



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: August 13, 2019
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Stephen Skeel (8301 Tieton Dr #53 Yakima, WA 98908)
FILE NUMBER: CL3#005-19 & SPA#002-19
LOCATION: 651 S 83rd Ave.
TAX PARCEL NUMBER(S): 181330-11422 & -11423
DATE OF APPLICATION: May 9, 2019
DATE OF COMPLETENESS: June 26, 2019

PROJECT DESCRIPTION Type 3 Review and Short Plat Amendment to a previously approved three-lot short plat in the R-1 zoning district to adjust current boundary lines to create seven lots total, and proposal to construct four duplexes and two single-family homes.

DETERMINATION OF CONSISTENCY Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Construction of a four new duplexes, each on an 8000 square foot lot.
2. Level of Development: Four New duplexes in the R-1 zoning district. 7 dwelling units per acre.
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Construction of a four new duplexes, each on an 8000 square foot lot..
2. Density of Development: 7 dwelling units per net residential acre.
3. Availability and adequacy of infrastructure and public utilities: The proposal shall adhere to all Title 12 and Title 15 development standards.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Your views on this proposal are welcome. All written comments received by 5:00 p.m. on **September 3, 2019**, will be considered prior to issuing the recommendation. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **September 26, 2019 at 9:00 a.m.**, in the City of Yakima 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 hearing to provide testimony. Please reference file numbers (CL3#005-19, SPA#002-19) and applicant's name (Skeel) in any correspondence you submit. You can mail your comments to:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St.; Yakima, WA 98901

NOTICE OF DECISION Following the public hearing, the Hearing Examiner will issue a decision within ten (10) business days. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice.

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 Trevor Martin, Associate Planner, at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, Site Plan, and Vicinity Map





DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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

AVISO DE APLICACIÓN Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 13 de agosto, 2019
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Stephen Skeel (8301 Tieton Dr #53 Yakima, WA 98908)
No. DE ARCHIVO: CL3#005-19 & SPA#002-19
UBICACIÓN: 651 S. 83rd Ave.
No. DE PARCELA(S): 181330-11422 & -11423
FECHA DE APLICACIÓN: 9 de mayo, 2019
FECHA DE APLICACIÓN COMPLETA: 26 de junio, 2019

DESCRIPCIÓN DEL PROYECTO: Revisión Tipo 3 y enmienda a una subdivisión previamente aprobada de tres lotes en la zona residencial R-1 para ajustar las líneas de propiedad y crear un total de siete lotes, y una propuesta para construir cuatro dúplex y dos viviendas unifamiliares.

DETERMINACIÓN DE LA CONSISTENCIA: Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Construcción de cuatro dúplex nuevas, cada una en un lote de 8,000 pies cuadrados.
2. Nivel de desarrollo: Cuatro dúplex nuevas en la zona residencial R-1. Siete unidades de vivienda por acre.
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Construcción de cuatro dúplex nuevas, cada una en un lote de 8,000 pies cuadrados.
2. Densidad del desarrollo: Siete unidades de vivienda por acre residencial.
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Sus opiniones sobre esta propuesta son bienvenidas. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. **el 3 de septiembre, 2019** serán considerados antes de emitir la recomendación sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevara a cabo el **jueves, 26 de septiembre, 2019** comenzando a las **9:00 a.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (CL3#005-19, SPA#002-19) o al nombre del solicitante (Skeel) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901**

AVISO DE LA DECISIÓN FINAL: Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



Supplemental Application For:
TYPE (3) REVIEW
 YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

PART II - LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

Two-Family Dwelling (Duplex) (*)

PART III - ATTACHMENTS INFORMATION

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

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

4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions.

Use a separate sheet of paper, if necessary.

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

Request is to allow Duplex Residential Building on 13,551 SF (net) Lot (Lot 3 of proposed Amended Short Plat)

B. How is the proposal compatible to neighboring properties?

Duplex Buildings and Single Family Residences are present in surrounding neighborhood.

C. What mitigation measures are proposed to promote compatibility?

No specific mitigation measures considered necessary.

D. How is your proposal consistent with current zoning of your property?

Duplex construction is a permitted use if approved by Type 3 Review.

E. How is your proposal consistent with uses and zoning of neighboring properties?

Multi-Family (R-3) Zoning Approximately 300 feet North
 Two-Family (R-2) Zoning Approximately 480 feet East

RECEIVED

MAY 09 2019

F. How is your proposal in the best interest of the community?

Is a practical and efficient use of a large Residential Lot.

