure to support such a development will be addressed in a subsequent review.

**REQUEST FOR WRITTEN COMMENTS**

Your views on this proposal are welcome. All written comments received by **November 12, 2015**, will be considered prior to issuing the final decision on this application. Please mail your comments on this project to:

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

Please reference file number or applicants name (Cleat City) in any correspondence you submit.

**NOTICE OF DECISION**

Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice.

If you have any question on this proposal, please call Jeff Peters, Supervising Planner at (509) 575-6163.

Encl.: Applications, Site Plan

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LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901
VOICE: (509) 575-6183 FAX: (509) 575-6105

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CITY OF YAKIMA
PLANNING DIV.

INSTRUCTIONS - PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV - CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I - GENERAL INFORMATION

1. Applicant's Information: Name: Cleat City LLC, Mailing Address: 1214 No. 20th Ave., City: Yakima, St: WA, Zip: 98902, Phone: (509) 307-4534, E-Mail:

2. Applicant's Interest in Property: Check One: [X] Owner [ ] Agent [ ] Purchaser [ ] Other

3. Property Owner's Information (If other than Applicant): Name, Mailing Address, City, St, Zip, Phone, E-Mail

4. Subject Property's Assessor's Parcel Number(s): 18133434001, 18133433001

5. Legal Description of Property. (if lengthy, please attach it on a separate document) see attached

6. Property Address: 2210 S. 38th Avenue, Yakima, WA

7. Property's Existing Zoning: [X] SR [ ] R-1 [ ] R-2 [ ] R-3 [ ] B-1 [ ] B-2 [ ] HB [ ] SCC [ ] LCC [ ] CBD [ ] GC [ ] AS [ ] RD [X] M-1 [ ] M-2

8. Type Of Application: (Check All That Apply) Administrative Adjustment, Type (1) Review, Type (2) Review, Type (3) Review, Preliminary Short Plat, Final Short Plat, Short Plat Amendment, Preliminary Long Plat, Final Long Plat, Plat Alteration - Long Plat, Environmental Checklist (SEPA Review), Right-of-Way Vacation, Transportation Concurrency, Non-Conforming Use/Structure, Appeal to HE / City Council, Interpretation by Hearing Examiner, Modification, Home Occupation, Comprehensive Plan Text or Map Amendment, Short Plat Exemption, Easement Release, Rezone, Shoreline, Critical Areas Review, Variance, Temporary Use Permit, Overlay District, Binding Site Plan, Planned Development, Other:

PART II - SUPPLEMENTAL APPLICATION & PART III - REQUIRED ATTACHMENTS

9. SEE ATTACHED SHEETS

PART IV - CERTIFICATION

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge. Property Owner's Signature, Date: 10-15-2015, Applicant's Signature, Date

FILE/APPLICATION(S)# PS # 214-15, CAO # 002-15

DATE FEE PAID: 10/16/15 RECEIVED BY: [Signature] AMOUNT PAID: 340 - RECEIPT NO: CR-15-197892



Supplemental Application For:  
**PRELIMINARY SHORT PLAT**  
 CITY OF YAKIMA, SUBDIVISION ORDINANCE, CHAPTER 14

**PART II - APPLICATION INFORMATION**

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.  
 Cleat City LLC

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:  
 PLSA, Rick Wehr, 509-575-6990

3. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: 9 lots, Range of 3.5 acres to 27 acres

4. SITE FEATURES:

A. General Description:  Flat  Gentle Slopes  Steepened Slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping? *none*

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code? *yes*

5. UTILITY AND SERVICES: (Check all that are available)

Electricity  Telephone  Natural Gas  Sewer  Cable TV  Water *Nob Hill*  Irrigation *Well*

6. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: *900 LF*

B. Distance to Nearest School (and name of school): *Eisenhower HS 8,900 LF*

C. Distance to Nearest Park (and name of park): *Randall Park 6,000 LF*

D. Method of Handling Stormwater Drainage: *engineered onsite*

E. Type of Potential Uses: (check all that apply) *Park and Recreation*

Single-Family Dwellings  Two-Family Dwellings  Multi-Family Dwellings  Commercial  Industrial

**PART III - REQUIRED ATTACHMENTS**

7. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

8. PRELIMINARY PLAT REQUIRED: (Please use the attached City of Yakima Preliminary Plat Checklist)

I hereby authorize the submittal of the preliminary plat application to the City of Yakima for review. I understand that conditions of approval such as dedication of right-of-way, easements, restrictions on the type of buildings that may be constructed, and access restrictions from public roads may be imposed as a part of preliminary plat approval and that failure to meet these conditions may result in denial of the final plat.

