



# 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? Single family modular previously titled
3. What is the size of the subject property? (Amount of acreage or square feet): 9.94 ac
4. What is the size and use of structures currently located on the property? none
5. What is the size, height and use of structures proposed to be placed or constructed? 44x24 home
6. List other permits and approvals that will be required. Head approach  
encroachment permit  
dept of health / soil test / new septic system, electrical permits, building permit
7. Will the project be conducted entirely within a structure?  Yes  No N/A  
If no, explain what outdoor activities would occur: \_\_\_\_\_
8. Total number of employees? N/A
9. How many parking spaces are you proposing? Existing: \_\_\_\_\_ Proposed: 2 Surface Type: gravel
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? Hickory 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 N/A  
(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? \_\_\_\_\_
12. How will you manage storm water runoff? Natural Dispers

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

N/A

- a. Fence Material: \_\_\_\_\_
- 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? \_\_\_\_\_ N/A

15. What is the proposed source of irrigation water? \_\_\_\_\_ SVID

16. What are the days & hours of operation? Days: \_\_\_\_\_ Hours: \_\_\_\_\_ N/A

17. Will the operation be seasonal? If so list months of operation: \_\_\_\_\_ N/A

18. Is any outdoor lighting proposed?  Yes  No

If yes, what is the proposed location(s)? \_\_\_\_\_ N/A

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: \_\_\_\_\_



# MANUFACTURED HOME FORM

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Please Answer the Following Questions (*Please attach a separate sheet if needed*):

1. Will the proposed manufactured home be a:  Single Wide  Multi-Wide
2. What is the year of the proposed manufacture home? 1982 *previously titled*
3. What is the make/model of the proposed manufactured home? Silvercrest 44/24
4. What is the size and use of structures currently located on the property? N/A
5. Are you replacing an existing manufacture home/mobile home with a manufacture home?  Yes  No
  - a. What is the previous manufacture home/mobile home: Size: N/A  
Year: \_\_\_\_\_  
Model: \_\_\_\_\_
6. The proposed manufactured home:
  - a. Has a roof slope that is greater than two-foot rise for each 12 feet of horizontal run?  Yes  No
  - b. Has roofing materials that are compatible in appearance with the surround site-build homes and meet fire safety standards?  Yes  No
  - c. Has siding that is constructed out of wood, Masonite or other materials compatible with the surrounding site-built homes?  Yes  No
  - d. Is "pit-set" with the bottom of the floor joist or frame no more than 12 inches above the finished grade with a depth to accommodate an 18 inch clearance below the frame of the unit with crawl space access?  Yes  No

If you answered No to any of the above please explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Note: manufactured home placement not meeting the above criteria may be subject to an Administrative Adjustment process

7. How many parking spaces are: Existing: 2 Proposed: 0  
8. What is the parking space surface type? Existing: GRAVEL Proposed: X  
9. What is the name of the road that the property accesses onto? HICKORY

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? 20'

10. 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 existing

11. 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



## 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.

Currently I own 1.9 acres of vacant land  
on 471 Hickory Lane in Grand View, WA.

Previously a 2 story house was on property but a fire consumed it. I have had trouble with dumping on the site since it is vacant.

I would like to set a 1982 44x24 manufactured home that I bought on this property to make this piece of land that has been abandoned into a nice usable single family residence.

I would like this 1982 manufactured home to be allowed since it meets current standards except the year of home. It has wood siding, vinyl windows and a pitched roof.

I would also like to add a 2-car carport to home once it is placed.

Access to property will be the previous gravel driveway off the gravel county road.

I would like to complete this project by starting as soon as possible and finish in the next 90 days.



# MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

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## 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. <b>Grid paper or picture backgrounds are not acceptable, the map must be reproducible</b>
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. <b>(*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.)</b>
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.

SETBACKS for Case # MHP17-40

PARCEL 230927-11418

PLAT # N/A LOT # -

ZONE R-1

W Front 45' E. of Hickory road.

N Side 5' P/L

S Side 5' P/L

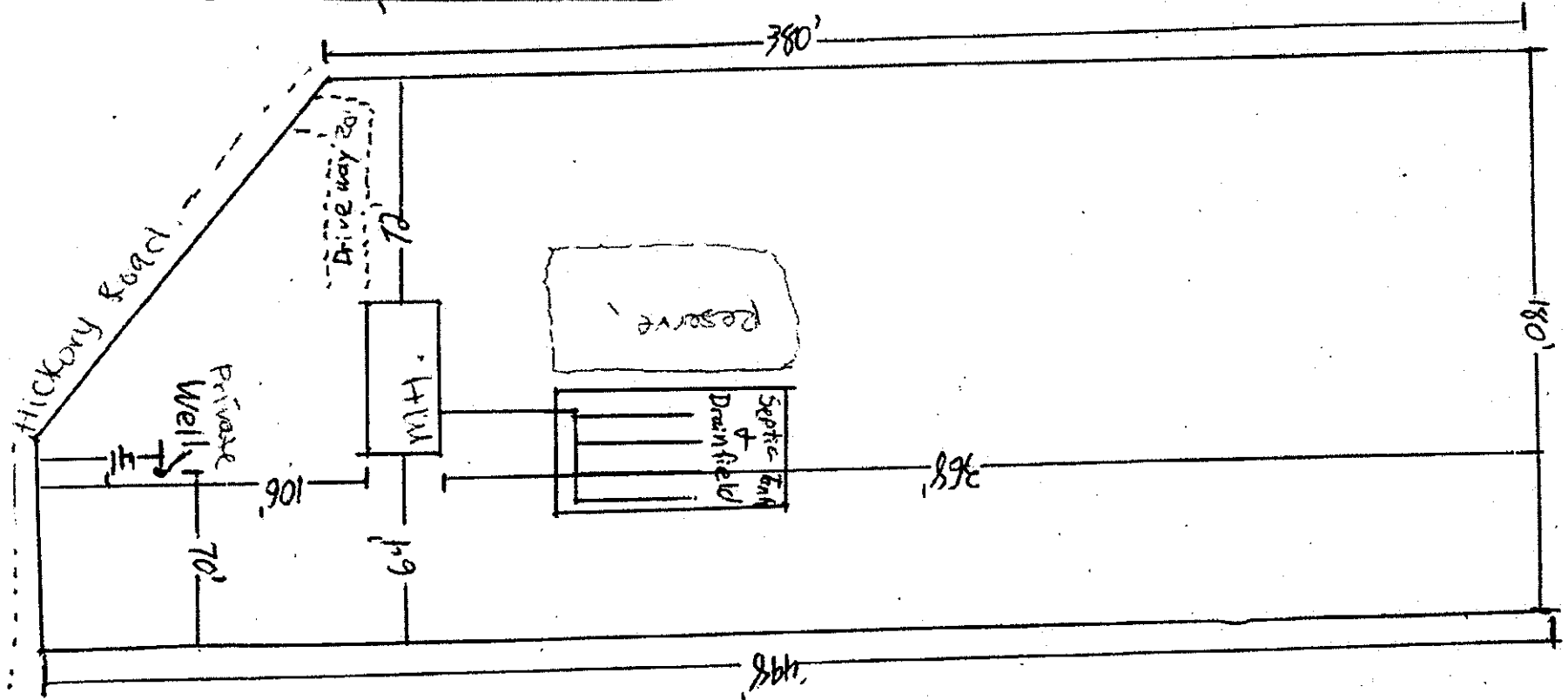
E Rear 15' P/L

Received by

JUL 27 2017

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PUBLIC SERVICES

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