**CITY OF YAKIMA
 PLANNING DIV.**

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



Supplemental Application For:
AMENDED SHORT PLAT
 CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14

PART II - APPLICATION INFORMATION

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.
 Elmer G. & Janet L. Noll
 651 S. 83rd Avenue
 Yakima, WA 98908

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:
 Thomas F. Upton Surveying (509) 576-0441
 PO Box 2514 tom@uptonsurveying.com
 Yakima, WA 98907

3. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: Four Lots; 7,500 - 23,748 SF

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 and see the requirements listed in YMC 14.15.120)
 I hereby authorize the submittal of the amended short plat application to the City of Yakima for review.

Elmer Noll

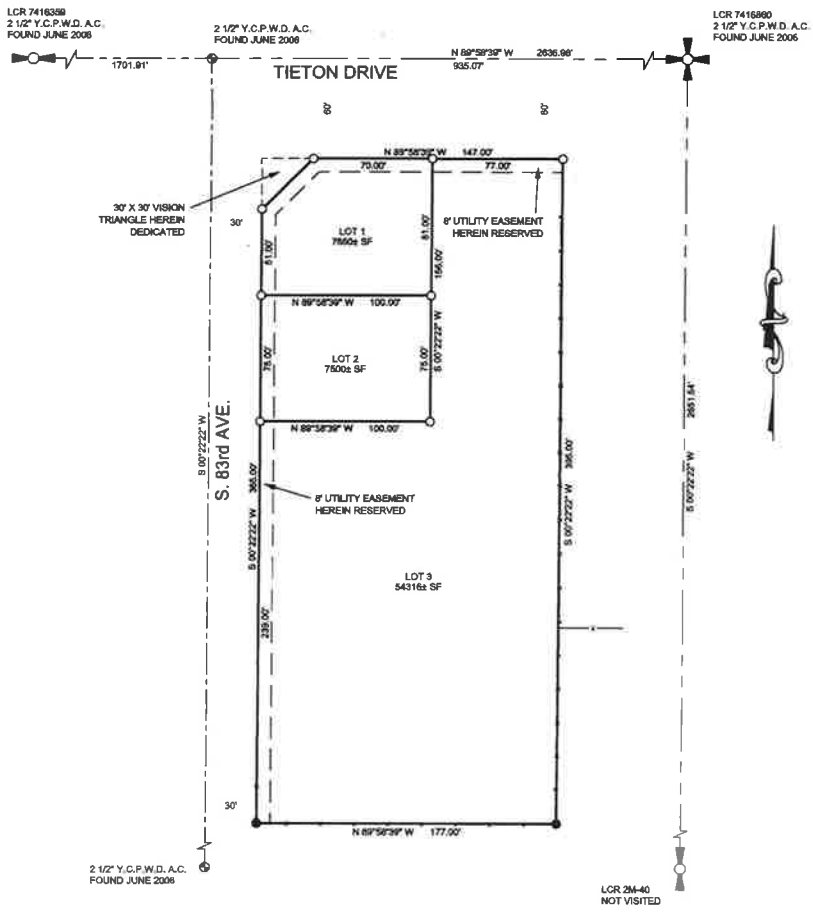
 Property Owner Signature (required)

 Date

RECEIVED
MAY 09 2019
CITY OF YAKIMA
PLANNING DIV.

SPM 7538016 1/1

SUB 2006-00103



LEGAL DESCRIPTION

THE WEST 207 FEET OF THE EAST 835 FEET OF THE NORTH 455 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M. EXCEPT RIGHT OF WAY FOR COUNTY ROAD ON THE NORTH, AND EXCEPT THE WEST 30 FEET THEREOF FOR COUNTY ROAD, AND EXCEPT THAT PORTION THEREOF CONVEYED TO YAKIMA COUNTY, WASHINGTON, BY INSTRUMENT RECORDED MAY 21, 2002, UNDER AUDITOR'S FILE NUMBER 3724264.

