



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

129 North Second Street, 2nd Floor, Yakima, WA 98901

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

NOTICE OF PETITION AND PUBLIC HEARING

DATE: 5/9/2016

TO: Petitioner and Adjoining Property Owners

FROM: Joan Davenport, AICP, Community Development Director

SUBJECT: Notice of Petition for the vacation of platted alley right-of-way. RWV #001-16

NOTICE OF PETITION

The City of Yakima, Department of Community Development has received, from Neil Buren, a request to vacate a portion of platted right-of-way, as described herein. 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 St, Yakima, WA.

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 9, 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 this matter is invited to attend the public hearing or to submit written comments to:

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

If you have any questions on this proposal, please call Trevor Martin, Associate Planner at (509) 575-6162.

Other Permits Required: None

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

The City Council shall decide whether or not to vacate the street or right-of-way which is the subject of this notice. The hearing examiner conducts a public hearing and makes a recommendation to the City Council. If you wish to be informed of the time, date, and place of the City Council meeting at which the hearing examiner's recommendation will be considered, leave your name and mailing address in writing with the representative of the Community Development Department present at the examiner's public hearing.



Supplemental Application For:

RIGHT-OF-WAY VACATION

Fee: \$420.00 (RCW 35.79) (+50% appraised value)

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MAR 23 2016
CITY OF YAKIMA
PLANNING DIV.

PART II - LOCATION

1. VICINITY - LOCATION OF RIGHT-OF-WAY TO BE VACATED: Spokane street between 39.4th Avenue and Ridgeway School (Barren Plat) Located in City of Yakima.

2. LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TO BE VACATED: (Attach if lengthy)
see attached

PART III - APPLICATION INFORMATION

3. A WRITTEN NARRATIVE: (Please submit a written response to the following questions)

A. What is the public benefit, reason for, and limitations of the proposed right-of-way vacation?

Not used - no foreseeable use.

B. Does the vacation deny sole access to a public street for any property?

No

C. Is the proposal consistent with existing plans of the City? (Petitions should be consistent with the Six-year Transportation Improvement Plan, the Urban Area Comprehensive Plan and other official City Plans and policies)

Yes

D. Is the vacation appropriate with existing zoning and land use? (Vacation of Right-of-Ways should be appropriate with existing and anticipated development in the area, based upon zoning, current use and long-range plans)

Yes

E. Are there any public or franchised utilities in the right-of-way to be vacated and if so, will they be relocated?

No

PART IV - REQUIRED ATTACHMENTS

4. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

5. PETITION TO VACATE STREET OR ALLEY REQUIRED (attached)

6. TITLE REPORT (may be waived)

7. SURVEY OF THE AREA TO BE VACATED (may be waived)

8. APPRAISAL OF THE PROPERTY (If the assessed value of the portion of right-of-way to be vacated exceeds \$20,000)

9. ENGINEERING PLAN (may be required to indicate how the curb, gutter and other physical features will be treated after the vacation is enacted.)

10. TRAFFIC ANALYSIS (A traffic analysis prepared by a Certified Engineer, which describes the impact to the City transportation network of the closure of the right-of-way, may be required depending on the right-of-way being vacated. As a result of that analysis, a Traffic Study may also be required)

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6163

Revised 02-11

PETITION NO. 16-01
CITY OF YAKIMA, WASHINGTON
PETITION TO VACATE STREET OR ALLEY

To the City Council of the City of Yakima, Washington.

Comes now the undersigned petitioners and, pursuant to RCW Chapter 35.79, now respectfully show:

The undersigned petitioners request that the following described street, alley or portion thereof, located in the City of Yakima, be vacated pursuant to RCW 35.79 (*provide legal description below, or attach to petition if lengthy*).

Each of the undersigned petitioners is the owner of an interest in real estate abutting on the above-described area. The undersigned petitioners constitute owners of more than two-thirds of said abutting property.

Wherefore, petitioners pray that proceedings be heard hereon for the vacation of said area in the manner prescribed by RCW Ch. 35.79.

<u>Neil BUREN</u> Owner	<u>5801 Englewood Ave. Yakima</u> Address	
<u>Neil Bure</u> Signature	<u>3-23-2016</u> Date	<u>100%</u> Ownership %
_____ Owner	_____ Address	
_____ Signature	_____ Date	_____ Ownership %
_____ Owner	_____ Address	
_____ Signature	_____ Date	_____ Ownership %

(if there are more property owners than what is room for please attach a separate list of property owners abutting the right-of-way to be vacated as well as their address, percentage of frontage on the right-of-way, and signature with date and the total ownership percentage of the property owners participating in this vacation)

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**CITY OF YAKIMA
 PLANNING DIV.**

March 21, 2016

Schedule A
(Existing Descriptions)

Parcel 181336-14435

Lot 13A, of the plat of Buren Addition, as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington;
Together with that portion of vacated South 5th Avenue accruing thereto;

EXCEPT the south 180 feet thereof.

