



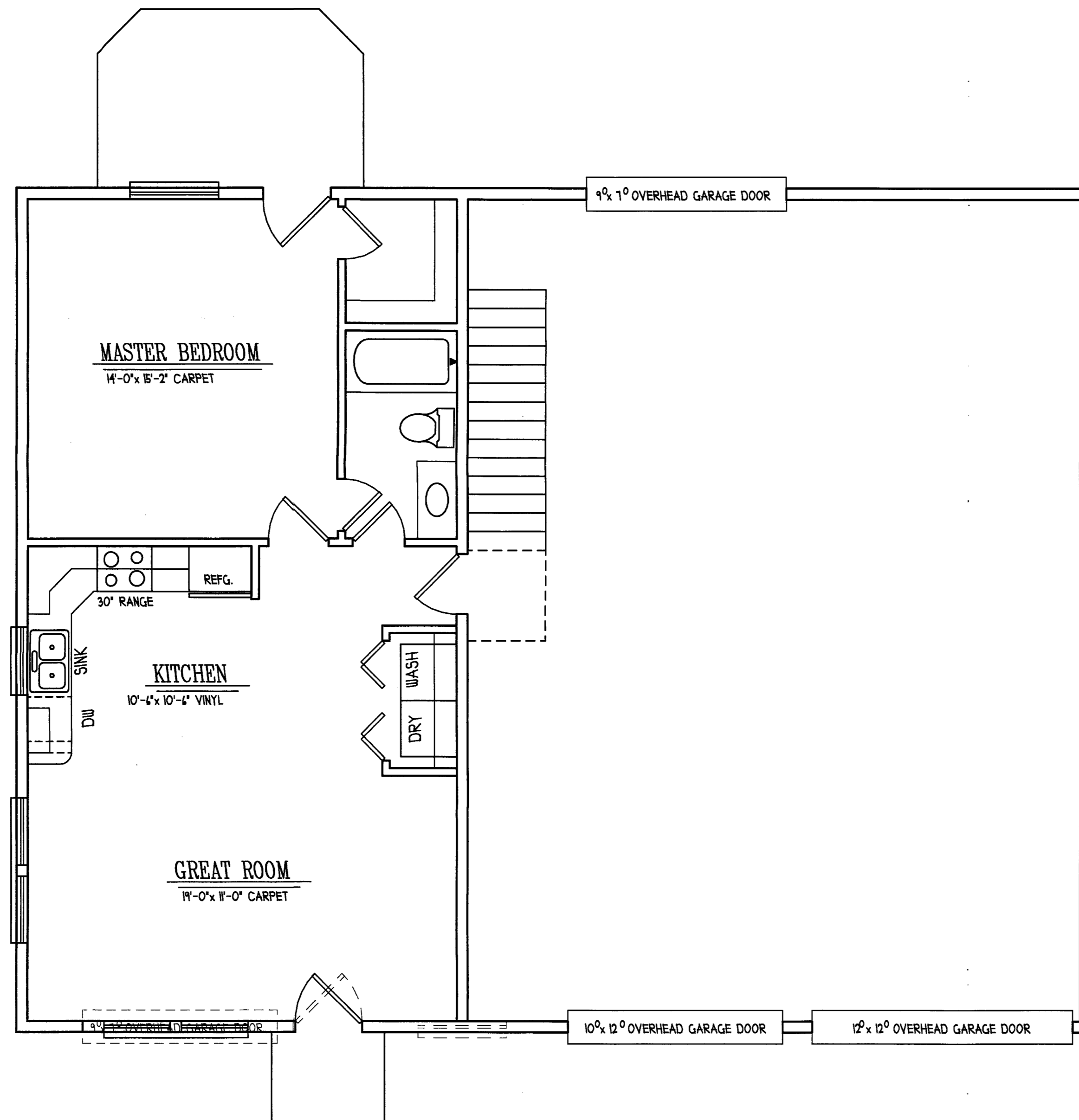
ACCESSORY DWELLING UNIT (ADU) FORM

FINAL
Revised: 10/30/15

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

PLEASE ANSWER THE FOLLOWING QUESTIONS (Attach additional sheets if necessary)