TAX PARCEL NUMBER: 161330-11017

DEDICATION AND WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT ELMER G. NOLL AND JANET L. NOLL, HUSBAND AND WIFE, ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS OF WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST YAKIMA COUNTY AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED RIGHTS OF WAY, AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

Elmer G. Noll
ELMER G. NOLL

Janet L. Noll
JANET L. NOLL

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF YAKIMA) SS
BEFORE ME, THIS 7th DAY OF NOV., 2006, PERSONALLY APPEARED ELMER G. NOLL AND JANET L. NOLL, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Robert Seward
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
3-18-07
MY COMMISSION EXPIRES

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS 27th DAY OF November, 2006

M. Hansen
OFFICE OF YAKIMA COUNTY TREASURER

APPROVALS

APPROVED BY THE YAKIMA COUNTY ENGINEER THIS
22th DAY OF NOVEMBER, 2006

Scott I. McKinney
ENGINEER

APPROVED BY THE YAKIMA COUNTY SHORT PLAT ADMINISTRATOR THIS
27th DAY OF November, 2006

Jim Jackson
ADMINISTRATOR

LOTS 1 AND 2 WILL BE PROVIDED WITH DOMESTIC WATER FROM THE NOB HILL WATER SYSTEM. NO INDIVIDUAL WELLS MAY BE INSTALLED ON THESE LOTS. LOT 3 WILL BE SUPPLIED WITH WATER FROM THE EXISTING ON SITE WELL, SHOULD IT FAIL, THE LOT WILL BE REQUIRED TO CONNECT TO NOB HILL WATER.

LOTS 1 AND 2 WILL USE THE YAKIMA REGIONAL WASTEWATER SERVICE. LOT 3 WILL USE THE EXISTING SEPTIC SYSTEM, IN CASE OF A SYSTEM FAILURE LOT 3 WILL IMMEDIATELY CONNECT TO THE PUBLIC SEWER SYSTEM.

NO DIRECT RESIDENTIAL ACCESS FOR LOTS 1 AND 2 WILL BE PERMITTED ONTO TIETON DRIVE EXCEPT VIA 83RD AVENUE.

THE OWNERS SHOWN HEREON, THEIR GRANTEEES AND ASSIGNEES IN INTEREST HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THE PLAT ON-SITE. ANY NATURAL DRAINAGEWAYS MUST NOT BE IMPEDDED.

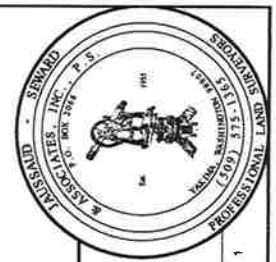
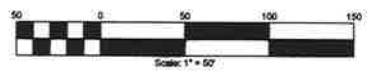
YAKIMA COUNTY HAS IN PLACE AN URBAN AND RURAL ADDRESSING SYSTEM. STREET NAMES AND NUMBERS FOR LOTS WITHIN THIS PLAT ARE ISSUED BY THE YAKIMA COUNTY PUBLIC SERVICES DEPARTMENT UPON ISSUANCE OF AN APPROVED BUILDING PERMIT.

THIS SURVEY IS BASED ON FIELD TRAVERSE PROCEDURES USING A NIKON DTM 420 TOTAL STATION AND A CALIBRATED STEEL TAPE.

ALL CORNERS SET ARE #6 REBAR WITH CAP L5 9823 UNLESS OTHERWISE NOTED.

BASIS OF BEARING FOR THIS SURVEY ARE ASSUMED.

SEE THE PLAT OF COTTONWOOD GROVE PHASE 3 FOR FURTHER SUBDIVISION INFORMATION.



SHORT PLAT
ELMER NOLL
801 S 83RD AVENUE
YAKIMA, WA 98908

30			

LEGEND

- SECTION CORNER
- QUARTER CORNER
- PROPERTY CORNER FOUND
- PROPERTY CORNER NOT FOUND
- NAIL W/ WABBER FOUND
- NAIL W/ WABBER SET
- FENCE



AUDITORS CERTIFICATE
FILED FOR RECORD THIS 27th DAY OF NOV, 2006,
AT 10:37 AM, UNDER AUDITOR'S FILE NUMBER 7538016
Corke Matheny
COUNTY AUDITOR DEPUTY

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:
ELMER NOLL

NOVEMBER 29 2006

PAGE 1 OF 1
DATE NOVEMBER 7, 2006
T. 13 N. R. 18 E. W. 4

DRAWN BY: DTL

N 1/4 COR. SEC. 30
TWP. 13 N., RNG. 18 E., W.M.
2 1/2" ALUM. CAP FOUND
LCR AFN. 7416359

YAKIMA CO. PUBLIC WORKS
2 1/2" ALUM. CAP IN
CASE FOUND

TIETON DRIVE

NE COR. SEC. 30
TWP. 13 N., RNG. 18 E., W.M.
ESTABLISHED FROM REFERENCES
LCR AFN. 7416360

DESCRIPTION OF PARENT PARCEL 181330-11422 & 11423

LOTS 2 & 3 OF THAT CERTAIN SHORT PLAT RECORDED JULY 21, 2017 UNDER AUDITOR'S FILE NO. 7952079 RECORDS OF YAKIMA COUNTY WASHINGTON.