*[Handwritten Signature]*  
 Property Owner Signature (required)

*10-15-2015*  
 Date

**Note:** if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

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**Cleat City LLC  
Preliminary Short Plat Application**

Legal Description:

Parcel #18133434001

58 acre parcel legal description: Section 34 Township 13 Range 18 Quarter SW:  
E1/2 SE1/4 SW1/4 and SW1/4 SE1/4 EX E 20 FT for RD & EX S 20 FT

Parcel #18133433001

60 acre parcel legal description: Section 34 Township 13 Range 18 SW1/4 SW1/4 &  
W1/2 SE1/4 SW1/4, also S20 FT of E1/2 SE1/4 SW1/4 & S 20 FT of SW1/4 SE1/4

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### Critical Areas Identification Form

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901

VOICE: (509) 575-6183 FAX: (509) 575-6105  
Standard Development Permit - Fee \$200

This form is intended to provide a sufficient level of information that, when combined with a site inspection, the Administrative Official can make an informed determination as to whether or not critical areas are present on the site, and whether or not the proposed activity will impact those critical areas. A "yes" response to any single question on the identification form does not necessarily indicate that further critical area review is required. **The Administrative Official will evaluate all the information provided on the form, in conjunction with the information provided with the initial permit application, to determine if further investigation is needed and whether completion of a critical area report is warranted.** In some instances, a preliminary report prepared by an environmental professional may be appropriate. If a buffer reduction is necessary for your project, a separate review will be required and a separate fee will be charged. Some of the questions listed here require locating the project area on reference maps. The City of Yakima has various maps on file, i.e. the FEMA Floodplain Map. Maps from other federal, state, and local agencies may also be used as indicators.

#### A. Project Information

**1. Name of project.**

Yakima Sports Park

**2. Name and address of applicant.**

Cleat City LLC  
1214 No. 20th Ave.  
Yakima, WA 98902

**3. Name and address of individual completing the identification form and their environmental/technical expertise/special qualifications.**

The Wetland Corps, Joe Gilbert, Plant Ecologist, 360-620-0618

**4. Date the identification form was prepared.**

July 1, 2015

**5. Location of the proposed activity (street address and legal description).**

2210 So. 38th Avenue - Parcel 18133434001: Section 34 Township 13 Range 18 Quarter SW: E1/2 SE1/4 SW1/4 and SW1/4 SE1/4 EX E 20 FT for RD & EX S 20 FT. Parcel 18133433001: Section 34 Township 13 Range 18 SW1/4 SW1/4 & W1/2 SE1/4 SW1/4, also S20 FT of E1/2 SE1/4 SW1/4 & S 20 FT of SW1/4 SE1/4

**6. Give a brief, complete description of the proposed activity, including extent of proposed activities, and impervious surface areas.**

The proposed Critical Area activity under review with this application is the subdivision of two properties totaling approximately 118 acres which are proposed to be subdivided into nine individual lots of record ranging in size from 3.5 to 27 acres. Six of the proposed lots are encumbered by the FEMA 100-year floodplain, and designated as a Critical Area of the City of Yakima. This subdivision has been proposed for the expressed purpose of creating individual lots of record to support the future financial segregation needs and development of the existing property owners, and to dedicate rights-of-way which may be necessary for future development. No site specific work or development is proposed with either this Critical Area or Short Subdivision application. Future development of the of the proposed soccer park, street network, and all other required infrastructure to support such a

development will be addressed through the following required land use and environmental permit processes: Type (2) Land Use Review for the establishment of a park in the Single-Family and Light Industrial zoning districts; State Environment Policy Act Review (for the entirety of the soccer park), Critical Area Review (for construction of the fields and any improvements within the 100-year floodplain), and Transportation Concurrency Review which includes review and analysis of a Transportation Impact Study.

**7. Describe the limits of the project area in relation to the site (for example, "the project area will extend to within 50 feet of the north property line"), including the limits of proposed clearing and construction activity.**

The proposed subdivision will subdivide the two properties into six parcels of land. Lots 3, 6, 7, 8, and 9 contain the project area which is shown on the survey map as the 100-year floodplain, and considered a Critical Area for the City of Yakima. However, due to the fact that the 100-year floodplain crosses both of the existing properties, the entire subdivision is required to undergo Critical Area Review. (see attached map)

**B. General Questions That May Be Applicable To All Areas**

**1. What is the U.S. Department of Agriculture soil classification of the soil found on site?**  
10 YR 3/3

**2. What types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?**  
Kittitas Silt Loam with areas of Umapine Silt Loam, Track Loam, and Toppenish Silt Loam.