1. Will the property owner live in the: Main Residence or Accessory Dwelling Unit (ADU)
NOTE: If there are currently more than one residence on the property then ADU is not permitted on-site.
2. What is the total gross square footage (area) of the ADU? 766
3. What is the total gross square footage (area) of the main residence? 1526
4. Will the ADU be attached to: House, Garage, or Free Standing
NOTE: If the ADU is freestanding (not attached) shall be located within 100 feet of the main residence.
5. On which side of the ADU will the front entrance be located? SOUTHSIDE
6. Are you proposing to use a park model for the ADU? Yes No
7. Will the ADU be constructed of material and paint color similar to the primary residence?
 Yes No, explain: ADU WILL LOCATED INSIDE OF EXISTING POLE BUILDING
8. A minimum of four (3) parking spaces are required (2 for the primary residence and 1 for the ADU).
Are you able to provide a minimum of 3 parking spaces? Yes No
9. The ADU must share the same access as the primary residence. Will the ADU meet this requirement?
 Yes No
10. What type of road serves the property? Private Road Public Road (County, City or State Highway)
a. What is the road surface: Gravel Paved
11. What is the source of domestic water for the existing residence and the ADU?
 Public Water Supply (operated by a public entity such as Nob Hill Water, a city, etc.)
Name of the water provider: _____
 Expand use of an existing community well/shared well (3+ connections including the ADU)
Name, or State ID# of existing community water system _____
Well is located on Parcel Number: 181413-14009 Number of existing connections: 3
 Shared well with main residence, this well is: Existing Proposed
12. Which of the following methods of sewage disposal do you propose for the ADU?
 Public sewer, Name of the System: _____
 Community on-site sewage system with main residence.
 Individual, on-site sewage system separate from the main residence.
13. Explain how the proposal and associated site improvements are compatible with neighboring land uses.
(examples: location of building to property line, type of construction, etc.) THE NEIGHBORING LAND USED WILL NOT BE EFFECTED DUE TO ADU BEING PLACED INSIDE OF EXISTING POLE BUILDING
14. Required Attachments:
 Attach a complete copy of the subject properties legal description from the recorded deed.
 Attach a floor plan drawn of the accessory dwelling unit showing: living areas, storage areas, mechanical rooms, and other interior residential spaces.



144 SQ. FT.

DATE: 00/00/00	PLAN# 00-00000
REVISED	SHEET NUMBER
1	20 / OF 20
2	
3	
4	
5	
6	



NARRATIVE FORM

FINAL
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<http://codepublishing.com/wa/yakimacounty/>

Narrative Content: Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible.** Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

Suggested Content:

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews. Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

SEE ATTACHED

12/28/16

Javier Perez 491 Graber Rd Selah WA 98942 509-480-2761

Parcel # 181413-14009

Proposal to build ADU to House Parents of Javier Perez and Sylvia Keller (owner of property)

I Javier Perez propose to build a 766-square foot living quarters inside of an existing 36 X 48 pole building to house my parents. The ADU will have a 2x4 structure with walls and ceiling to ensure to meet existing energy codes. I have already meet with the Yakima Health department and they have already said that I will be able to use the existing septic system with some medications to the existing drain line. We plan to run a water line to the existing residence and "T" off the line going into the existing home on the same parcel. Graber road will allow access to the proposed ADU along with existing home which has more than 5 parking slots

Currently there is only a 1512 square foot MFG home and the 36 x48 pole building which has 3 bay doors and a man door which will be the main entrance for the ADU.

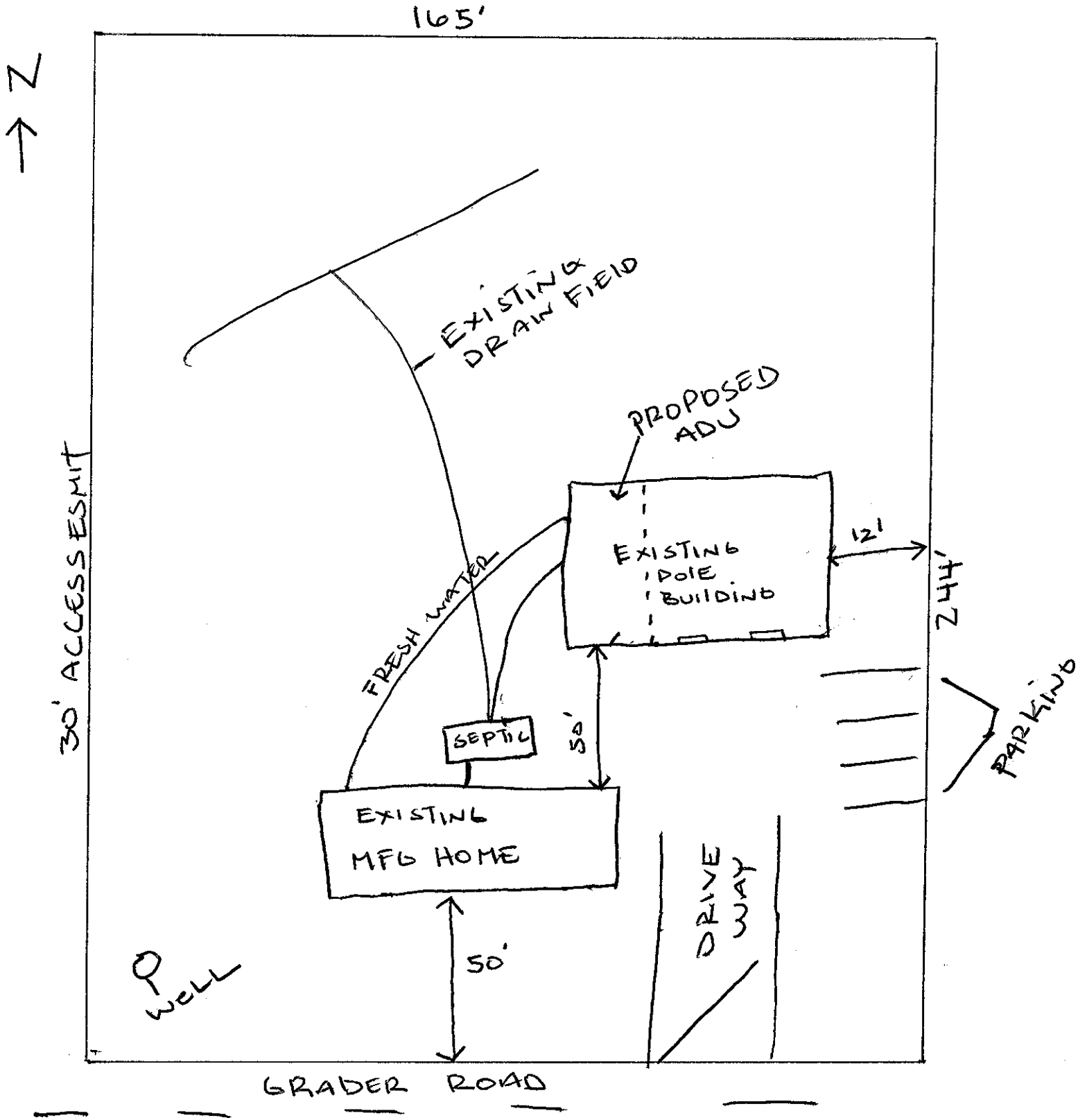
Due to the declining health of my parents who currently live in the MFG home mentioned above will be living in the ADU for they can focus on their health and not stress over finances.