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT ELMER G. NOLL & JANET L. NOLL AS OWNERS AND STEPHEN M. SKEEL & SINDY L. SKEEL AS PURCHASERS, ARE ALL PARTIES HAVING OWNERSHIP INTEREST OF THE LAND HEREON DESCRIBED; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

ELMER G. NOLL JANET L. NOLL STEPHEN M. SKEEL SINDY L. SKEEL

ACKNOWLEDGMENT

STATE OF WASHINGTON SS
COUNTY OF YAKIMA

BEFORE ME THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED STEPHEN M. SKEEL AND SINDY L. SKEEL, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____, MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF WASHINGTON SS
COUNTY OF YAKIMA

BEFORE ME THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED STEPHEN M. SKEEL AND SINDY L. SKEEL, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____, MY COMMISSION EXPIRES _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON, ON THE DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 20____. YAKIMA COUNTY TREASURER'S OFFICE; _____

APPROVALS

APPROVED THIS _____ DAY OF _____, 20____. _____
CITY OF YAKIMA SUBDIVISION ADMINISTRATOR

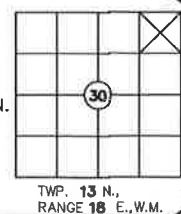
APPROVED THIS _____ DAY OF _____, 20____. _____
CITY OF YAKIMA ENGINEER

FILING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M.,

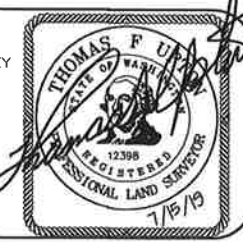
UNDER AUDITOR'S FILE NO. _____, RECORDS OF YAKIMA COUNTY, WASHINGTON.