**3. What types of vegetation are found on site? Cattail, buttercup, bulrush, skunk cabbage, water lily, eelgrass, milfoil?**

Dry land pasture grasses, common weeds, alfalfa, orchard grass mixed with mainly quackgrass, willow trees.

**4. Describe any vegetation proposed to be planted as part of the project.**

Grass fields with landscaping per city code will be installed following environmental review and permitting of the proposed soccer complex. The landscaping has not been designed but will include drought tolerant native plants that can co-exist with the soccer fields.

**5. Give a brief, complete description of existing site conditions, including current and past uses of the property as well as adjoining land uses.**

The land is currently used for alfalfa farming and cattle grazing. A portion of the north and west property boundaries borders neighboring residences. Sorenson Road borders the site for 700 feet at the SE corner and So. 36th Avenue borders the east boundary. All other adjacent properties are used for crop production.

**6. Will the project include installation of an on-site septic system?**

No

**7. What is the proposed timing and schedule for all multi-phased projects?**

Critical Area and Subdivision review to provide appropriate financing for the future development is expected to be completed by the end of 2015. Environmental Review Phase 1 of the proposed soccer complex - Application to be submitted late October 2015 includes Construction Phases for 13 fields, parking for 1,300 cars, and 80,000 sf indoor complex, outdoor maintenance, concession, and restroom buildings. Environmental Review Phase 2 - Estimated Application October 2016 for 60 acre expansion and critical area in northwest corner of 58 acres.

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**8. Do you have any plans for future additions, expansion, or related activity? If yes, explain.**

Parcel 18133433001 will be developed in the future as an expansion of the sports park.

**9. Have any critical areas or protection easements been recorded on the title of the property or adjacent properties?**

None - title report attached.

**10. Will your project require review under the State Shoreline Management Act or the State Environmental Policy Act?**

No

**11. Is the site within the 100-year flood plain on flood insurance maps published by the Federal Emergency Management Agency (FEMA), or on other local flood data maps?**

Yes

**12. Describe any surface water and watercourses, including intermittent streams, drainage channels, ditches, and springs, located on site or within one-half mile of the site. If appropriate, provide the names of the water bodies to which the streams flow.**

Bachelor Creek - .5 miles to the south

**13. Indicate the topography of the site (shallow areas often retain water and may be wetlands, although wetlands may also occur on slopes).**

The site is nearly level with a slight slope of less than 1% to the east.

**14. How will stormwater from the project be managed?**

All storm water to be directed to an engineered on site storage system and disposal system to be designed to meet Yakima and Eastern Washington stormwater requirements.

**15. Is development proposed to be clustered to reduce disturbance of critical areas?**

The wetlands report indicated that no wetlands were present, however the location of the 100-year floodplain running through the subject site is considered a Critical Area. No construction is proposed with the proposed subdivision of the subject property at this time.

**16. Will this project require other government approvals for environmental impacts?**

- Hydraulic Project Approval (HPA) (Washington Department of Fish and Wildlife)
- Water quality certification [(Washington State Department of Ecology (Ecology)).
- National Pollutant Discharge Elimination System (Ecology).
- Municipal or health district wastewater/septic approval (Ecology).
- Water Use Permit; Certificate of Water Right (Ecology).
- U.S. Army Corps Section 404 or Section 10 Permits.
- Forest Practices Permit (Washington State Department of Natural Resources (DNR)).
- Aquatic Lands Lease and/or Authorization (DNR).
- Shoreline development, conditional use, or variance permit (local jurisdiction).
- Other \_\_\_\_\_

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**C. Available Information**

**1. Has a critical area review, or other environmental review, been conducted for another project located on or adjacent to the site? List any environmental information known to have been prepared, or expected to be prepared, relating to this proposal or project area.**

Critical Area Permit

**D. Wetlands**

**1. Is there any evidence of ponding on or in the vicinity of the site?**

A residential neighbor to the north has a pond on their property. This is indicated on the short plat.

**2. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?**

No

**E. Critical Aquifer Recharge Areas**

**1. What is the permeability (rate of infiltration) of the soils on the site? (Note: *General information for this question and the following question can be found in the Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, 2000, Ecology Publication #97-30*).**

0.2 - 0.4

**2. What is the annual average precipitation in the area?**

8 inches per year

**3. Is there any evidence of groundwater contamination on or in the vicinity of the site?**

No

**4. Is there any groundwater information available from wells that have been dug in the vicinity? If so, describe, including depth of groundwater and groundwater quality.**

See attached well logs.

