



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

ask.planning@yakimawa.gov • www.yakimawa.gov/services/planning

**CITY OF YAKIMA  
NOTICE OF APPLICATION AND PUBLIC HEARING**

**DATE:** September 19, 2016  
**TO:** Applicant and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**APPLICANT:** Juan Garcia  
**SUBJECT:** Notice of Application for a Type 3 Review  
**FILE NO:** CL3#007-16  
**DATE OF APPLICATION:** August 26, 2016  
**DATE OF COMPLETE APP:** September 19, 2016  
**TAX PARCEL NUMBER:** 181324-21619  
**LOCATION:** 1105 W. Lincoln Ave., Yakima, WA

**NOTICE OF APPLICATION**

The City of Yakima Department of Community Development has received an application from Lucelia Garcia (property owner) for a Type 3 Review to convert an existing commercial building into a single-family dwelling. The subject property is located in the General Commercial (GC) zoning district. This request involves property located at 1105 W. Lincoln Ave., Yakima, WA. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA.

**REQUEST FOR WRITTEN COMMENTS**

Your views on this proposal are welcome. All written comments received by 5:00 P.M. on **October 10, 2016**, 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 N. 2nd St.  
Yakima, WA 98901**

Please reference file numbers (CL3#007-16) or the applicant's name (Garcia) in any correspondence you submit.

**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, October 27, 2016 beginning at 9:00 a.m.** in the Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the 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 parties of record once it is rendered. The decision will be final unless appealed.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall—2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Eric Crowell, Assistant Planner at (509) 576-6736 or email to [eric.crowell@yakimawa.gov](mailto:eric.crowell@yakimawa.gov).

**Other Permits Required:** City building permit.

Encl.: Narrative, Site Plan, and Vicinity Map

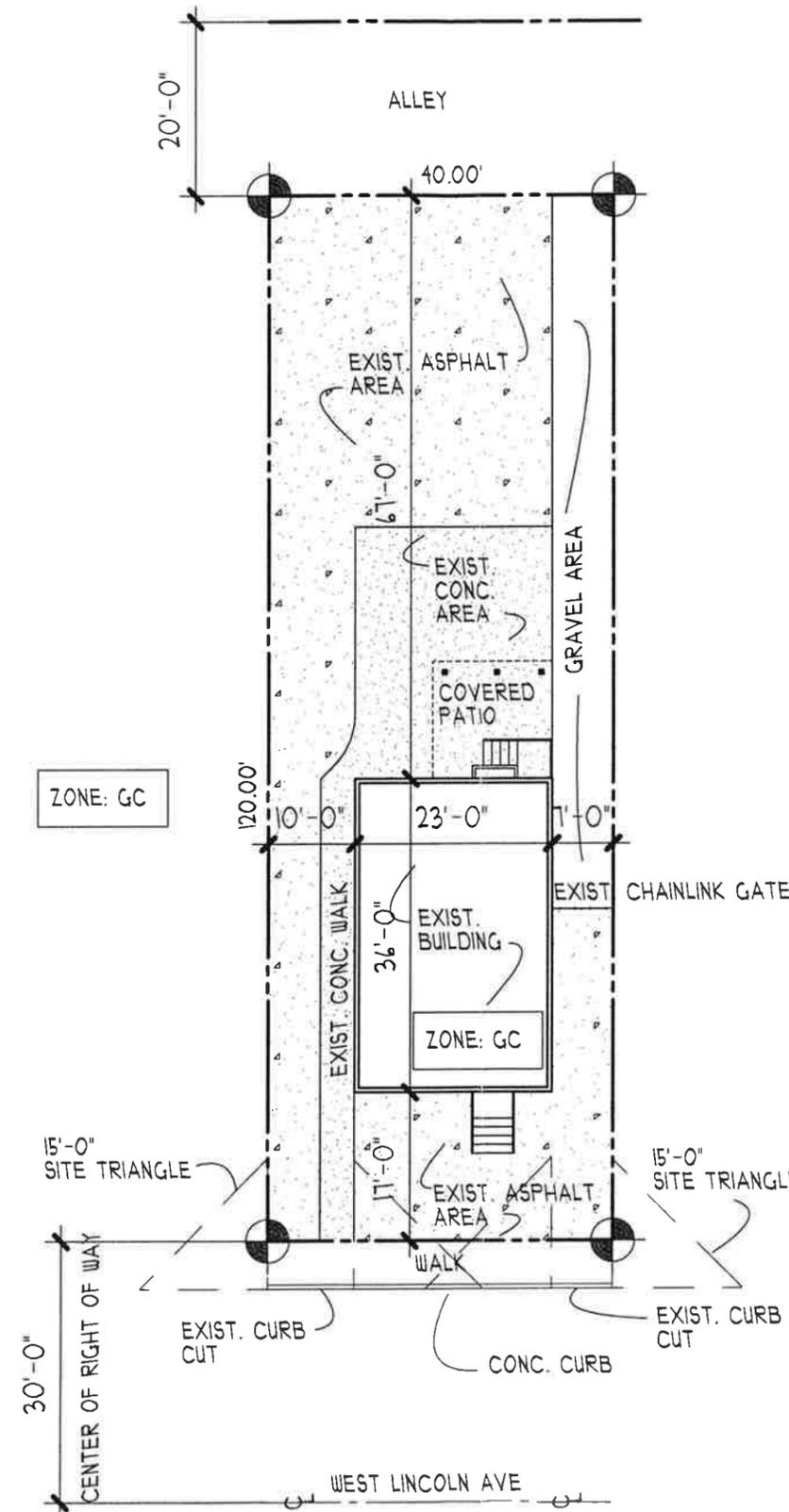
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CITY OF YAKIMA  
PLANNING DIV.