CHARLES ROSS
YAKIMA COUNTY AUDITOR BY _____, DEPUTY

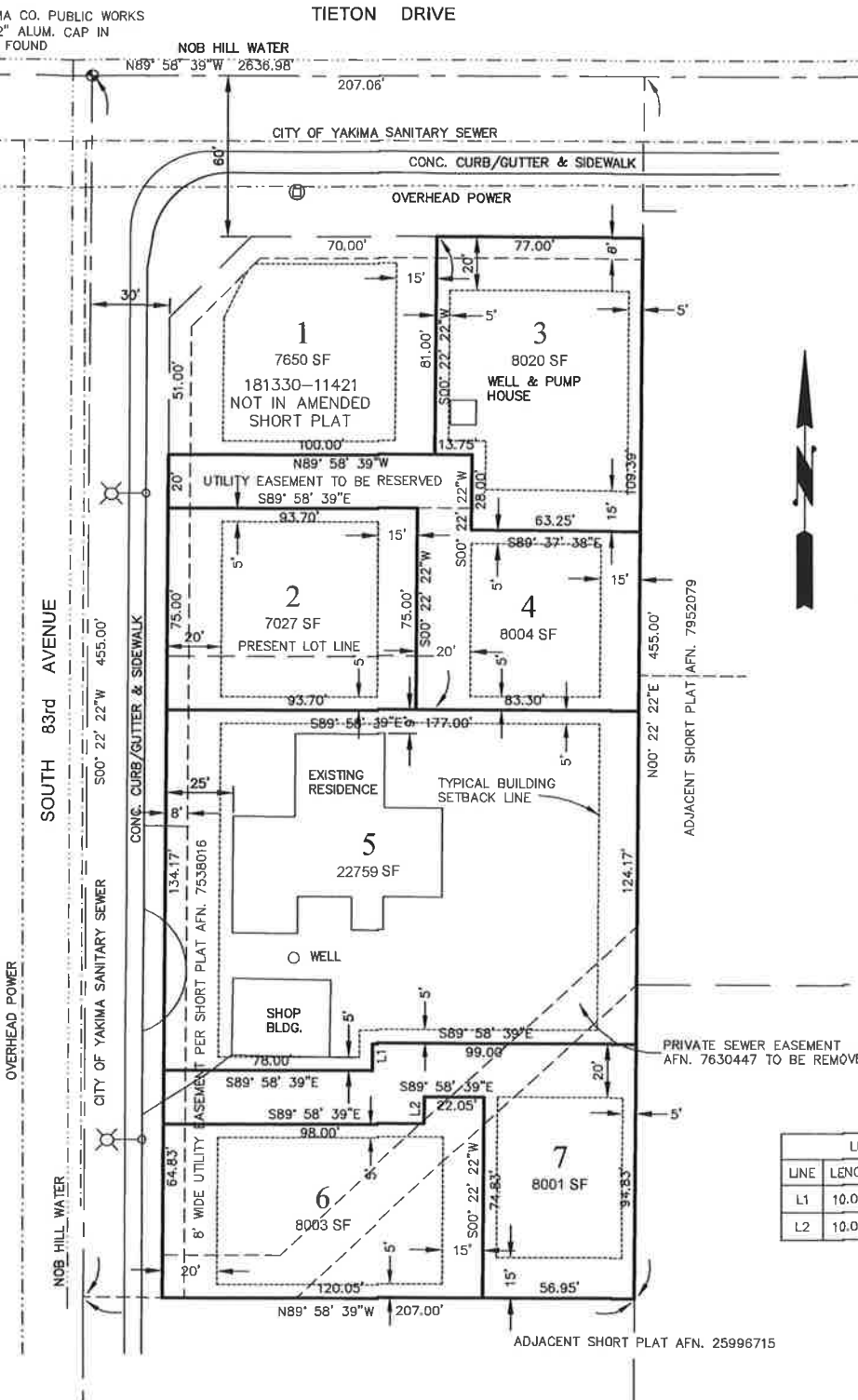


SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF STEVE SKEEL IN MARCH 2019.
SURVEY PERFORMED UTILIZING STANDARD FIELD PROCEDURES, USING TOPCON RTK GPS AND/OR TOPCON GPT-9003A AND MEETING THE REQUIREMENTS OF WAC 332-130-090. MONUMENTS VISITED 04/01/19

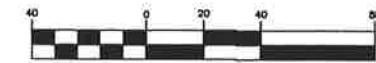
THOMAS F. UPTON CERTIFICATE NO. LS12398



Thomas F. Upton Surveying
Professional Land Surveyor
PO BOX 2514 YAKIMA, WASHINGTON 98907
TELEPHONE: VOICE (509) 576-0441 FAX (509) 452-0581
CITY OF YAKIMA AMENDED SHORT PLAT
OF PARENT PARCEL 181330-11422 & 11423 PREPARED FOR
STEPHEN SKEEL
8301 TIETON DRIVE, UNIT 53, YAKIMA, WA. 98908
DATE: 07/15/19 SCALE: 1" = 40' ACCOUNT NO: 19807



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CONTIGUOUS RECORDINGS INCLUDE:

- SHORT PLAT AFN. 7952079
- SHORT PLAT AFN. 7740974
- SHORT PLAT AFN. 7538016
- SHORT PLAT AFN. 7523853
- SHORT PLAT AFN. 2596715

- ⊙ DENOTES 1/2 INCH REBAR WITH CAP (UPTON12398) SET.
- DENOTES 5/8 INCH REBAR WITH CAP (LS9623) FOUND.

BEARINGS SHOWN BY THIS SURVEY ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER SECTION 30 AS BEING NORTH 89°58'39" WEST AND AS SHOWN ON YAKIMA COUNTY SHORT PLAT AFN. 7538016.

NOTE

THE ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE DATE OF RECORDING, BUT MAY BE SUBJECT TO CHANGE.

THE CITY OF YAKIMA CODE ADMINISTRATION DIVISION IS RESPONSIBLE FOR THE CONFIRMATION OR REASSIGNMENT OF ADDRESSES AT THE TIME OF BUILDING PERMIT ISSUANCE.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	10.000	N00° 22' 22"E
L2	10.000	N00° 22' 22"E

RECEIVED
JUL 19 2019
CITY OF YAKIMA
PLANNING DIV.

