



05 2018

CONDITIONAL USE PERMIT FORM

FINAL
Revised 10/1/15

in Lynn

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? Day Care - preschool
3. What is the size of the subject property? (Amount of acreage or square feet): 23,868 Sq. Ft.
4. What is the size and use of structures currently located on the property? 2448 Sq Ft.
5. What is the size, height and use of structures proposed to be placed or constructed? 756 Sq Ft. 9' high
6. List other permits and approvals that will be required. Department of Ecology/Water Well Dept Health District, Water purveyor
7. Will the project be conducted entirely within a structure? Yes No
If no, explain what outdoor activities would occur: no because There are outdoor play areas
8. Total number of employees? N/A 2
9. How many parking spaces are you proposing? Existing: 4 Proposed: ✓ Surface Type: _____
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? 12' square footage
 - c. What is the height of the sign? 7'
 - 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? Puterbaugh Rd
 - 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? _____
 - d. How wide is the surface of the road? 13'
12. How will you manage storm water runoff? EXISTING DRAINAGE

13. Fencing (If applicable check both)? New Existing

a. Fence Material: EXISTING FENCING CHAIN LINK FENCE

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)? 4'

14. Are you proposing any site screening or landscaping? Yes No

If yes, what type and what is the location? _____

15. What is the proposed source of irrigation water? N/A

16. What are the days & hours of operation? Days: M-F Hours: 7AM-4PM

17. Will the operation be seasonal? If so list months of operation: _____

18. Is any outdoor lighting proposed? Yes No

If yes, what is the proposed location(s)? _____

19. What is the proposed source of domestic water?

a. Public Water: Name of provider: _____

b. Community Well: What is the well number: _____

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: _____

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.

The existing structure's dimensions are as follows
Existing house is 2,448 Sq Ft. and a detached
1

garage 624 Sq ft., The new construction will measure 756 Sq ft. of which will be used for the child care services. If the Child Care business is at full capacity a total of 12 children will be cared for by only husband Elias and spouse Maria. No additional employees are expected to be hired. Although the addition is and will be big enough for 12 children we do not expect to ever be at capacity. We also don't expect any additional clients or traffic is expected as we are just wanting to provide a much more updated facility for our current families that we serve. We currently share our living space with the child care business so by doing this addition this will allow our family to have and enjoy our home while providing an area where we better serve the families and their children. Parking will remain the same as no increase in clients is expected. Access will remain the same.

Completion of this project is estimated to be December 2018.

