



CONDITIONAL USE PERMIT FORM

FINAL
Revised 10/1/15

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 (*Please attach a separate sheet if needed*):

1. Are you applying for a: Type 1 Type 2 Type 3 Type 4
2. What is the proposed use, as listed in YCC Table 19.14-1? Beauty & barber shops
3. What is the size of the subject property? (Amount of acreage or square feet): 840'sf. suite →
4. What is the size and use of structures currently located on the property? Approx 5 acres of →
5. What is the size, height and use of structures proposed to be placed or constructed? NONE
6. List other permits and approvals that will be required. class 2 review for salon use of current space
7. Will the project be conducted entirely within a structure? Yes No
If no, explain what outdoor activities would occur: _____
8. Total number of employees? 2
9. How many parking spaces are you proposing? Existing: 12+ Proposed: _____ Surface Type: Asphalt
10. Will you have a sign? Yes (if yes, please answer the following questions.) No
 - a. How many signs are proposed? _____
 - b. What is the square footage of the sign? _____
 - c. What is the height of the sign? _____
 - d. Will the sign be illuminated? Yes No
 - e. If the sign is illuminated, how will it be illuminated? Internally Externally
 - f. Where will it be located? _____
11. What is the name of the road that the proposed/existing access is located on? University Parkway
 - a. Is the road a: County Road State Highway Private Road
If the road is a private road, is there an existing Road Maintenance Agreement? Yes No
(If yes, please provide a copy)
 - b. Is the road constructed out of: Pavement Gravel Dirt
 - c. How wide is the Right-of-Way/Easement? 30
 - d. How wide is the surface of the road? Public County road w/turn lane
12. How will you manage storm water runoff? catch basins currently existing

13. Fencing (If applicable check both)? New Existing
- a. Fence Material: Rough Iron & Black vinyl cyclone existing
- b. Will the fence be view obscuring fence? Yes No
- c. Will you be placing barbed wire on the top of the fence? Yes No
- d. What is the total height of the fence (including the barbed wire if proposed)? _____
14. Are you proposing any site screening or landscaping? Yes No
- If yes, what type and what is the location? Currently Already Landscaped
15. What is the proposed source of irrigation water? not Available
16. What are the days & hours of operation? Days: M-F Hours: 9-5
17. Will the operation be seasonal? If so list months of operation: NO Jan-Dec
18. Is any outdoor lighting proposed? Yes No
- If yes, what is the proposed location(s)? Existing Facility lighting
19. What is the proposed source of domestic water?
- a. Public Water: Name of provider: Yakima County
- b. Community Well: What is the well number: NO
- i. Where is the well located? _____
- ii. Is there an existing Well Maintenance Agreement? Yes No
(If yes, please provide a copy)
- c. Individual Well
20. What is the proposed method of sewage disposal?
- a. Public Sewer: Name of provider: Tenace Heights Sewer District
- b. Community Septic System: Where is the septic system located? _____
- c. Individual Septic System
- d. Other explain: _____



NARRATIVE FORM

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The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<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

Narrative Form Description

Property Owner:

Dan Bruner\Yakima Riverside Storage

60 Koda Dr.; Selah, WA 98942

Applicant Info:

Cheryl Bartheld\Salon at Riverside

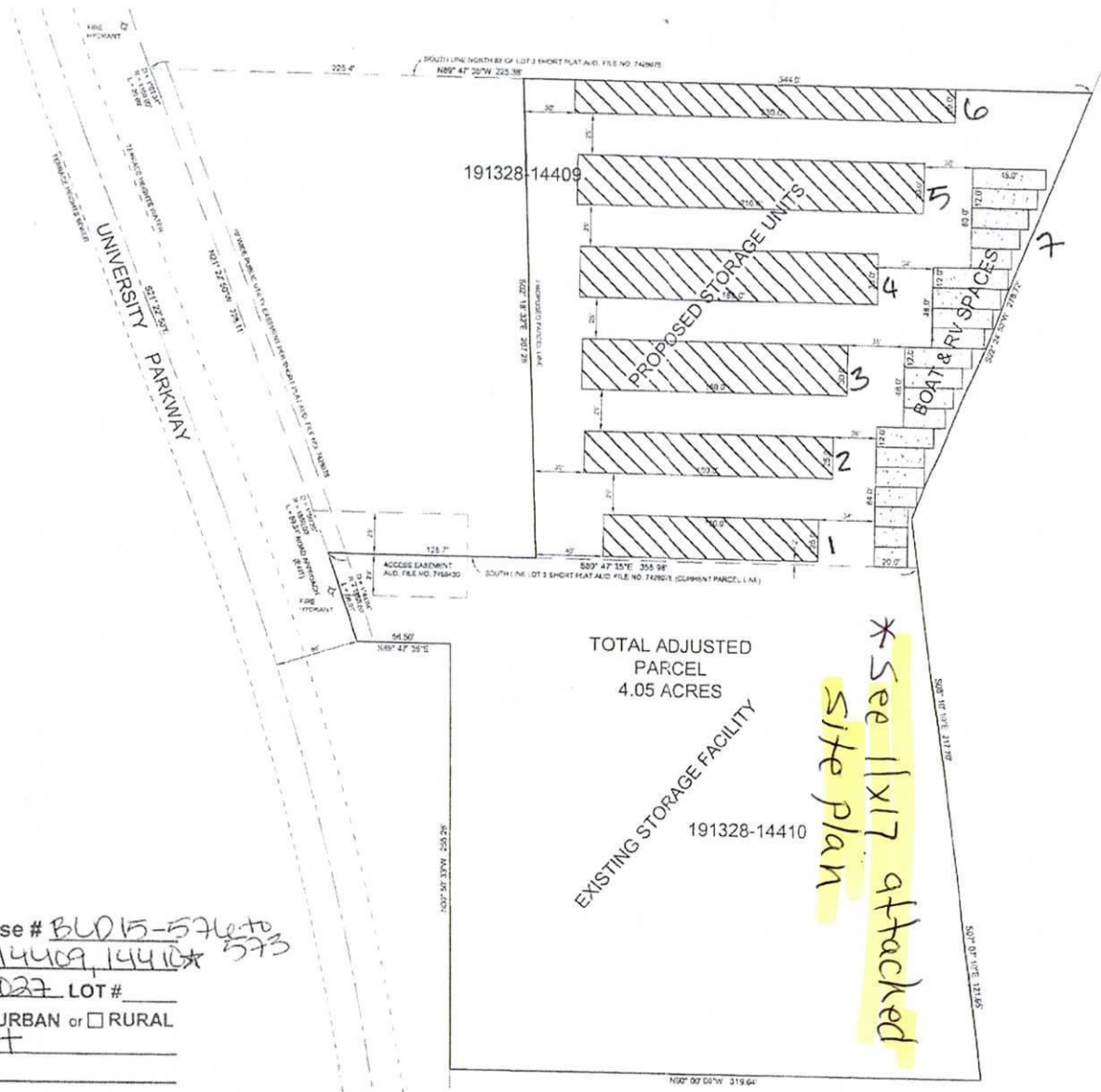
4968 Pear Butte Dr.; Yakima, WA 98901

A requested use within an existing building to locate a beauty salon. This business will occupy approx. 840' sf within the existing 3100'sf building. This building is served by public utilities that will contain 2 stylists for hair styling only. We will see customers during office hours of 9-5 M-F throughout the year.

This space is located at 1303 University Parkway, suite #3, in Terrace Heights. No alterations or additions to the building are needed for our use. Current structure to remain as is. No signage will be used as we already have an established clientele and will not require additional clients to make this feasible.

Any additional questions, please contact Cheryl @ 969-8957

Thank You



DESCRIPTIONS OF EXISTING PARCELS

PARCEL 14 LASSA BORN'S PARCEL NUMBER 14310-14311
 LOT 4 OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 7428196
 RECORDS OF YAKIMA COUNTY WASHINGTON

PARCEL 15 LASSA BORN'S PARCEL NUMBER 14310-14312
 LOT 5 OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 7428196
 RECORDS OF YAKIMA COUNTY WASHINGTON