Just for clarification, I Javier Perez currently live in the MFG home mentioned above with my parents , Once the ADU is built and my parents have moved into it I will then purchase the Property mentioned above from Sylvia(Perez) and Carl Keller .

Date:12/28/2016

Applicant: Javier Perez 491 Graber Rd , Selah WA 98942 509-480-2761

Parcel #:181413-14009





MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

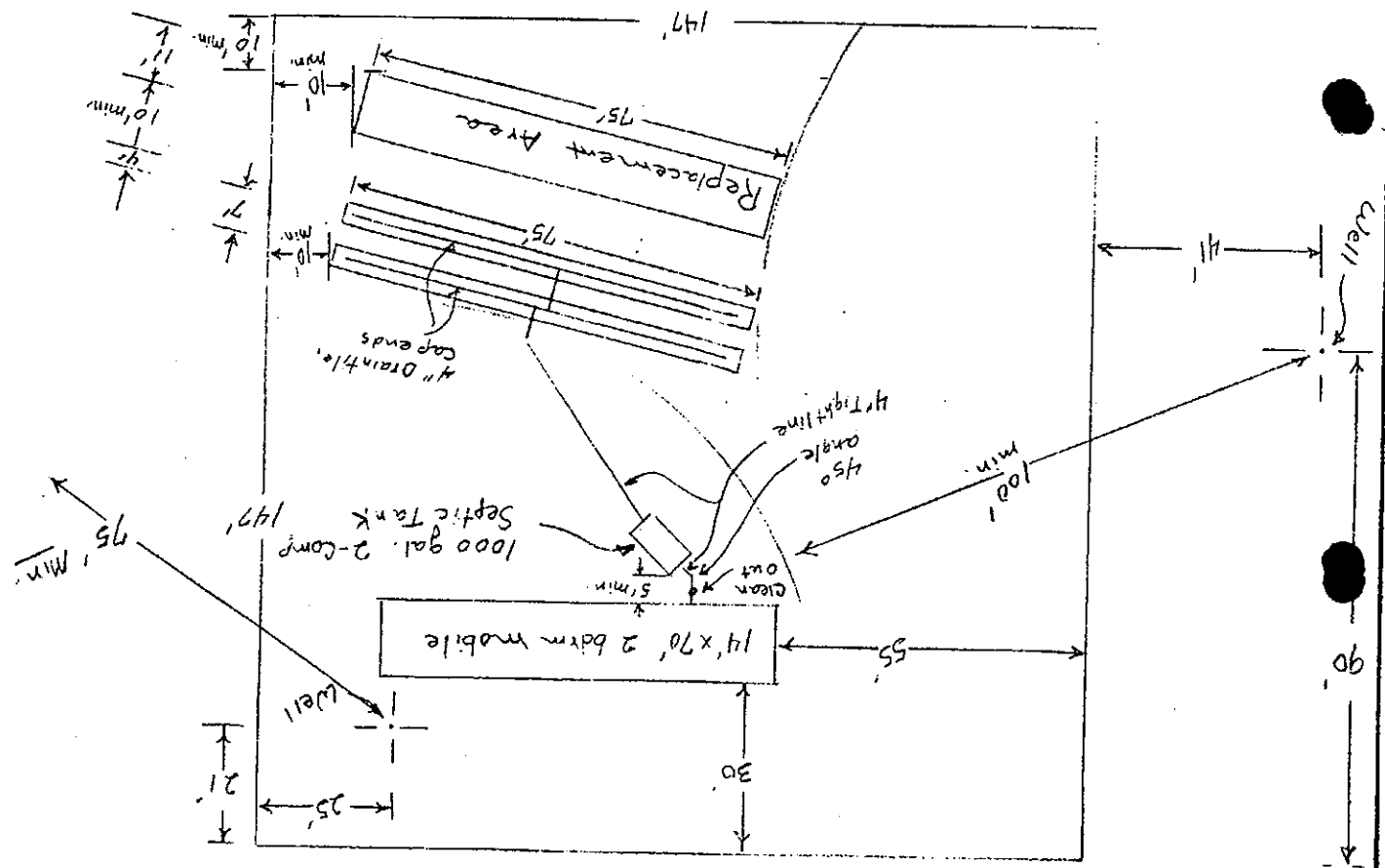
Required Site Plan Information:

1	<input checked="" type="checkbox"/>	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are not acceptable, the map must be reproducible
2	<input checked="" type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input checked="" type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input checked="" type="checkbox"/>	Legend to include:
	<input type="checkbox"/>	<i>Owner/Applicant Name</i>
	<input type="checkbox"/>	<i>Date the Site Plan was drawn.</i>
	<input type="checkbox"/>	<i>Name, address and telephone number of the person preparing the site plan</i>
	<input type="checkbox"/>	<i>Tax Parcel Number</i>
	<input checked="" type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/>	Property line dimensions of all lot(s) involved in the project.
6	<input checked="" type="checkbox"/>	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
7	<input checked="" type="checkbox"/>	Location of new and/or expanded public and private utility infrastructure.
8	<input checked="" type="checkbox"/>	Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input checked="" type="checkbox"/>	Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input checked="" type="checkbox"/>	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input checked="" type="checkbox"/>	Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input checked="" type="checkbox"/>	Location and dimensions of all proposed exterior land uses.
13	<input checked="" type="checkbox"/>	The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input checked="" type="checkbox"/>	Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input checked="" type="checkbox"/>	All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)
16	<input checked="" type="checkbox"/>	Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input type="checkbox"/>	Proposed location and dimensions of community and other open space.
18	<input type="checkbox"/>	Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<input checked="" type="checkbox"/>	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone.
20	<input checked="" type="checkbox"/>	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<input checked="" type="checkbox"/>	Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines
22	<input type="checkbox"/>	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input type="checkbox"/>	Within a UGA, Master Planned Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

YAKIMA HEALTH DISTRICT
 104 N. 1 St. 575-4040
 Jerry Walker
 Graber Rd
 DRAWN BY: DATE: ANN 10-4-83
 PARCEL NO. 181413-14001