Please use additional pages as needed



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

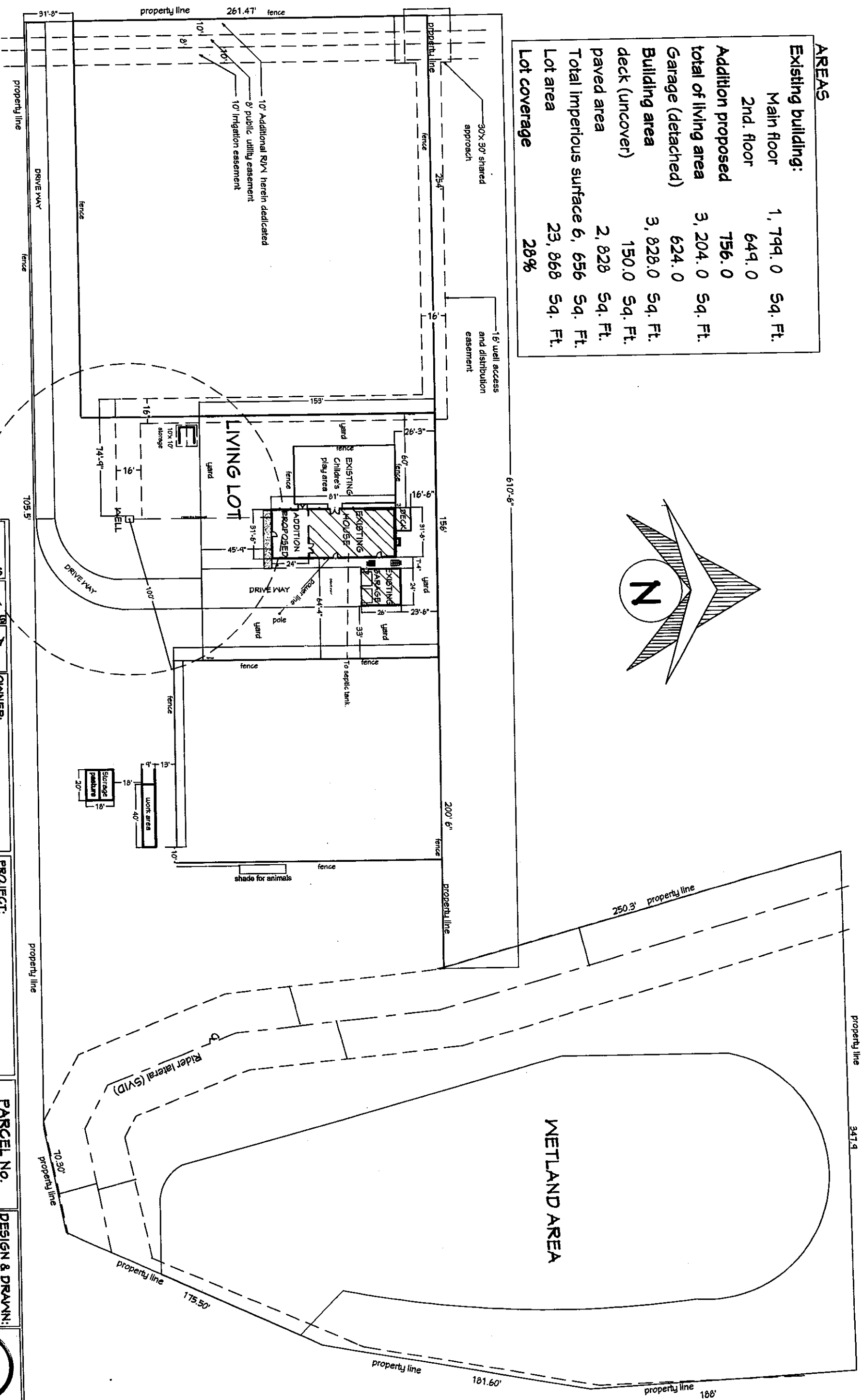
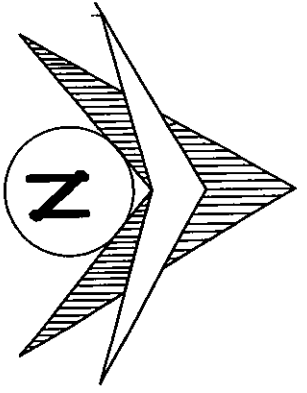
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This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site 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:

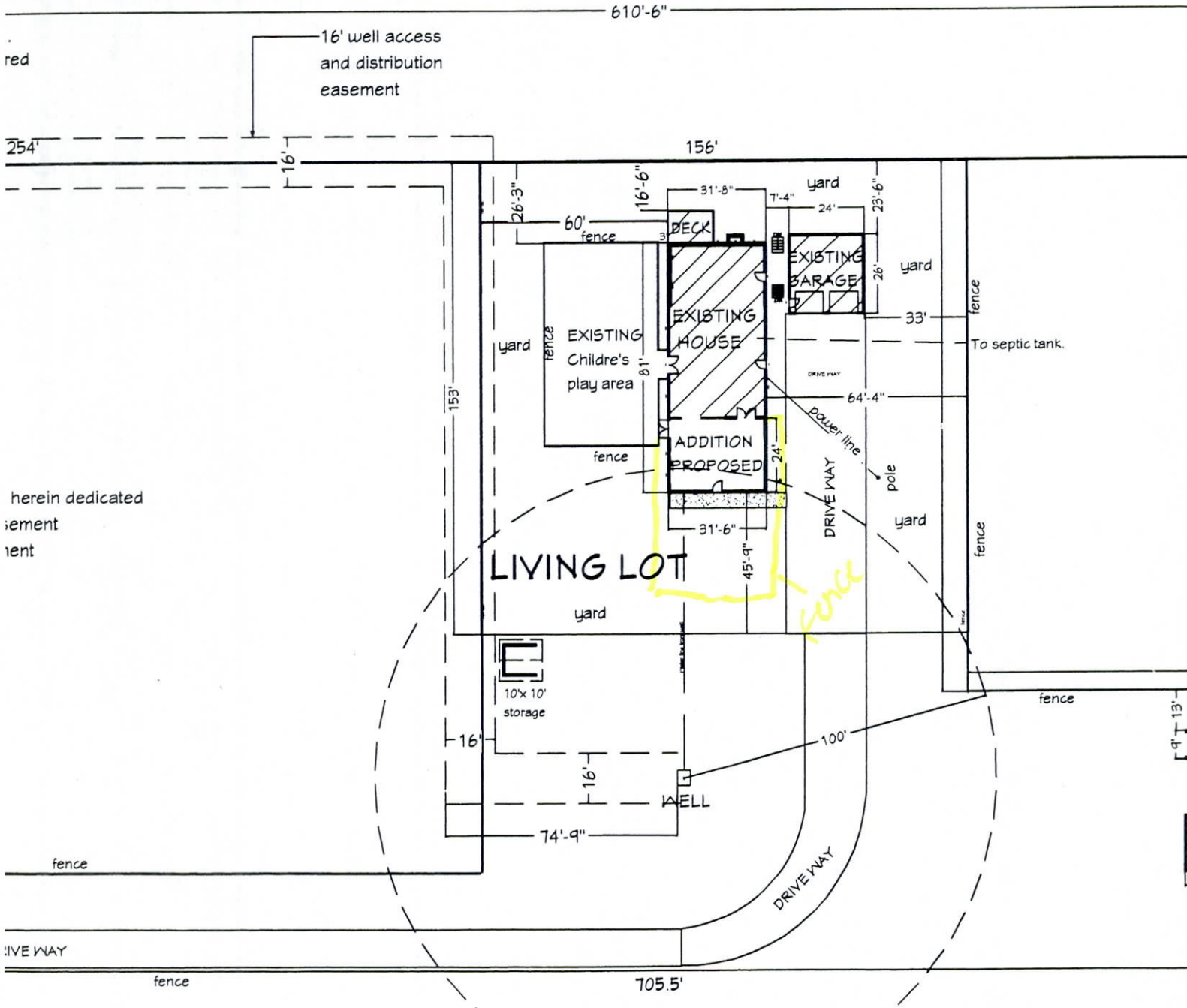
1	<input type="checkbox"/>	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are not acceptable, the map must be reproducible
2	<input type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
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.

AREAS			
Existing building:			
Main floor	1,799.0	Sq. Ft.	
2nd. floor	649.0	Sq. Ft.	
Addition proposed			
total of living area	3,204.0	Sq. Ft.	
Garage (detached)	624.0	Sq. Ft.	
Building area	3,828.0	Sq. Ft.	
deck (uncover)	150.0	Sq. Ft.	
paved area	2,828	Sq. Ft.	
Total imperious surface	6,656	Sq. Ft.	
Lot area	23,868	Sq. Ft.	
Lot coverage	28%		



SHEET: 6 SCALE: 1" = 60' 0"	DATE: APRIL, 2018	OWNER: ELIAS AND MARIA TORRES	PROJECT: LIVING ADDITION PLAN LOCATION: 421 Puterbaugh granview, MA.	PARCEL No. 230922-22402 SHEET TITLE: SITE PLAN	DESIGN & DRAWN: SIMON PEREZ PH. (504) 830 2137

3,828.0 Sq. Ft.
 150.0 Sq. Ft.
 2,828 Sq. Ft.
 surface 6,656 Sq. Ft.
 23,868 Sq. Ft.
 28%



herein dedicated
 easement
 tent

SHEET: 1 OF 6	SCALE 1" = 60' 0"	DATE: APRIL, 2018	OWNER: ELIAS ANI TORRE
	DRIVE WAY fence		

254'

156'

16'

26'-3"

116'-6"

31'-8"

7'-4"

yard

60'

fence

DECK

EXISTING
GARAGE

DRIVE WAY

yard

EXISTING
Children's
play area

EXISTING
HOUSE

POWER LI.

ADDITION
PROPOSED

DRIVE WAY

fence

24'

LIVING LOT

yard

45'-9"

31'-6"

10'x 10'
storage

16'

16'

WELL

100'

74'-9"

fence

DRIVE WAY

DRIVE WAY

fence

105.5'

herein dedicated
cement
ment

SHEET: 1	OF 6	11 = 00 00