EXISTS THE NORTH 40 FEET THEREOF

SUBJECT TO AND TOGETHER WITH EASEMENTS AND APPURTENANCES OF RECORD

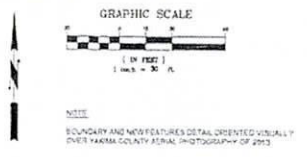
DESCRIPTION OF PROPOSED PARCEL - LOT 1

LOT 4 OF THAT CERTAIN SHORT PLAT RECORDED INTO THE 2004 UNDER
 AUDITOR'S FILE NO. 7428196 RECORDS OF YAKIMA COUNTY WASHINGTON
 AND TOGETHER WITH THAT PORTION OF LOT 5 OF SAID SHORT PLAT
 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 5 BEARING 105° 46'
 11" SOUTH 87° 31' EAST OR THE SOUTHWEST CORNER THEREOF THENCE
 NORTH 0° 19' EAST 228 FEET TO THE SOUTH LINE OF THE NORTH 40 FEET
 OF SAID LOT 3 THENCE EAST 1/4 PARALLEL WITH AND EXCEPT SOUTH 1/4 OF
 THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 344 FEET 10 INCHES TO
 THE EAST LINE THEREOF THENCE SOUTHWEST ALONG THE EAST BOUNDARY
 OF SAID LOT 3 A DISTANCE OF 307 FEET 10 INCHES TO THE ADJUTANT
 OF SAID LOT 3 THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID LOT 3
 MORE OR LESS TO THE POINT OF BEGINNING

SUBJECT TO AND TOGETHER WITH EASEMENTS AND APPURTENANCES OF RECORD

SITUATE IN YAKIMA COUNTY WASHINGTON



Received by: _____

JUL 24 2015

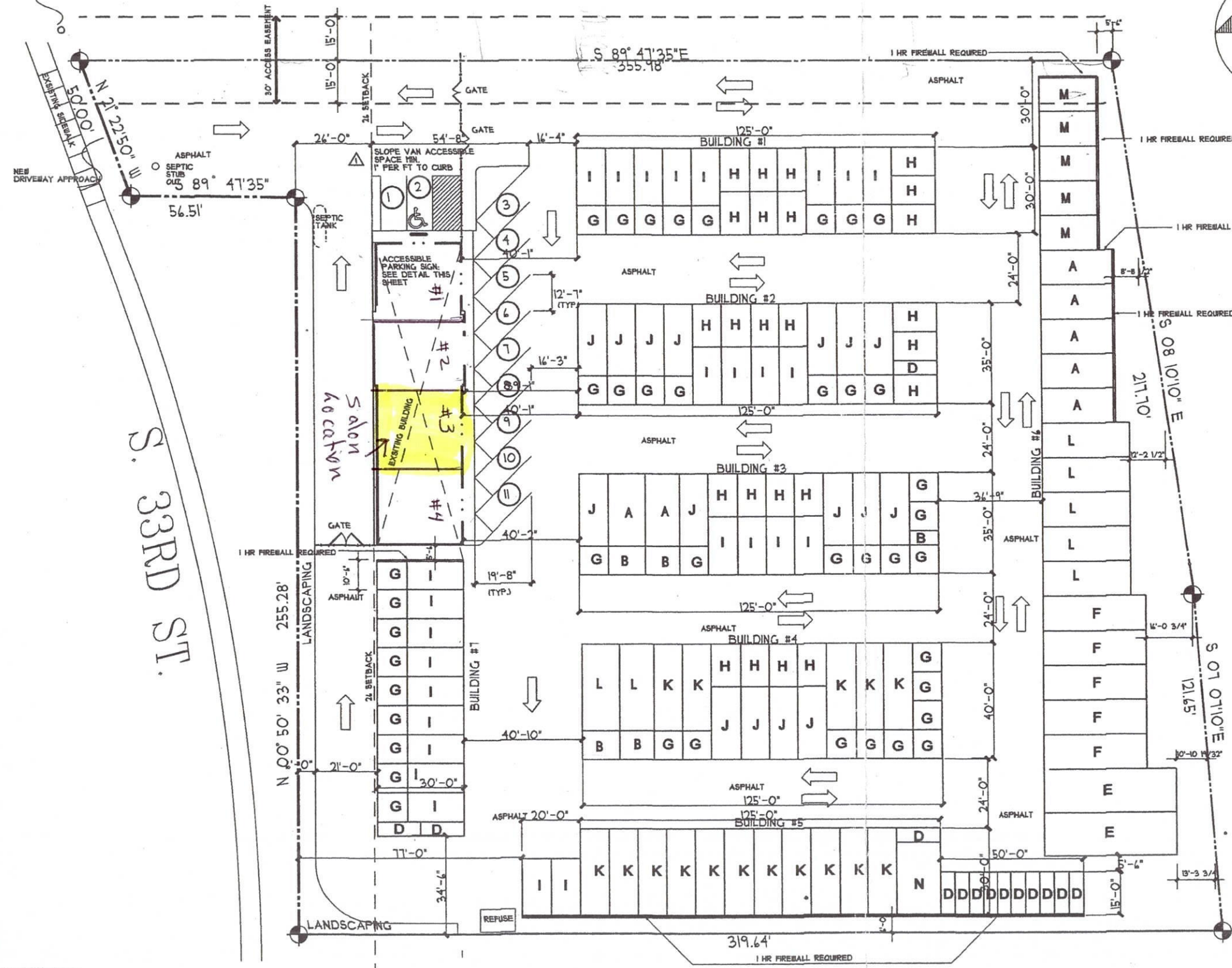
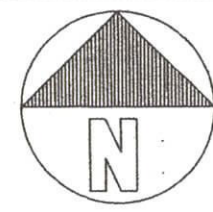
YAKIMA COUNTY
 PUBLIC SERVICES