**5. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?**

There is no proposed construction activity proposed as part of the proposed Preliminary Short Plat.

**F. Frequently Flooded Areas**

**1. Is the site, or a portion of the site, at a lower elevation than surrounding properties?**

There is a low gradient difference across the entire site and neighboring properties.

**G. Geological Hazard**

**1. Generally describe the site: Flat, rolling, hilly, steep slopes, mountainous, other.**

Flat

**2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill material.**

There is no proposed filling or grading activity proposed as part of the proposed Preliminary Short Plat.

**3. What is the steepest slope on the property?**

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**4. Is the area mapped by Ecology (Coastal Zone Atlas) or the Department of Natural Resource (slope stability mapping) as unstable (“U” or class 3), unstable old slides (“UOS” or class 4), or unstable recent slides (“URS” or class 5)?**

The area is not mapped as unstable.

**5. Is the area designated as quaternary slumps, earthflows, mudflows, lahars, seismic hazard, or landslides on maps published by the U.S. Geological Survey or Dept. of Natural Resources?**

No

**6. Is there any indication of past landslides, erosion, or unstable soils in the vicinity?**

No

**7. Is erosion likely to occur as a result of clearing, construction, or use?**

No - There is no proposed construction activity proposed as part of the proposed Preliminary Short Plat.

**8. Are soils proposed to be compacted?**

No - There is no proposed construction activity proposed as part of the proposed Preliminary Short Plat.

**9. Are roads, walkways, and parking areas designed to be parallel to natural contours?**

No - there are no contours to follow.

#### **H. Habitat**

**1. List any birds, mammals, fish, or other animal species found in the vicinity of the site, including those found during seasonal periods.**

Songbirds, hawks, gophers, squirrels, and mice.

**2. Is the site or areas in the vicinity used for commercial or recreational fishing, including shellfish?**

No

**3. Is the area designated an Area of Special Concern under on-site sewage regulations to protect shellfish or the general aquatic habitat?**

No

**4. Are any natural area preserves or natural resource areas located within 500 feet of the site?**

No

**5. Is the site part of a migration route?**

The site is in the North America Fly Way.

**6. Are any priority habitat areas, as shown on maps published by the WA Dept. of Fish & Wildlife, within one-half mile of the site? If so, describe type of habitat and distance from project area.**

Aquatic habitat is mapped along Bachelor Creek, but not present on the site.

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**7. Are any of the following located on or adjacent to the site?**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aspen stands  | <input type="checkbox"/> Estuary and estuary like areas          | <input type="checkbox"/> Juniper savannah          |
| <input type="checkbox"/> Caves         | <input type="checkbox"/> Marine/estuarine shorelines             | <input type="checkbox"/> Prairies and steppe       |
| <input type="checkbox"/> Cliffs        | <input type="checkbox"/> Vegetative marine/estuarine areas       | <input type="checkbox"/> Riparian areas            |
| <input type="checkbox"/> Shrub-steppe  | <input type="checkbox"/> Old-growth/mature forests               | <input type="checkbox"/> Instream habitat areas    |
| <input type="checkbox"/> Snags or logs | <input type="checkbox"/> Oregon white oak woodlands              | <input type="checkbox"/> Rural natural open spaces |
| <input type="checkbox"/> Talus         | <input type="checkbox"/> Freshwater wetlands and fresh deepwater | <input type="checkbox"/> Urban natural open spaces |

**8. Does the proposal involve any discharge of waste materials or the use of hazardous substances?**

No

**9. What levels of noise will be produced from the proposed activity or construction?**

There will be no short term noise as a result of the subdivision of the subject property. However, the proposed use of the site as a soccer park may have intermittent noises produced which will be addressed during Environmental Review of the complete proposal.

**10. Will light or glare result from the proposed activity or construction?**

There will be no light or glare produced as a result of the subdivision of the subject property. However, future permitting of the soccer park will address any lighting impacts through the process of environmental review.

**I. Required Attachments**

**1. Are there any existing environmental documents for the subject property?**

**2. Provide a detailed site plan which includes all the required items on the Site Plan Checklist, along with the extent and nature of on-site and off-site Critical Areas and the relationship of the project to those Critical Areas. See submitted Short Plat application for site plan.**

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# SITE PLAN CHECKLIST & INSTRUCTIONS

**In Order For Application To Be Determined Complete, A Site Plan Must Be Completed And Returned.**

**A Detailed Site Plan Is Required:** On August 8, 1996, the City Council passed a resolution (No. R-96-91) adopting a requirement that all site plans submitted in conjunction with my building permit application, land use application, and environmental application shall contain certain information and be approved by the appropriate Division Manager. All information that is applicable to your proposal shall be checked off and clearly displayed on the site plan. It is in the applicant's best interest to provide a carefully drawn and scaled site plan with all required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. An application cannot be processed until an adequate site plan is submitted.

