



# 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](http://www.co.yakima.wa.us)

VERN M. REDIFER, P.E. - Director

DATE: May 23, 2018

TO: Cottonwood Estates, LLC, Thomas Upton, Interested Agencies and Adjacent Property Owners

FROM: Yakima County Public Services Department: Planning Division

SUBJ: SUB2018-00019 – Cottonwood Estates Type 2 Short Plat  
Notice of Completeness and Notice of Application

## DESCRIPTION OF PROPOSAL

**Applicant:** Thomas Upton of Thomas F. Upton Surveying on behalf of Cottonwood Estate, LLC

**Location:** 3738 Emerald Road. Located 370 feet north of Emerald Road, approximately 2.2 miles northwest of the intersection of Emerald Road and South Emerald Road, and approximately 5.3 miles west of the City of Sunnyside.

**Tax Parcel No.:** 221031-21001

**Application Submittal Date:** April 6, 2018      **Completeness Date:** May 18, 2018

**Proposal:** The applicant is proposing to short plat a 40.32 acre parcel into two lots, one lot being 1.0 acre in size and containing a single-family residence, individual well and individual septic system. The remainder lot will be 30.32 acres in size and will be vacant, at the time of development it will utilize an individual well and individual septic system. Access is via a private shared driveway from Emerald Road.

## COMMENT AND APPEAL INFORMATION

A land use application has been submitted near your property. To view the application materials online go to: [www.yakimap.com/permits/](http://www.yakimap.com/permits/) or you can view a copy of application materials at the Planning Division on the 4th floor of the Courthouse. Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. All written comments must be received **by 4:00 p.m., June 6, 2018**. To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender. **Mail your comments on this project to Yakima County Planning Division, 128 N. 2<sup>nd</sup> St., 4<sup>th</sup> Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence.** Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have any questions on this proposal, please call Jacob Clay, Planner, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator  
128 N. 2nd Street, Room B27  
Yakima, WA 98901  
(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

DUMP SITE AREA  
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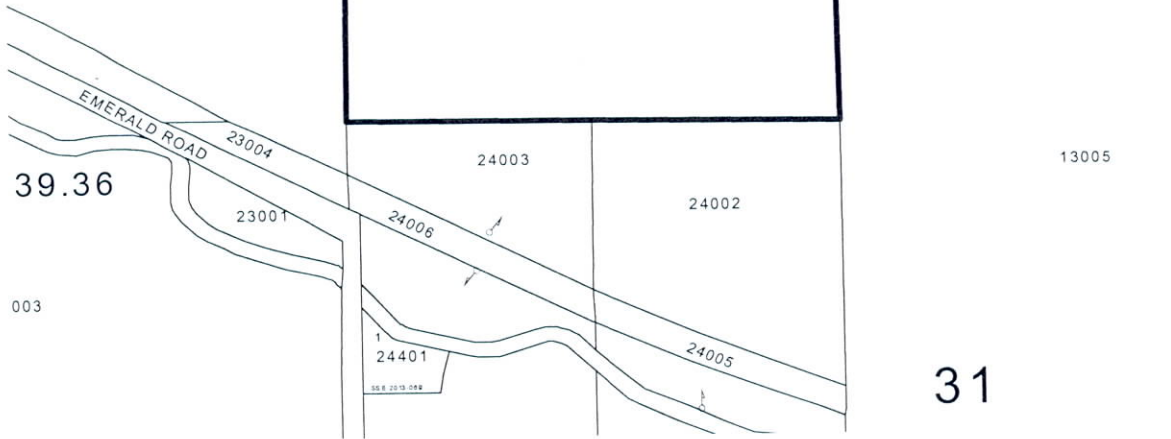
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