



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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

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**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING**

DATE: July 1, 2016
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development
Director & Planning Manager
SUBJECT: Notice of Public Hearing.
FILE NO: PLP#002-16
PROJECT LOCATION: Vicinity of 72nd Ave. and Easy St.
OWNER: Khushdip Singh and Ramandeep Hans
APPLICANT: PLSA Engineering and Surveying c/o Joe Baker
PARCEL NO: 181332-43002
DATE OF APPLICATION: April 6, 2016
DATE COMPLETE APPLICATION: April 29, 2016
NOTICE OF APPLICATION SENT: May 13, 2016
COMMENT PERIOD END DATE: June 2, 2016

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received a Preliminary Long Plat application from Joe Baker of PLSA Engineering & Surveying (applicant) on behalf of Khushdip Singh and Ramandeep Hans (owners) requesting to subdivide 4.96 acres of Single-Family (R-1) Residential zoned land, located in the vicinity of S. 72nd Ave. and Easy St., Yakima, WA, into 18 single family lots known as "Vista Ridge".

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 August 24, 2016**, beginning at **3:00 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 Trevor Martin, Associate Planner at (509) 575-6162 or e-mail at trevor.martin@yakimawa.gov.

Encl: Preliminary Plat, and Vicinity Map



RECEIVED

APR 03 2016

CITY OF YAKIMA
PLANNING DIV.

PRELIMINARY PLAT OF VISTA RIDGE

IN THE SW 1/4, SE 1/4, SEC. 32, T-13 N, R-18 E, WM

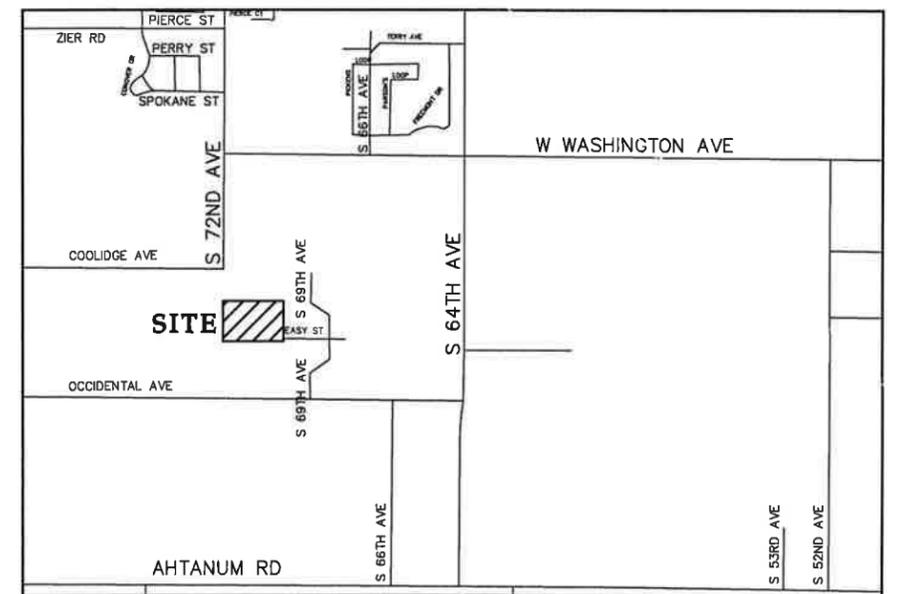
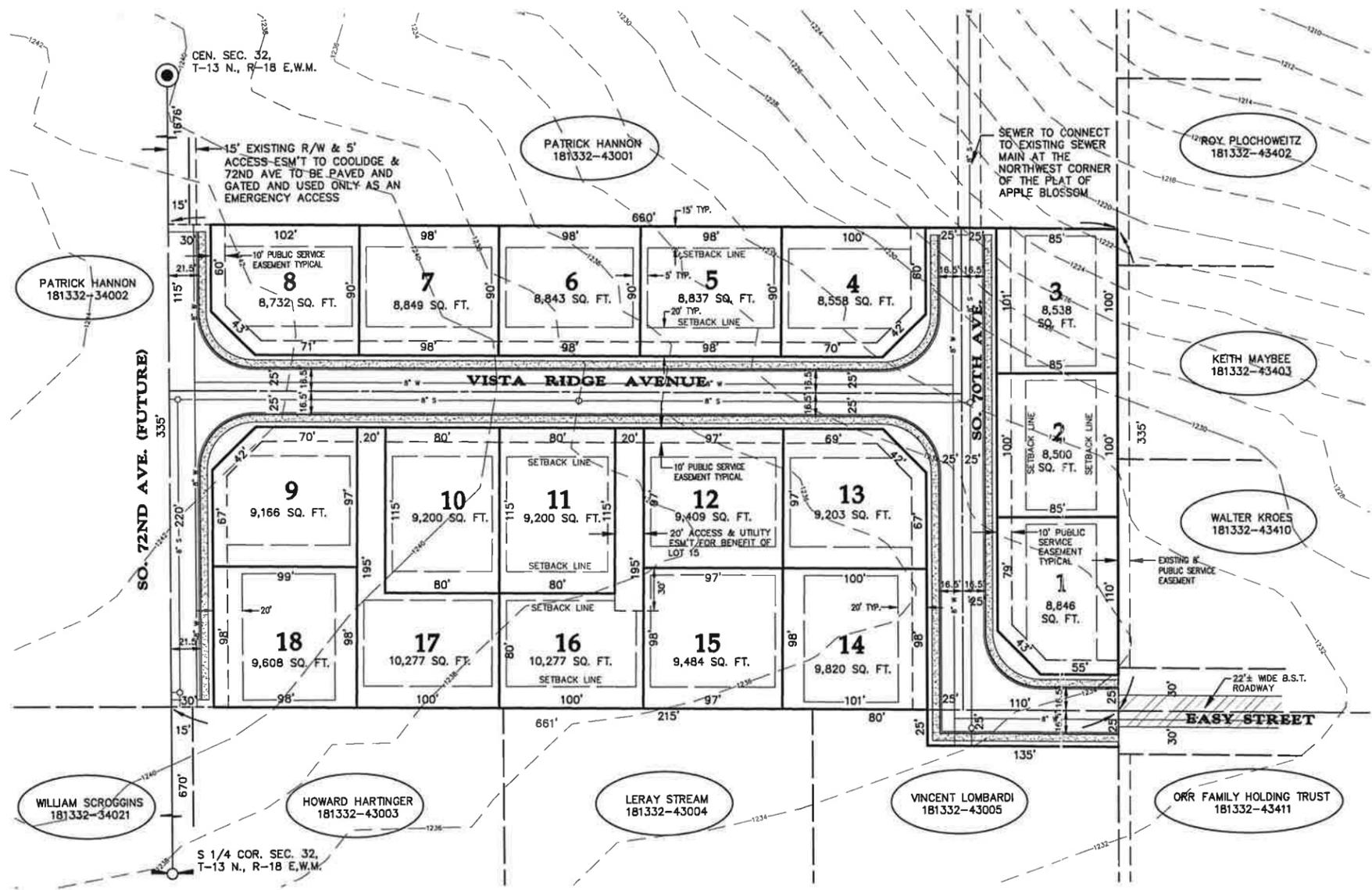
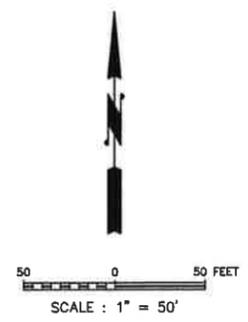
LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 18, EAST, W.M.,