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CUSTOM DESIGN FOR:  
JUAN A GARCIA  
(509) 453-2204



ZONE: GC

LOT COVERAGE CALC'S	
PARCEL: # 181324-21619	
ADDRESS: 1105 W LINCOLN AVE	
4,800	- TOTAL LOT AREA
2,509	- EXIST. ASPHALT AREA
889	- EXIST. CONC. AREA
828	- EXIST. BUILDING
( 88.0% )	4,226 - TOTAL COVERAGE
( 12.0% )	574 - TOTAL LANDSCAPING

SITE PLAN  
SCALE: 1" = 20'

**TRADITIONAL  
DESIGNS INC.**  
(COMMERCIAL AND RESIDENTIAL DESIGN)  
106 S 4TH AVE YAKIMA WA  
(509) 452 - 7604

DATE: 8/26/16	PLAN# SP-16244
REVISED	SHEET NUMBER
1	SP
2	
3	
4	
5	
6	

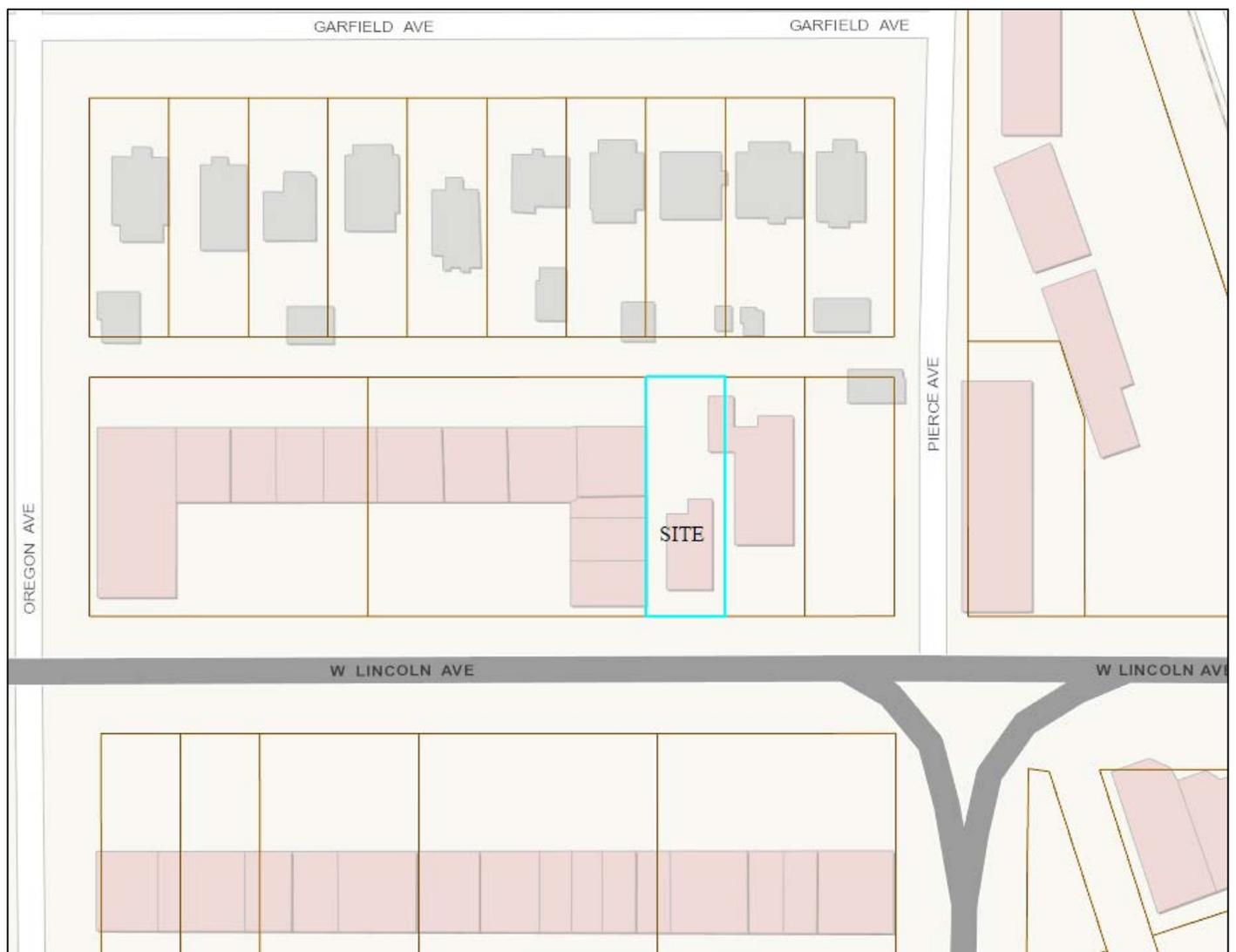
# VICINITY MAP



**File Number:** CL3#007-16

**Project Name:** Juan & Lucelia Garcia

**Site Address:** 1105 W Lincoln Ave



**Proposal:** Proposal to convert an existing commercial building into a single-family dwelling in the GC zoning district.

Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 9/19/2016