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the site plan in pencil then trace over in ink. Ink is necessary for adequate duplication.
- 2) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs. Computer drafted site plans are acceptable.
- 3) **Draw To Scale:** Site plans shall be drawn to scale. The site plan template has a suggested map scale of one inch equaling twenty feet (1"=20'). Distances on the map must be as representative of reality as possible. For example, if the distance from a structure to a property line is 20 feet, the distance on the site plan will be 1 inch.
- 4) **Use Site Plan Checklist:** Use the site plan checklist and provide all applicable information on the site plan.
- 5) **Fill In Information On The Site Plan Template Available At The City Of Yakima Or Attach The Information Below To Your Site Plan:** Complete all information requested on the bottom of the site plan template. If you use a different medium, provide the requested information on the alternative paper.
- 6) **Site Plan:** The site plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11" for Class (1) projects and 11" X 17" for Class (2) and Class (3) projects. If the site plan is larger than 11" X 17", please also provide an 11" X 17" site plan (drawn to scale).

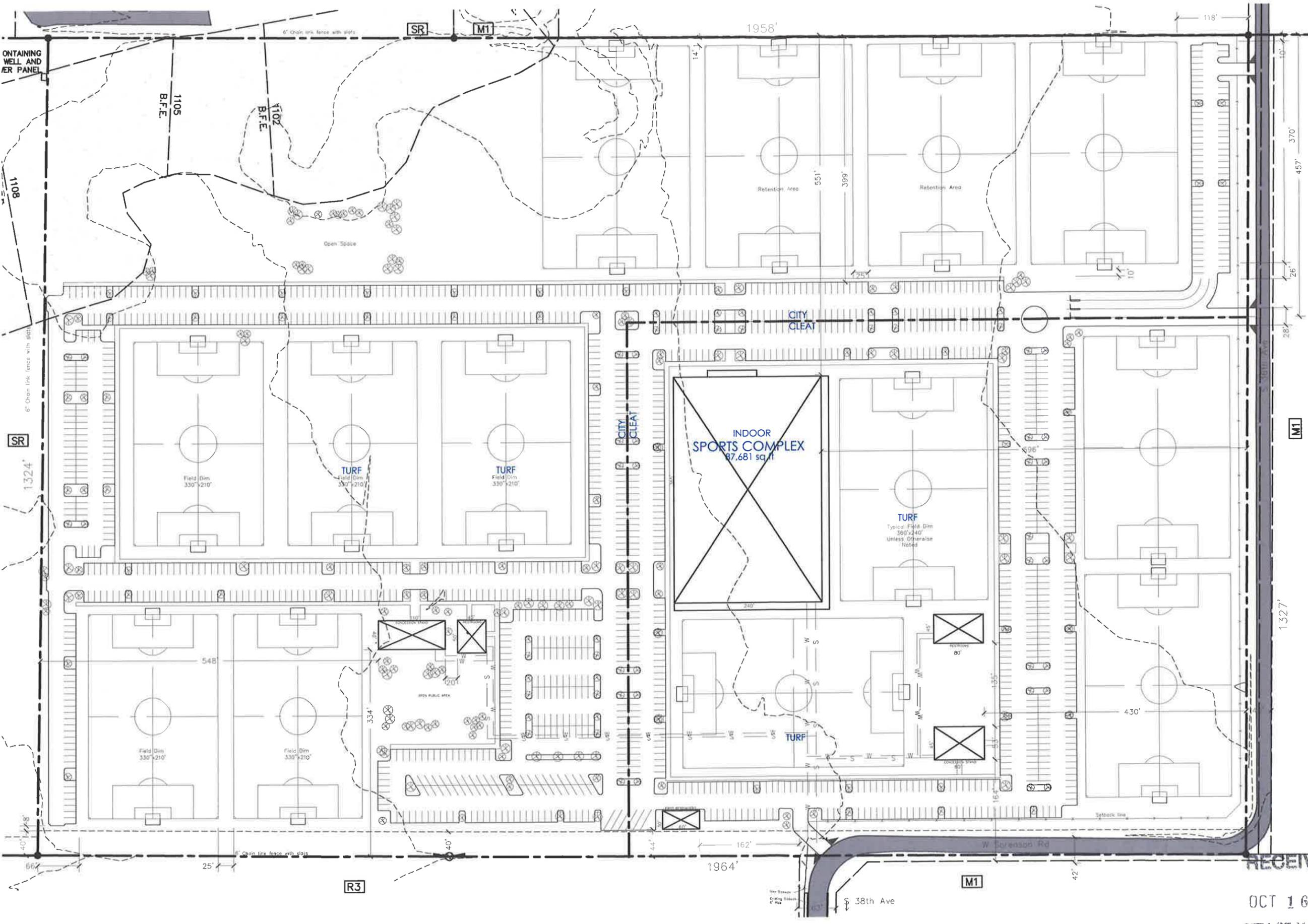
Please complete this checklist and include it with your site plan. The site plan must contain all pertinent information. Items not applicable to the proposed project shall be noted. **Check all boxes as:  Included or  - Not Applicable**

