

APR 11 2018

Vern Matt Don Lynn
Harold Lisa Carmen



SHORT SUBDIVISION (RURAL) FORM

FINAL
Revised 2/18/2016

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

INDICATE THE TYPE OF APPLICATION:

NEW SHORT SUBDIVISION

SHORT SUBDIVISION AMENDMENT

PLEASE COMPLETE THE FOLLOWING QUESTIONS:

(if not applicable, explain why)

A. What is the total acreage of the subject parcel? ~~16.24~~ 16.23

B. How many lots are you proposing to create as part of this Short Subdivision Application? 2

What are the proposed acreages for each proposed lot? Lot 1 = 2.74, Lot 2 = 13.49

C. Has the property been divided in the last 5 years? Yes No

D. In which zoning district is the property located?
(Please check the appropriate zone and answer the pertinent questions.)

th. 4-10-18

Agriculture (AG) - If the property is located within the AG zoning district please answer the following questions:

Which provision are you applying under?

Agriculturally Related Industry Lot

(Please show on your site plan the location of all structures associated with the Agriculturally Related Industry in order to justify the proposed lot size.)

Small Lot Provision; has it been at least 15 years since it was last subdivided? Yes No

Special Exception Lot; has it been at least 10 years since it was last subdivided? Yes No

Forest Watershed (FW)

Remote/Extremely Limited Development Potential (R/ELDP)

R 10/5 - If the property is located within the R 10/5 zoning district please answer the following questions:

a. How many road miles is the nearest year-round responding fire station? _____ Miles

b. In which fire district are you located? _____

c. Is the public road you access onto: Paved Gravel Dirt

d. Are you proposing to cluster? Yes No

e. Was your lot created prior to May 21, 1997? Yes No

If yes, are you proposing to use the 1.15 multiplication factor? Yes No

Rural Transitional (RT) - If the property is located within the RT zoning district please answer the following questions:

a. Which provision are you applying under:

Clustering



NARRATIVE FORM

FINAL
Revised 10/01/15

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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 next page

Create small lot around existing residence, yard & outbuildings.

Lot 1 access will be via a new easement and existing easement to Yakima Valley Highway.

Lot 2 to have direct access to Yakima Valley Highway.

A subsequent application to reconfigure the two resultant lots is anticipated.

Please use additional pages as needed

THE CORNER SECTION 9
TWP. 10 N., RANG. 21 E., W. 1/4

YAKIMA VALLEY HIGHWAY (YAKIMA COUNTY HARD SURFACE)

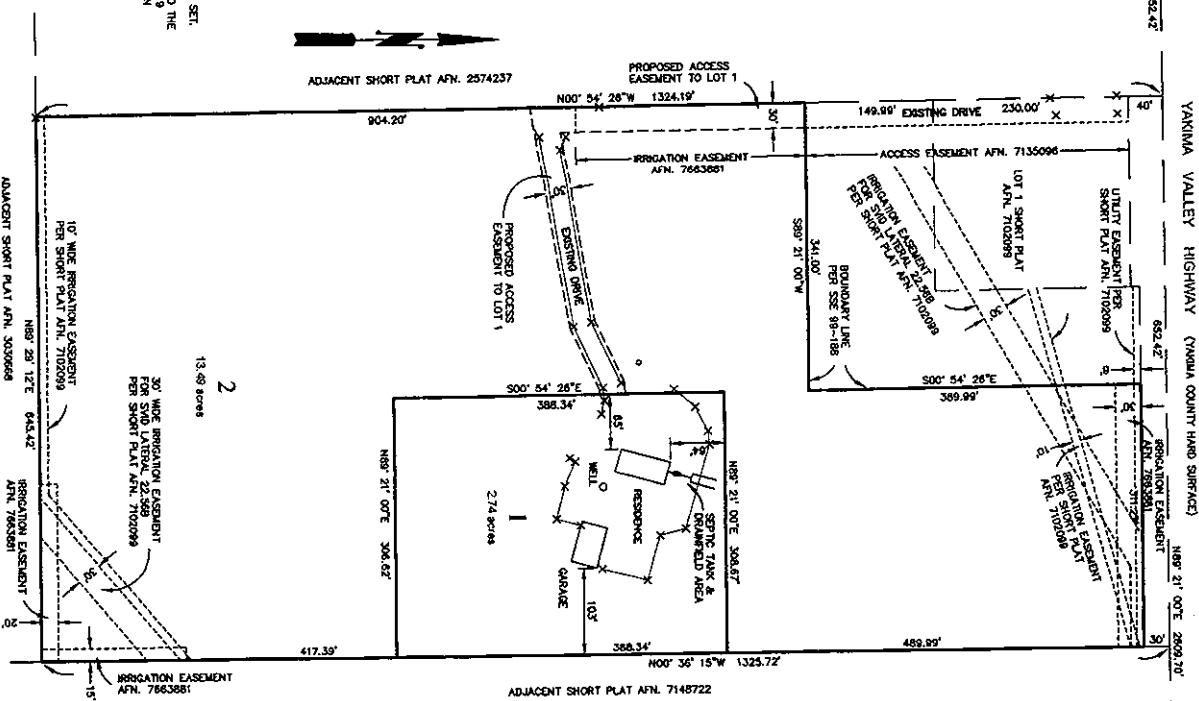
1304.85'