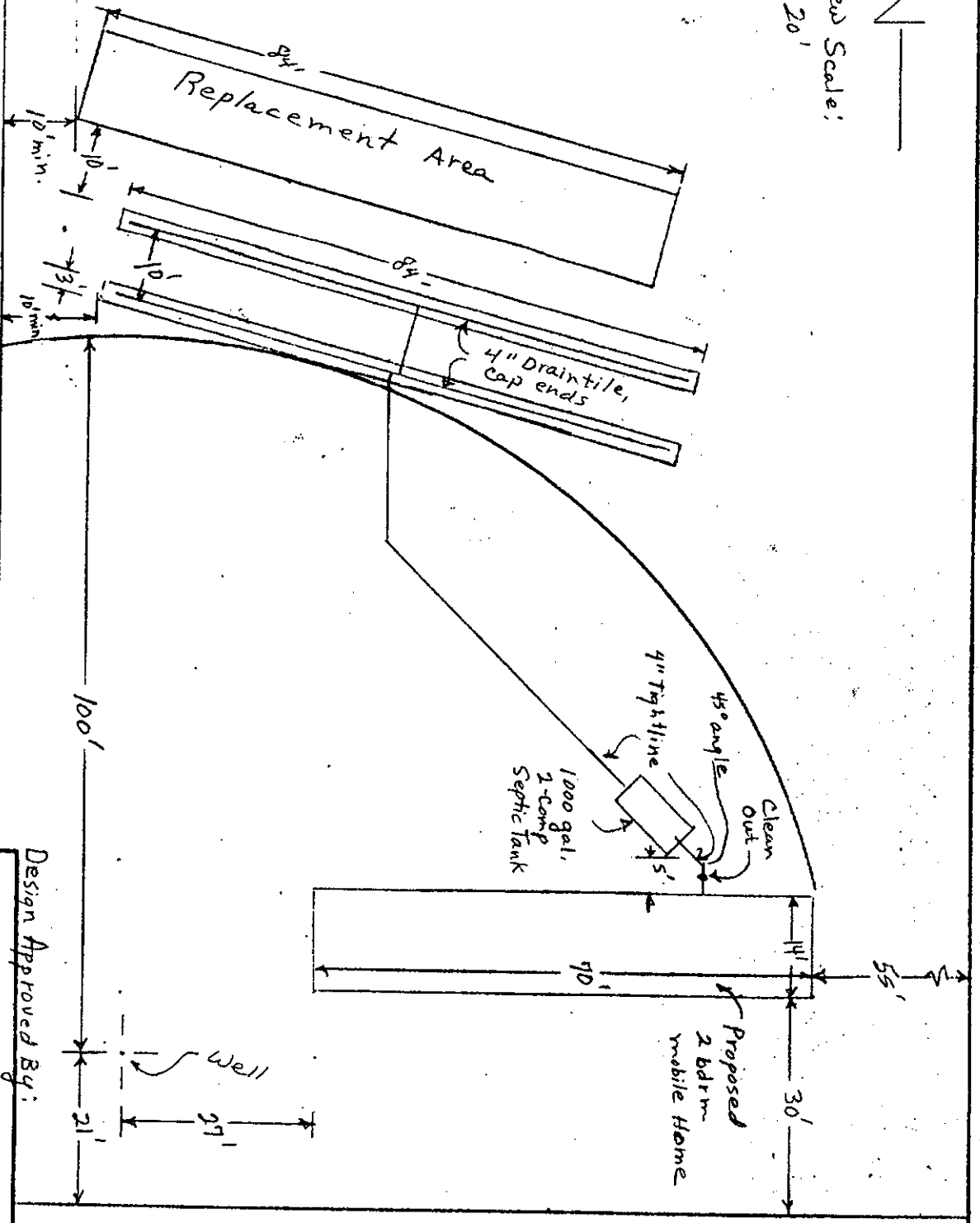
Design Approved By: Gmp

Plan View Scale: 1" = 30'





Plan View Scale:
1" = 20'



Design Approved By:

YAKIMA HEALTH DISTRICT
104 N. 1 St.
575-4040

Jerry Walker
Graber Road

DRAWN BY: ANM
DATE: 8-9-83
PARCEL NO.: 181413-14001

500
32000

CLEARANCE PERMIT

PROJECT: New Construction

Remodel/Addition

Residence

Commercial

Other

Number of Bedrooms 2

Number of Occupants 2

Number of Employees _____

Number of Patrons _____

Square Footage 180 sq. ft.

DESIGN

CAPACITY

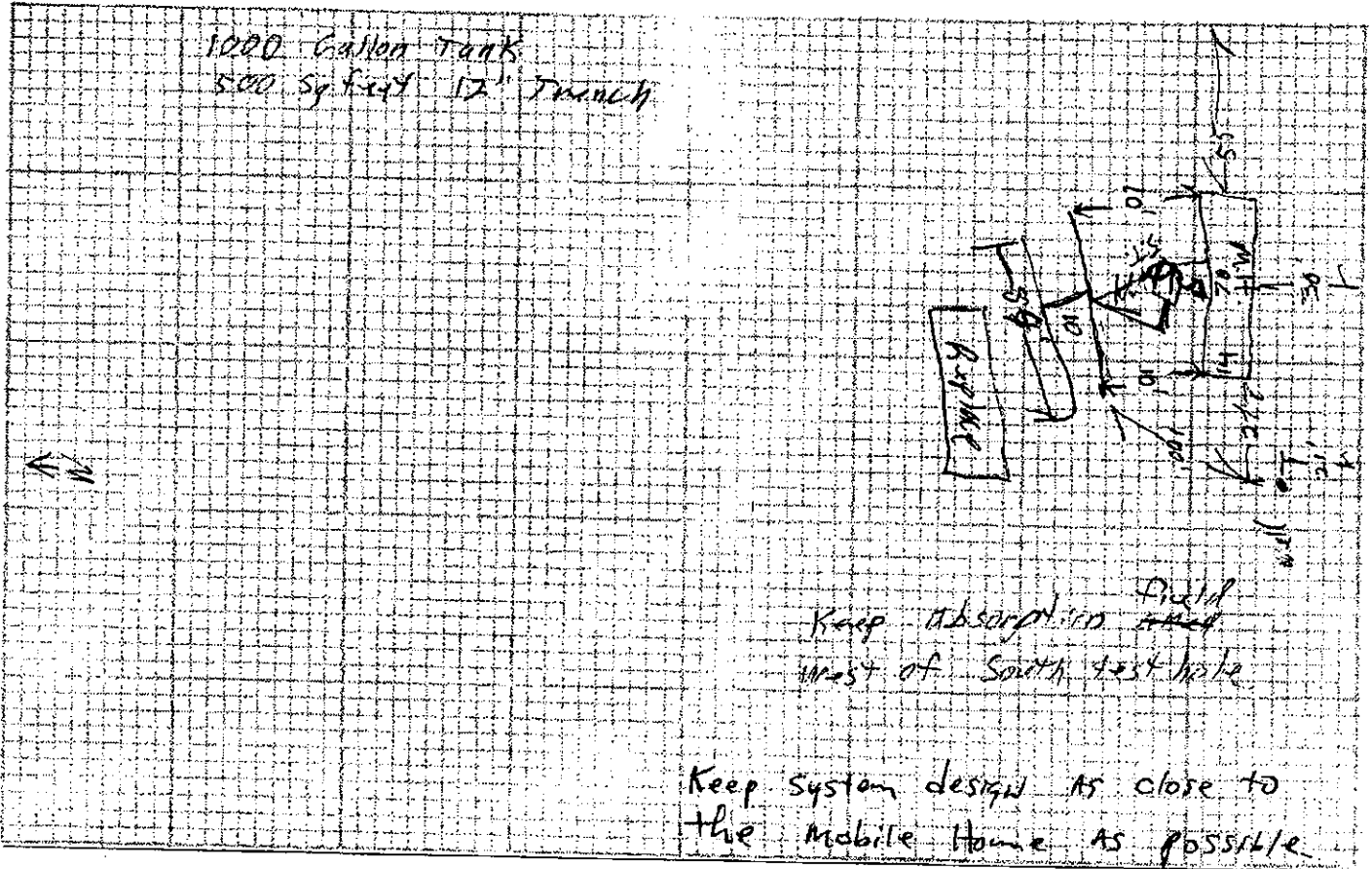
300 gal/day

PREDESIGN NOTES:

1. Maximum depth of stub out below original grade: 12" in. 2. Type of on-site design: Shallow DF

3. Location On-site: North of Mobile home + ~~west~~ approx 70' from East pl.

4. Sketch:



FINDINGS & REPORT:

- 1. This site is approved for a new sewage system. Yakima Health District is preparing final design & permit documents based upon the predesign notes listed above.
- 2. A permit was granted for Repair / Alteration of existing sewage facilities. The installation has received Health District approval.
- 3. This project does not require a Health District permit. The District's records indicate that the existing system will be free of encroachment and has sufficient capacity to serve this project.

Applicant acknowledges the following:

- 1. This Clearance Document has been provided to allow release of non-sewage construction permits.
- 2. Explanation of critical aspects of the sewage system design including location and elevations.
- 3. That I must wait until I receive the final design and permit before starting actual construction of my proposed sewage system.
- 4. Receipt of a copy of this document.

Name: Jerry Walker

Parcel #: 181913-14001

YHD Staff: Art McEwan

Date: 8/1/83

SIGNATURE: Jerry Walker

DATE: 8-1-83

CENTRAL OFFICE -- 575-4040 -- 104 North First Street -- Yakima, Wash. 98901
SUNNYSIDE OFFICE -- 837-3411 -- 216 South Eighth Street -- Sunnyside, Wash. 98944



October 11, 1983

Jerry Walker
P.O. Box 219
Selah, WA 98942

RE: Parcel #181413-14001 - Graber Rd.

Dear Mr. Walker:

Your request for this department to waive certain portions of Yakima Health District Rules and Regulations has been reviewed by our staff.

The review of your request has resulted in the determination that no health hazard would likely result by granting the requested waiver. The following waivers have been granted.

The minimum 100 foot separation between any well and drainfield has been reduced to 75 feet from the well(s) on the south side of your building site.

You are therefore authorized to have installed an on-site sewage disposal system design by us on this property.

This waiver is authorized under Yakima Health District Regulations, Chapter 10, Section 1.10.240.

Sincerely,

Charles L. George, R.S.
Environmental Health Director

am/pap

SUPPORTING GOVERNMENTAL UNITS

Yakima County
Yakima City
Grandview
Granger

Harrah
Mabton
Moxee
Naches

Salah
Sunnyside
Tieton
Toppenish

Union Gap
Wapato
Zillah

FINAL INSPECTION

YES NO NA CHECK EACH ITEM FOR PROPER INSTALLATION AND APPLICATION

- A. Permit posted
- B. Certification on-site and complete
- C. Were there any post-design modifications
- D. Was structure plumbed to the septic tank
- E. BUILDING SEWER (circle defective portion and note below)
 - 1. All bends 45° or less — no tees or 90° ells
 - 2. Proper & sufficient cleanouts
 - 3. Proper grade to the septic tank
 - 4. 4" ID approved material with water tight joints
- F. SEPTIC TANK
 - 1. Proper sized septic tank, intact, open for inspection, adequately grouted and level
- G. PUMP CHAMBERS — IF CALLED FOR
 - 1. Pump chamber level, properly sized and grouted, easily accessible.
 - 2. Plumbing of approved material and size as per design.
- H. DRAINFIELD
 - 1. Surface square footage as per design
 - 2. Clean approved drain rock of proper depth above and below tile
 - 3. Tile properly installed — adequate length ends capped
 - 4. Proper elevation and grade of drain tile and trench
 - 5. Approved soil retention material over the drain rock
- I. SPECIAL DESIGN CRITERIA
 - 1. Barriers
 - 2. Serial distribution
 - 3. "D" Boxes; level outlets proportionate
 - 4. Other (see design)

DESIGN EVALUATION

DESIGNER: YHD
 SPECIFIC PROBLEMS:

DESIGN APPROPRIATE TO SITE? Yes No

INSTALLER EVALUATION

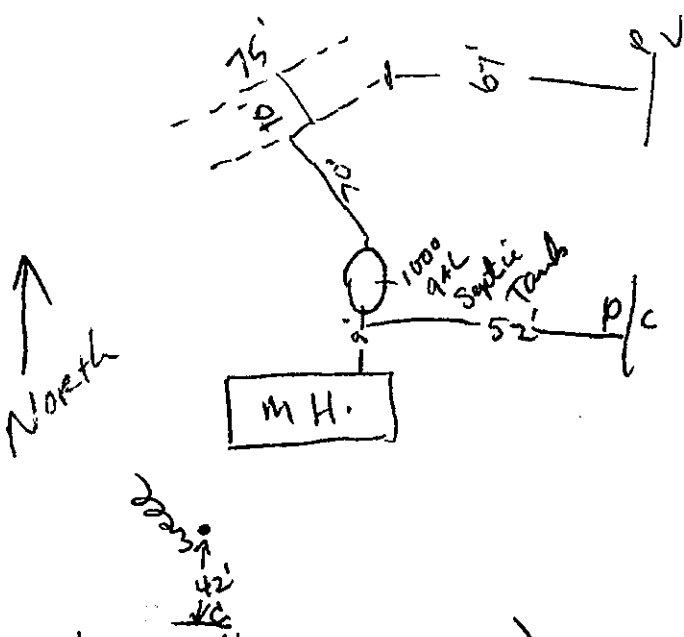
INSTALLER: Selah Septic
 SPECIFIC PROBLEMS:

SATISFACTORY: Yes No

J. STATUS AND ACTION

- 1. System approved as installed yes
- 2. Not approved as installed on _____
- 3. Red Tag? 4. Phone Notice?
- DATE: _____
- 5. Letter? 6. Init. Legal Action?
- DATE: _____

AS-BUILT NOTES



LAST NAME: Walker PARCEL # 181413-14001 DATE: 10/24/83 REVIEWER: KW Wilson



ADMINISTRATIVE ADJUSTMENT FORM

FINAL
Revised 10/01/15

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Public Services ()

Zoning Ordinance Requirement and Adjustment Requested: (Answer the following)

FEB 24 2017

1. Is this adjustment being processed under the Optional Consolidated Permit Review Process?

Vern Gary Don Lynn
Dave Lisa Carmen

Yes No

2. Type of Adjustment Requested (Check as applicable)

Setbacks: Which setback is proposed to be adjusted? Front Side Rear

Parking: Loading

Sign height Building height

Fence height Walls and Recreational Screens

Site screening Landscaping

Lot coverage Waste and Recycling Storage

Siting Criteria for manufactured homes located outside UGA, and outside RT, RS zoning districts:

Roof Pitch

Roof materials

Pit setting

Siding materials

Other: ADU FRONT ENTRANCE WILL BE VISIBLE FROM RIGHT AWAY

3. Zoning standard requires: THE FRONT ENTRANCE SHALL NOT BE VISIBLE FROM RIGHT AWAY
(example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line)

4. Proposed standard: ARBORVITAE S TREES WILL BE PLANTED IN FRONT OF THE ENTRANCE
(example: 10-foot rear yard setback from southern property line, or 8-foot fence along the west property line)

5. Why is the proposed adjustment needed? THE ADU WILL BE INSIDE OF AN EXISTING SHOP WHICH ALREADY HAS AN EXISTING FRONT DOOR ENTRANCE FACING THE RIGHT AWAY

6. Are there other alternatives to your design that could be made in order to meet the standard? Yes No
If Yes, explain: ELIMINATE THE FRONT DOOR AND USE THE GARAGE DOORS TO GAIN ENTRANCE TO THE ADU

7. What is the minimum adjustment needed to accommodate the proposed use?
If Yes, explain: BLOCK OFF EXISTING MAIN DOOR TO SHOP

8. How will the proposed adjustment impact your neighbors? DUE TO BEING AN EXISTING SHOP THAT WAS BUILT IN 1997, NEIGHBORS WILL NO DIFFERENCES

9. Are there developments in the neighborhood that are similar to your proposal? Yes No
If Yes, explain: _____

10. Are there physical features, such as topography, right-of-way, and existing constraints on the property?
 Yes No

If Yes, explain: _____

Answer the following questions if you are requesting an adjustment to the sign standards: **N/A**

11. What is the proposed sign: Height: _____ Size: _____ Shape: _____ Color: _____
12. How many signs are proposed? _____
13. What is the proposed location of the sign? _____
14. What is the proposed landscaping associated with the sign? _____
15. How does the proposed sign relate to the immediate area? _____
16. Is the sign associated with a multiple-use complex? Yes No

If yes, explain how the available sign area will be allocated between tenants or leasable spaces:

Answer the following questions if you are requesting an adjustment to Site Screening or Landscaping standards: **N/A**

17. Is the adjustment needed due to inadequate sunlight? Yes No
18. What is the distance between the proposed structure and the existing structures on the adjoining property?

19. What is the proposed setback from the front of the new structure? _____
20. Does the area in front of the building have any of the following: Decorative paving/pavers Trees
 Planters Other Amenities (explain) _____
21. Are you proposing to utilize Xeriscape (drought tolerant) landscaping? Yes No
22. Is there existing vegetation within the required landscaping areas? Yes No