<input type="checkbox"/>	8.5" X 11" or 11" X 17" site plan drawn to scale.
<input type="checkbox"/>	All site plans shall be drawn to a standard engineering scale and indicated on the site plan. The scale selected shall best fit the paper. Planning staff recommends 1"=20'.
<input type="checkbox"/>	Site address, parcel number(s) and zoning designation of subject property.
<input type="checkbox"/>	Property boundaries and dimensions.
<input type="checkbox"/>	Names and dimensions of all existing streets bounding the site.
<input type="checkbox"/>	Dimensions, location and use of proposed and existing structures including loading docks.
<input type="checkbox"/>	Structure setbacks.
<input type="checkbox"/>	North Arrow.
<input type="checkbox"/>	Lot coverage with calculations shown on site plan.
<input type="checkbox"/>	Location and size of any easements.
<input type="checkbox"/>	Location and type of existing and proposed landscaping including landscaping within the public right-of-way.
<input type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines.
<input type="checkbox"/>	Adjacent land uses and zoning designations.
<input type="checkbox"/>	Location and size of all parking spaces shown on the site plan.
<input type="checkbox"/>	Location and dimensions of proposed or existing driveway approaches.
<input type="checkbox"/>	Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets. <b>SEE 15.05.040 – Vision Clearance attached with Sample Site Plan</b>
<input type="checkbox"/>	Location and size of proposed or existing signs.
<input type="checkbox"/>	Location and size of required site drainage facilities including on-site retention.
<input type="checkbox"/>	general topography of the site and surrounding area
<input type="checkbox"/>	Location of any impervious surface, i.e. buildings, walkways, patios, loading docks, driveways.
<input type="checkbox"/>	Location, type, and description of required sitescreening.
<input type="checkbox"/>	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
<input type="checkbox"/>	Proposed improvements located within the public right-of-way.
<input type="checkbox"/>	Name, address, phone number, and signature of the owner or person responsible for the property.

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**Note: You may benefit from the aid of a professional in the preparation of a site plan.**

Note: Planning Division or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the Yakima Municipal Code and other laws and regulations.



**NOTES:**  
 Standard Parking Stall Dimensions:  
 9'x19'  
 Standard Driveways:  
 25'

**Impervious Area**

Parking lot area	547,969.1 sq ft
Sidewalk	51,683 sq ft
Main Building	87,681 sq ft
Support Building	18,549 sq ft
Total Area	705,882.1 sq ft
Total site area	2,351,309 sq ft
Impervious Coverage	27.66%

**SITE PLAN KEY**

Landscaping Public R/W	106,230 / 200 = 531 required stalls
Water Service	1,305
Sewer Service	
Fence	
Required offstreet parking table 6-1	
Parking Stalls Provided	
Compliance planter area per 15A.06.090	