Parcel 181336-14400

Lot 1, of the plat of Buren Addition, as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington.

Schedule B
(Proposed Street Vacation)

Spokane Street

All that portion of Spokane Street, as shown on the plat of Buren Addition, as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington, lying westerly of the easterly line of Lot 1 of said plat extended northerly.

Schedule C
(Proposed Descriptions)

Parcel A

Lot 13A, of the plat of Buren Addition, as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington;
Together with that portion of vacated South 5th Avenue accruing thereto;
AND together with that portion of vacated Spokane Street accruing thereto;

EXCEPT the south 180 feet thereof.

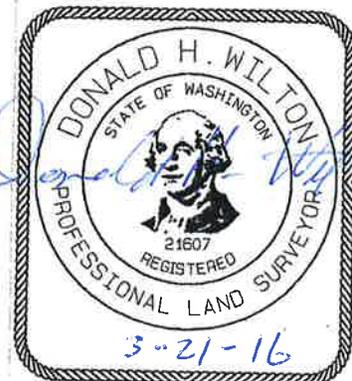
Parcel B

Lot 1, of the plat of Buren Addition, as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington;
Together with that portion of vacated Spokane Street accruing thereto.

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MAR 23 2016

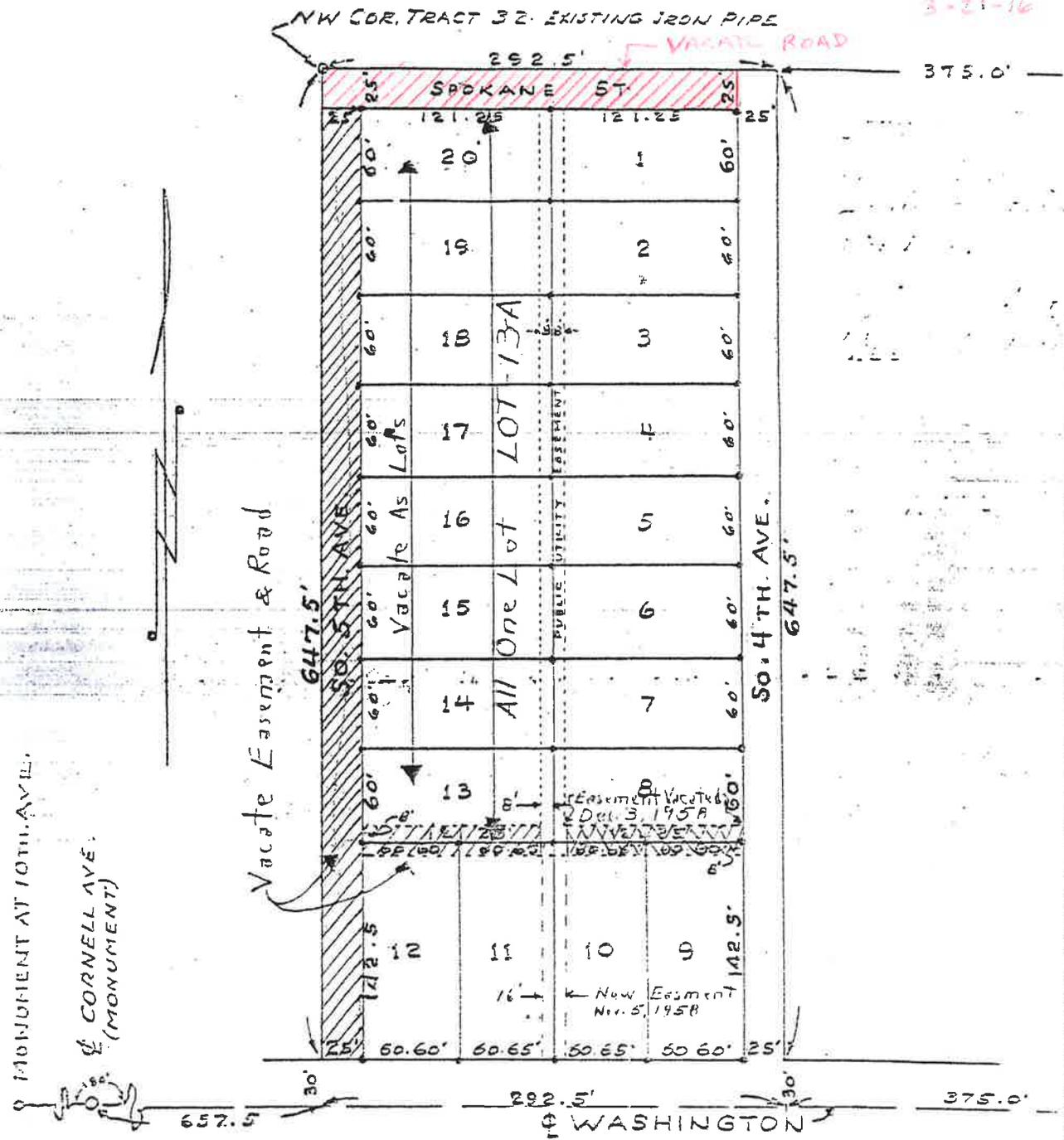
**CITY OF YAKIMA
PLANNING DIV.**



AUG 14 1964

BUREN ADDITION

655 Sd.
MON. AT MEAD
3-21-16



Page 2 of Resolution
Dated Aug 5, 1964

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Indicates Iron Pipe Set

I hereby certify that this plat is based upon an accurate survey accurately establishing the boundaries of the plot

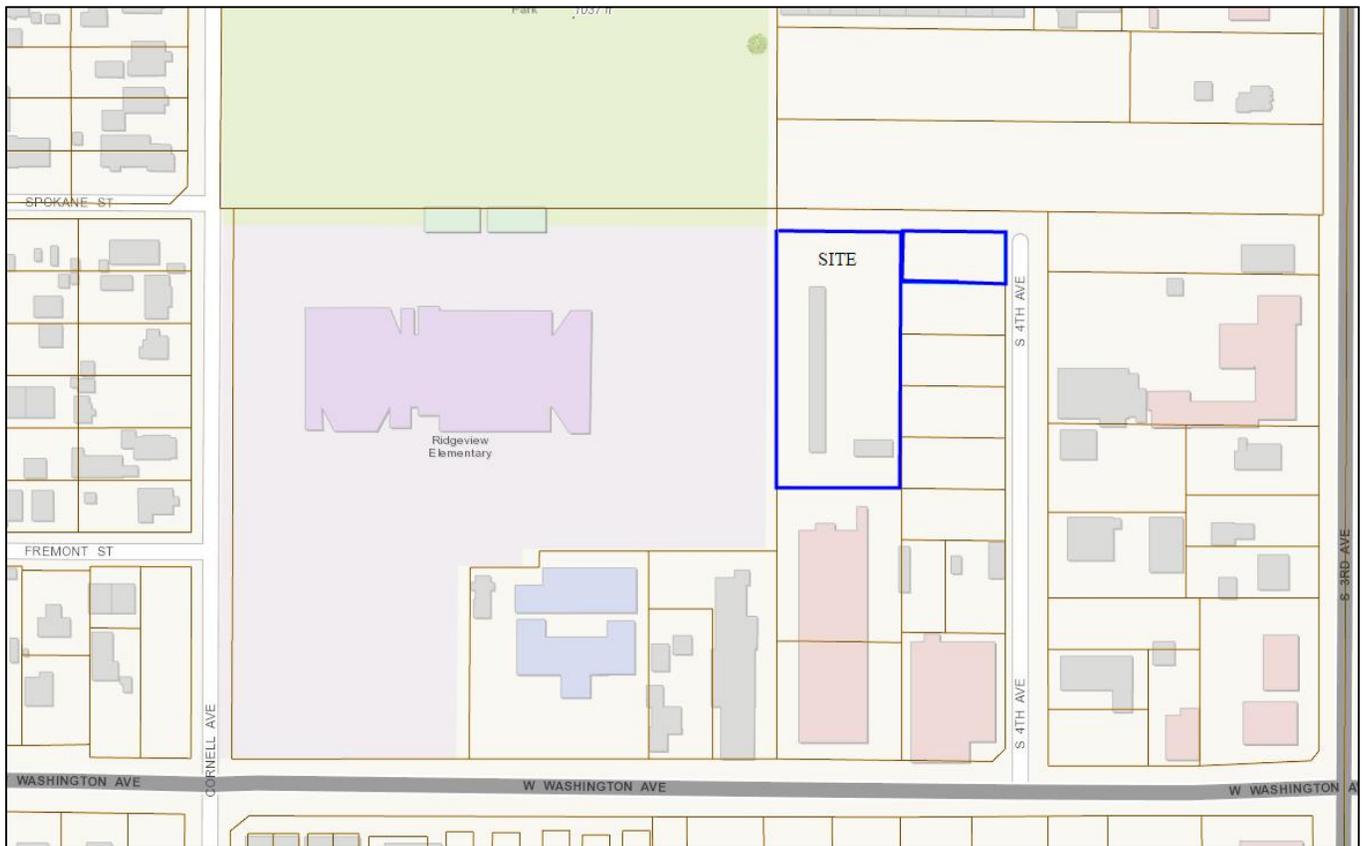
VICINITY MAP



File Number: RWV#001-16

Project Name: NEIL BUREN

Site Address: Vic. of S 4th Ave & Spokane St



Proposal: Vacate the portion of Spokane Street that runs along the northern boundary of parcels 181336-14400 and 181336-14435.

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.