PRELIMINARY AMENDED SHORT PLAT & TYPE 3 APPLICATION DRAWING

19807P02.DWG

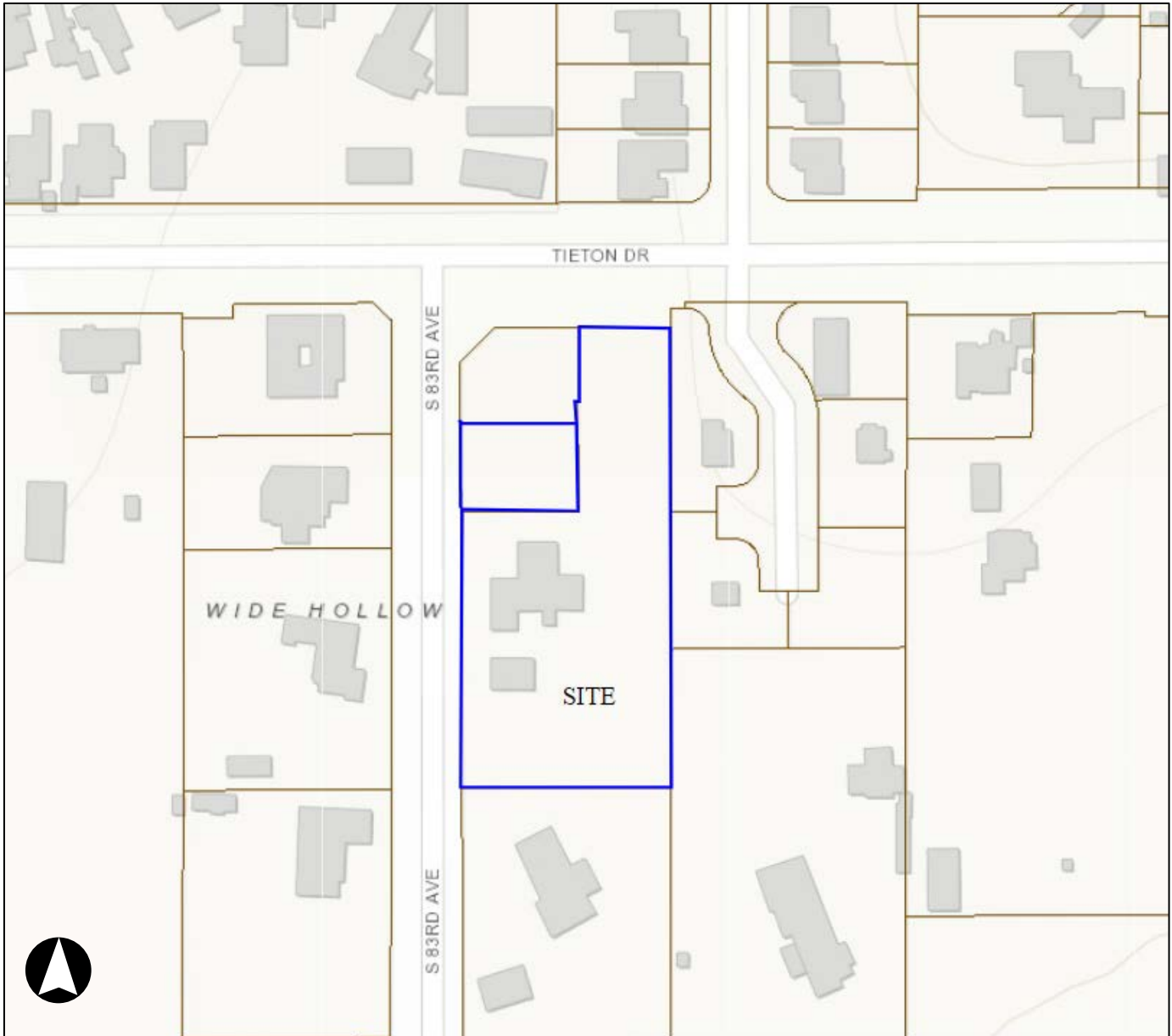
VICINITY MAP



File Number: CL3#005-19 & SPA#002-19

Project Name: STEPHEN SKEEL

Site Address: 651 S 83RD AVE



Proposal: Amendment to a previously approved three-lot short plat in the R-1 zoning district to adjust current boundary lines to create seven lots total, and proposal to construct four duplexes and two single-family homes.

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: 8/12/2019