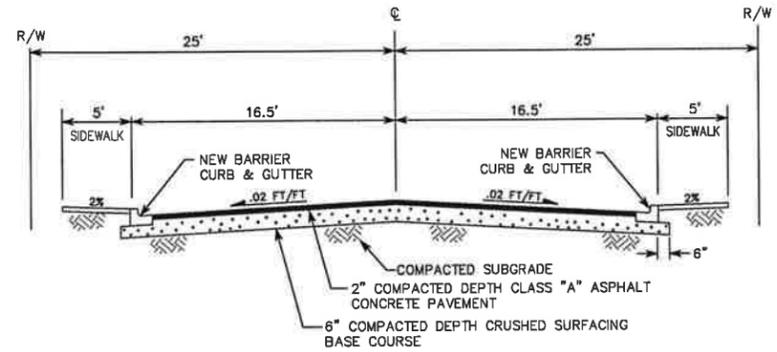
EXCEPT THE WEST 15 FEET FOR ROAD.

NOTES

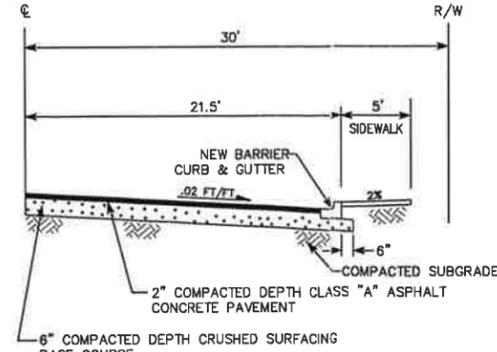
1. SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-1, SINGLE FAMILY RESIDENTIAL.
2. THE TOTAL AREA OF THE PROPOSED PLAT IS 4.96 ACRES WITH 23.79% DEDICATED FOR STREET RIGHT OF WAY.
3. ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE MANAGED ON SITE.
4. DOMESTIC WATER WILL BE PROVIDED BY NOB HILL WATER COMPANY.