H 1/4 CORNER SECTION 9
TWP. 10 N., RANG. 21 E., W. 1/4



CONTIGUOUS RECORDINGS INCLUDE:
RECORD OF SURVEY AFN. 2920114
SHORT PLAT AFN. 7157644
SHORT PLAT AFN. 7148722
SHORT PLAT AFN. 3002888
SHORT PLAT AFN. 2864788

⊙ DENOTES 1/2 INCH BEARS WITH CAP (UPON 12389) SET.
BEARINGS SHOWN BY THIS SURVEY ARE RELATIVE TO THE
NORTH LINE OF THE NORTHWEST QUARTER SECTION 9
AS BEING NORTH 89°21'00" EAST AND AS SHOWN ON
SHORT PLAT AFN. 7102099.



DESCRIPTION: PARENT PARCEL 211009-22414.
LOT 2 OF THAT CERTAIN SHORT PLAT, AS RECORDED FEBRUARY 23, 1990, UNDER AUDITOR'S FILE NO. 7102099 RECORDS OF
YAKIMA COUNTY, WASHINGTON,
EXCEPT THAT PORTION LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE
BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2 SOUTH 09°42' EAST 194.00 FEET FROM THE SOUTHWEST CORNER OF
LOT 1 OF SAID PLAT, 60 FEET WEST OF THE WEST LINE OF SAID LOT 2, 341.00 FEET; THENCE NORTH 05°42' WEST 384.00 FEET TO THE
NORTH LINE OF SAID LOT 2; AND THENCE AS SHOWN ON SAID LOT 2 AND BEING NORTH 89°21'00" EAST AND AS SHOWN ON
SHORT PLAT AFN. 7102099,
SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.

DRAFT

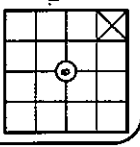
APR 11 2018
Vern Matt Don Lynn
Harold Lisa Carmen

FLING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____, WA.
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
ACTS OF CONGRESS AND THE REQUIREMENTS OF THE STATE OF
WASHINGTON. I HAVE PERSONALLY EXAMINED THE FIELD NOTES, PLANS,
TOPOGRAPHIC RECORDS AND/OR GEODESIC DATA PROCESSED UNDER
THE REQUIREMENTS OF WAAC 313-130-090. NONPAYMENTS VISITED 01/19/18

THOMAS F. UPTON

CERTIFICATE NO. LS72388



Thomas F. Upton Surveying
Professional Land Surveyor
PO BOX 2814
YAKIMA, WASHINGTON 98907

PRELIMINARY SHORT PLAT
OF PARCEL 211009-22414 PREPARED FOR
KDH RANCHES, LLC
90013 REATA ROAD, KENNEWICK, WA. 98338

DATE: 01/28/18 SCALE: 1" = 100' ACCORD NO. 18728