If yes, describe size, location and type: _____



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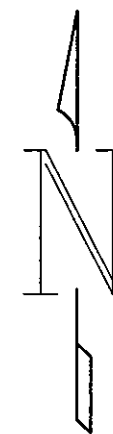
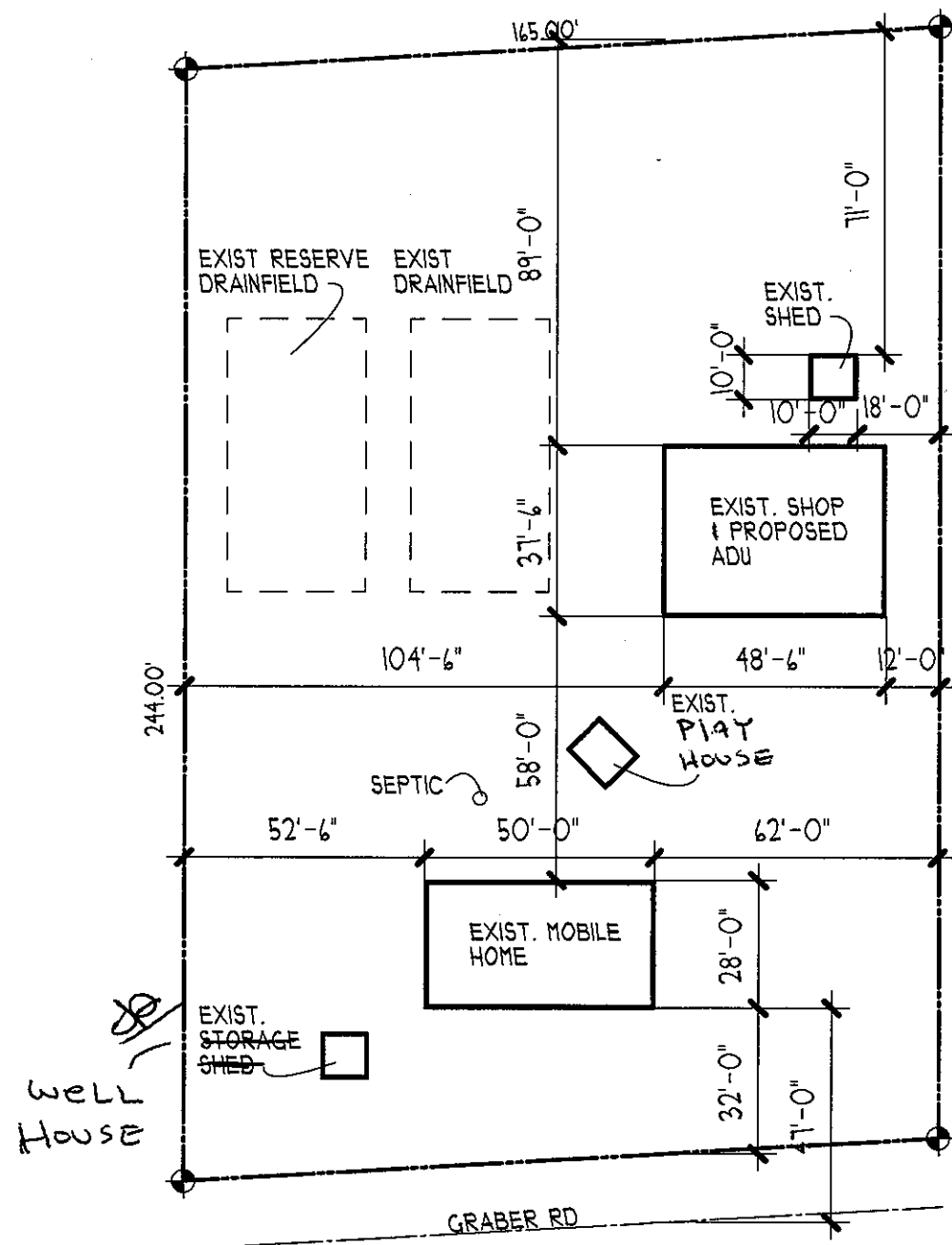
DUE TO THE ADU BEING BUILT INSIDE OF EXISTING
SHOP AND IS CENTERED WITH DRIVEWAY

AND WHICH IS CONNECTED TO THE EASEMENT.
THE FRONT ENTRANCE CAN NOT BE MOVED
UNLESS THE GARAGE DOOR IS BEING
USED TO GAIN ACCESS TO THE ADU.

SINCE WE HAVE NO OTHER SIDE TO PLACE
THE ENTRANCE, WE WILL BE PLANTING
ADORNITAES TREES ^{PARTLY} ~~PARTLY~~ IN FRONT OF
OF SHOP MAN DOOR THAT WILL BE
USED ~~A~~ AS THE ENTRANCE TO THE
ADU.

Please use additional pages as needed

ORIGINAL TRACINGS OF THESE PRINTS ARE THE PROPERTY OF TRADITIONAL DESIGN. REPRODUCTION OF THESE PLANS IN ANY FORM WILL SUBJECT PARTY VIOLATING THIS OWNERSHIP TO CIVIL COURT ACTION. ALL CHANGES SHALL BE VERIFIED WITH DESIGNER BEFORE CONSTRUCTION. VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER.



LOT COVERAGE CALC'S	
PARCEL: # 181413-14009	
ADDRESS: 491 GRABER RD	
40,194	- TOTAL LOT AREA
3,552	- EXIST. BUILDINGS
(8.8%)	3,552 - TOTAL COVERAGE
(91.2%)	36,642 - TOTAL LANDSCAPING

SITE PLAN

SCALE: 1" = 20'

CUSTOM DESIGN FOR:
JAVIER PEREZ
 (509) 480-2761

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

DATE: 2/23/17	PLAN# SP-17034
REVISED	SHEET NUMBER
①	SP
②	
③	
④	
⑤	
⑥	