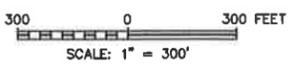
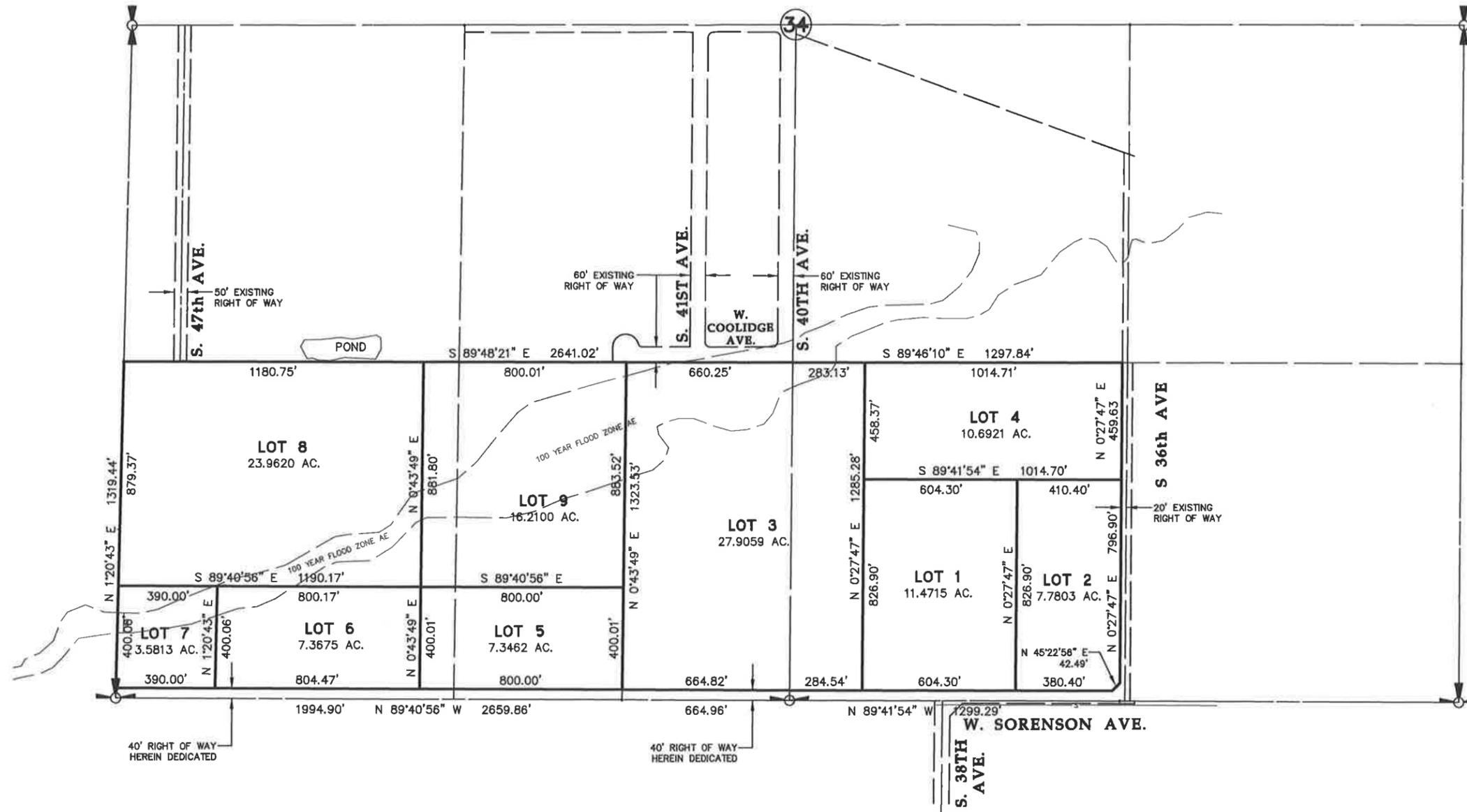
**SITE PLAN / EAST**

Scale 1"=150'  
 Parcel #: 1813434001  
 Area: 58.57 Acres  
 Zoning: M1

Address: 2210 S 38TH AVE, YAKIMA, WA 98903  
 Owner: Cheat City LLC  
 Zoning: M1

**OWNER DATA**  
 Name: Dr. Lloyd Butler  
 Phone Number: (509) 307-4534  
 Address: 1214 No. 20th Ave.  
 Yakima, WA 98902

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**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF STEVE LIDICOAT IN OCTOBER, 2015.

RICHARD L. WEHR, CERTIFICATE NO. 18929. DATE \_\_\_\_\_



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M., UNDER A.F. NO. \_\_\_\_\_, RECORDS OF YAKIMA COUNTY, WASHINGTON.