SITE PLAN / EXHIBIT
 PREPARED FOR
 YAKIMA RIVERSIDE STORAGE
 60 KODA DRIVE SELAH, WA. 98942

Thomas F. Upton
 Professional Land Surveyor
 PO BOX 2514 YAKIMA WASHINGTON 98902
 WA (509) 576-2441 FAX (509) 422-1057
 www.thomasupton.com
 10/26/02 DSWG DATE 4/11/2014

SETBACKS for Case # BLD 15-576 to
 PARCEL 191328-14409, 14410* 573
 PLAT # SEE 15-027 LOT # _____
 ZONE M1 URBAN or RURAL
 E Front 20' plk +
 N Side 0' plk
 S Side 0' plk
 W Rear 0' plk
 * pending SSE approval
 + Row Under Trained

EXISTING FIRE HYDRANT



S. 33RD ST.

SITE PLAN

SCALE: 1" = 40'-0"



VAN-ACCESSIBLE

TYPICAL VAN ACCESSIBLE PARKING SIGN

UNIT SCHEDULE	
A 12' X 25'	H 10' X 15'
B 10' X 12'	I 10' X 20'
D 5' X 15'	J 10' X 25'
E 15' X 45'	K 10' X 30'
F 12' X 35'	L 12' X 30'
G 10' X 10'	M 12' X 20'

SP

CUSTOM DESIGNED FOR:
DAN BRUNNER
(509) 930-3340

WESTERN BUILDING DESIGN
YAKIMA WA.
(509) 966-8070

MARK	DATE
▲	1-4-05
▲	
▲	

PLAN #
SP-05070
MARCH 2005

PARCEL #
1913281410
SCALE 1" = 40'

ORIGINAL TRACINGS OF THESE BLUE PRINTS AND/OR ELECTRONIC GENERATED CAD FILES ARE THE PROPERTY OF WESTERN BUILDING DESIGN. REPRODUCTION OF THESE PLANS IN ANY FORM EXCEPT FOR SPECIFIC JOB WILL SUBJECT PARTY VIOLATING THIS OBLIGATION TO CIVIL COURT ACTION. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER.



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

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Revised 10/01/15

Land Use Actions

Yakima County Public Services

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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 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 type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input 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 type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input type="checkbox"/>	Property line dimensions of all lot(s) involved in the project.
6	<input 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 type="checkbox"/>	Location of new and/or expanded public and private utility infrastructure.
8	<input type="checkbox"/>	Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input type="checkbox"/>	Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input type="checkbox"/>	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input 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 type="checkbox"/>	Location and dimensions of all proposed exterior land uses.
13	<input type="checkbox"/>	The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input type="checkbox"/>	Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input 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 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 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 type="checkbox"/>	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<input 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.