VICINITY MAP (NO SCALE)



VISTA RIDGE AVE, EASY ST. AND SO. 70TH AVE. ROADWAY SECTION



SO. 72ND AVE. ROADWAY SECTION

OWNER/DEVELOPERS

KHUSHDIP HANS
1601 W. WASHINGTON AVENUE
YAKIMA, WASHINGTON 98903
EMAIL: k.hans@live.com
PH: 509-834-1424

SURVEYOR/ENGINEER

JOSEPH W. BAKER, PLS
PLSA ENGINEERING & SURVEYING
521 N. 20TH AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902

PLSA ENGINEERING-SURVEYING-PLANNING
521 N. 20TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6990

PRELIMINARY PLAT
PARCEL NO. 181332 - 43002
PREPARED FOR
KHUSHDIP HANS

DRAWN BY: JOE
DATE: 2/24/2016
JOB NO. 16019
SHEET NO. 1 OF 1

SW 1/4, SE 1/4, SEC. 32, T-13 N, R-18 E, WM

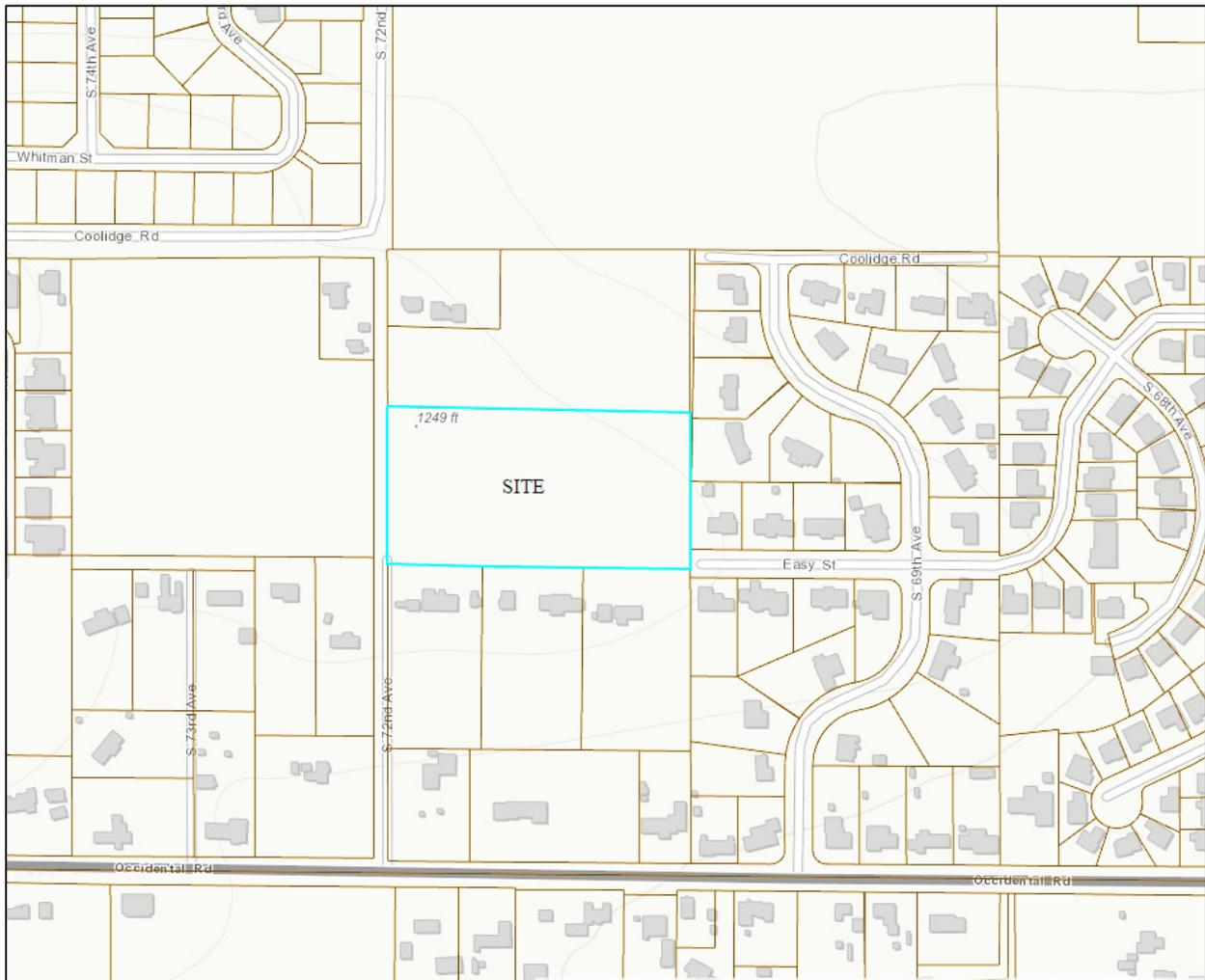
VICINITY MAP



File Number: **PLP#002-16**

Project Name: **KHUSHDIP HANS – “VISTA RIDGE”**

Site Address: **Vic. of S 72nd Ave & Easy St**



Proposal: Proposed long plat that will subdivide approximately 4.96 acres into 18 single-family lots in the R-1 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.