\_\_\_\_\_, COUNTY AUDITOR BY DEPUTY \_\_\_\_\_

		<b>ENGINEERING—SURVEYING—PLANNING</b> 1120 WEST LINCOLN AVENUE YAKIMA, WASHINGTON 98902 (509) 575-6990	
		<b>CITY OF YAKIMA SHORT PLAT</b> PARCEL NO'S. 181334 - 33001 & 34001 —PREPARED FOR— <b>SOZO SPORTS CENTRAL WA.</b>	DRAWN BY: RICK DATE: 10/12/2015 JOB NO. 15101 SHEET NO. 1 OF 2
S. 38TH AVE.		S 1/2, S 1/2, SEC. 34, T-13 N, R-18 E, WM	

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 CITY OF YAKIMA  
 PLANNING DIV

# Project Vicinity Map

## PSP#014-15

Related Projects: TCO#009-15, CAO#002-15

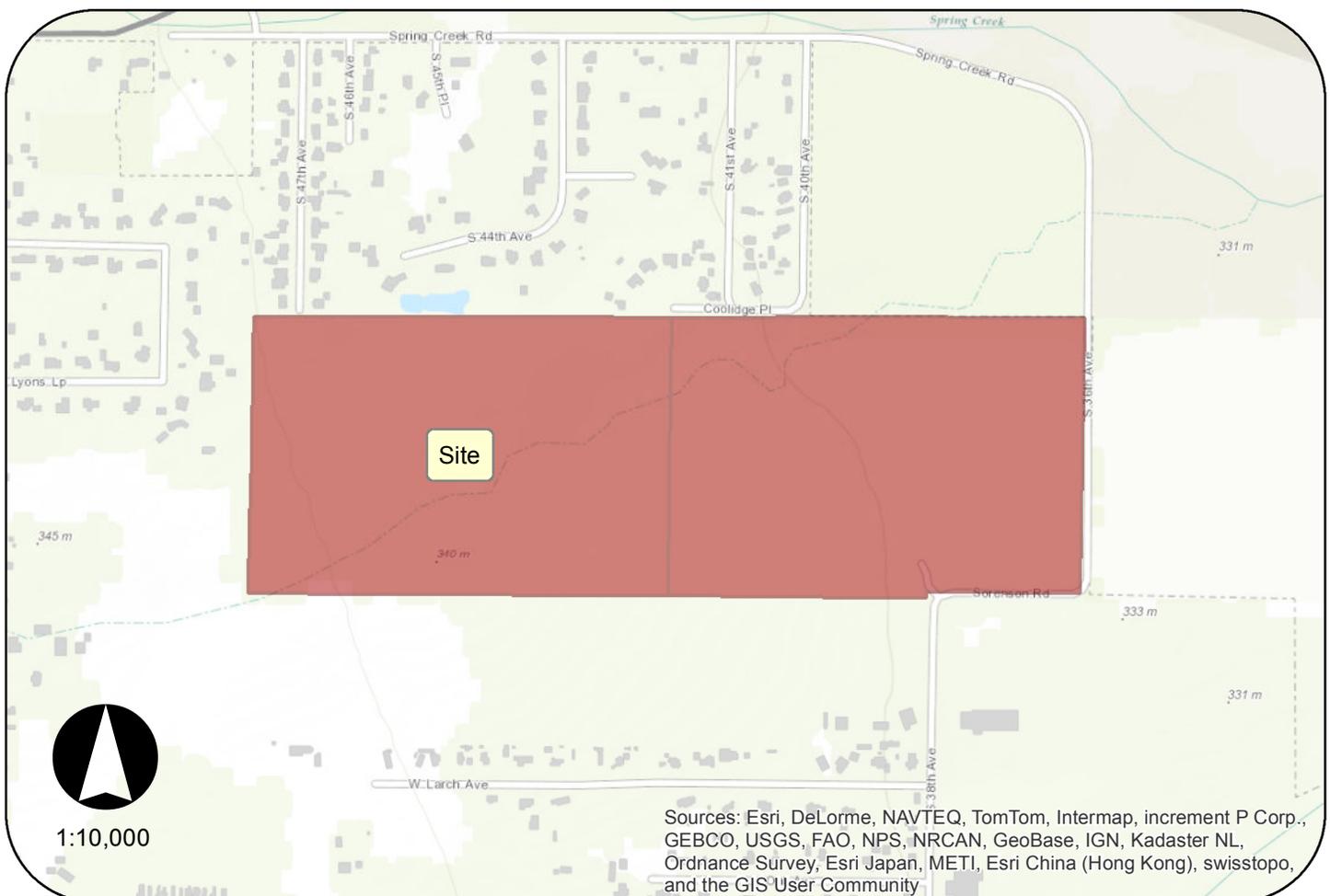
Applicant: CLEAT CITY LLC

Location: 2210 S 38TH AVE

Thursday - 10/22/2015 - 04:33:50

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

City of Yakima - Geographic Information Services



Proposal: 9-lot subdivision located within the 100-year flood plain in the SR and M-1 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.