



# 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](http://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? 23.02

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 - 3 acres; Lot 2 - 20.02 acres

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.)

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

Non-Clustering

b. Was your lot created prior to May 27, 1997?  Yes  No

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

Rural Settlement (RS) – If the property is located within the RS zoning district please answer the following questions:

Which community is the property located in: \_\_\_\_\_

Highway/Tourist Commercial (HC)

Mining (MIN)

E. Do any of the lots have irrigation rights?  Yes  No District Name: Roza Irrigation District

F. Is this subdivision contiguous with another proposed subdivision?  Yes  No

G. Are there any of the following man made/natural features located on your property:

(Check all that apply and depict on site plan)

Ponds

Lakes

Streams/Rivers

Wetlands

Floodplain

Floodway

Steep Slopes (exceeds 10% grade)

Irrigation ditches/Canals

H. i. Will any of the lots be served by a:  County public road  Private Road  Shared Driveway (4 or fewer lots)

*(If served by a County public road or a private road please contact the Transportation Division for a Pre-Application meeting at (509)574-2300 before proceeding)*

What is the file number of the Pre-Application meeting? EAC \_\_\_\_\_

ii. If any of your lots will be served by an existing private road, is there a homeowner's or maintenance association that takes care of the road?  Yes (please provide)  No

I. What will be the source of domestic water for these lots? *(When individual wells are proposed the applicant shall provide documentation from the Yakima Health District verifying that neither an existing public water system and/or a new public water system is available for the subdivision. The documentation must be submitted with this application.)*

i.  Public water supply (water system operated by a city, county, Nob Hill, etc.).

This water system will Serve Lots (Check all that apply):  1  2  3  4

Name of water provider: \_\_\_\_\_

ii.  Expand the use of an existing community well to serve Lot(s):  1  2  3  4

Name or State ID# of the existing community water system: \_\_\_\_\_

The well is located on Parcel Number: \_\_\_\_\_

How many connections is the community well currently approved for? \_\_\_\_\_

iii.  New community well, (3+ connections) certify an existing well or construct a new well.

The well is:  Existing  Proposed on Lot/Parcel Number: \_\_\_\_\_

The well will serve Lots:  1  2  3  4

Will the proposed community well serve any lots outside of the proposed short subdivision?  Yes  No

If Yes, which parcel number(s)? \_\_\_\_\_

iv.  Shared, (2 party) well to serve lot(s) 1 and 2

The well is:  Existing  Proposed on Lot/Parcel Number: 230902-12404

***Please Note: Individual wells can be proposed in the AG, FW, and MIN zoning districts. If in the R/ELDP or R-10/5 zoning districts then individual wells can only be proposed if all lots are 5 acres or greater in size and outside the service area of a County water system (YCC Table 19.25-1).***

v.  Existing individual wells will continue to service Lot(s):  1  2  3  4

vi.  Proposed individual wells will serve Lot(s):  1  2  3  4

J. Which of the following methods of sewage disposal do you propose? *(When individual septic systems are proposed the applicant shall verify that a County sewer system is not available for the subdivision.)*

Public sewer for lots:  1  2  3  4

Existing individual, on-site septic systems for lots:  1  2  3  4

Proposed individual, on-site septic systems for lots:  1  2  3  4



# 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 Attached ”*

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## Written Narrative

Owner, Ubaldo Perez, is requesting to permanently divide parcel number 230902-12405 into two separate lots. Currently, there is a financial segregation under seg merge number SM030211 document SSE 02-192 F.S., that has divided this parcel for tax purposes; parcel number 230902-12406 and 230902-12407. The dimensions and sizes of both lots will be exactly the same as those in the existing financial segregation, 3 acres and 20.02 acres respectively. In the 3 acre lot (230902-12406), there is a manufactured home and shop. The owner's son and family have resided in the property since 2009. The owner's intention is to transfer ownership to son upon completion of the short subdivision. The 20.02 acre lot (230902-12407) will remain as-is and be used for the owner's crop production. Each lot has their own point of access and both will continue to use their own existing driveways, which are entered from the county public road, Alexander Ext. Each lot also has their own existing, individual septic and shared domestic well. Roza Irrigation District will continue to service each lot.



# SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL Revised 10/01/15
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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.

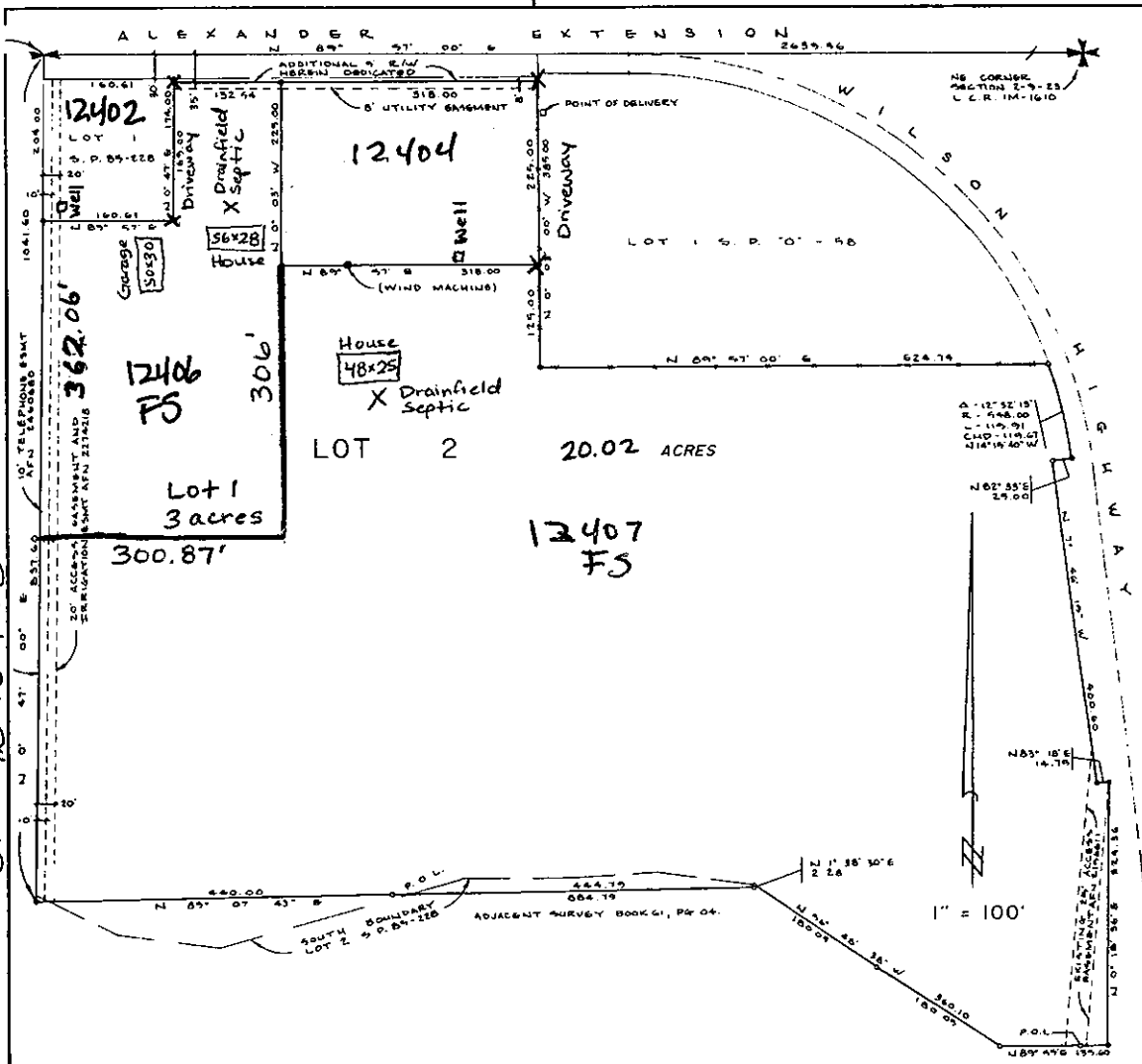
### Required Site Plan Information:

1	<input checked="" 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 <u>not</u> acceptable, the map must be reproducible.</b>
2	<input checked="" type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input checked="" type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input checked="" type="checkbox"/>	Legend to include:
	<input checked="" type="checkbox"/>	<i>Owner/Applicant Name</i>
	<input checked="" type="checkbox"/>	<i>Date the Site Plan was drawn.</i>
	<input checked="" type="checkbox"/>	<i>Name, address and telephone number of the person preparing the site plan</i>
	<input checked="" type="checkbox"/>	<i>Tax Parcel Number with Range, Township and Section</i>
	<input checked="" type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/>	Property line dimensions of all existing and proposed lot(s) involved in the project with approximate acreages and lot numbers (Lot 1, Lot 2, Lot 3 etc.).
6	<input checked="" type="checkbox"/>	The location, width and purpose of all easements (utility, access and/or irrigation), railroad right-of-way, canals and other man-made features on and adjacent to the site.
7	<input type="checkbox"/>	Location of new and/or expanded public and private infrastructure including but not limited to public water, sewer main, fire protection systems and other underground facilities. <i>For projects with more than four lots, the location, name, right-of-way width, approximate radii or curves and approximate grades of all proposed streets, alleys or roads within or on the boundary of the project.</i>
8	<input checked="" type="checkbox"/>	Streets, alleys and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt); location of existing and proposed sidewalks, curbs, gutters, culverts, buried conduits and subsurface drains, landscaping, site screening and stormwater drainage facilities.
9	<input checked="" type="checkbox"/>	Location, dimension and design of all points of ingress (to) and egress (from) for each proposed lot.
10	<input type="checkbox"/>	Location of existing and proposed pedestrian and vehicular circulation patterns, trails and bicycle paths.
11	<input checked="" type="checkbox"/>	Location, shape, size, and types of all existing and proposed structures, minimum building setbacks from the existing and proposed property lines, roads, other structures, and the lot coverage for each lot.
12	<input type="checkbox"/>	Location and dimensions of all proposed uses, open space and public areas.
13	<input type="checkbox"/>	Location of structures on the adjoining lots, when needed to address compatibility issues.
14	<input type="checkbox"/>	All natural physical features such as rock outcroppings, wooded areas, adjacent orchards, vineyards, hop fields or commercial forest tracks of ten acres or more, streams, creeks, 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>
15	<input type="checkbox"/>	Location, width, name and direction of flow of all watercourses.
16	<input checked="" 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.
17	<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
18	<input type="checkbox"/>	Within a UGA, Master Plan 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.

NORTH 1/4 COR  
SEC 2-T-23  
R-14-1600

SPM 7290493

SUB 01-116



**LEGAL DESCRIPTION**

LOT 2, SHORT PLAT NUMBER 83-228, RECORDS OF YAKIMA COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 23 EAST, W. M., LYING SOUTH OF LOT 2 AND NORTH OF THE FOLLOWING DESCRIBED LINE BEGINNING AT A POINT OF THE WEST BOUNDARY OF SAID SUBDIVISION SOUTH 0° 47' 00" WEST 1041.60 FEET FROM THE NORTHWEST CORNER THEREOF, THEN NORTH 89° 07' 43" EAST 884.79 FEET, THEN NORTH 1° 38' 30" EAST 2.28 FEET TO AN ANGLE IN THE SOUTH BOUNDARY OF SAID LOT 2 AND TERMINUS OF SAID LINE. EXCEPT THAT PORTION OF SAID LOT 2 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON THE WEST BOUNDARY OF SAID NORTHWEST QUARTER SOUTH 0° 47' 00" WEST 1041.60 FEET FROM THE NORTHWEST CORNER, THEN NORTH 89° 07' 43" EAST 452.83 FEET TO THE SOUTH BOUNDARY OF LOT 2 AND TERMINUS OF SAID LINE.

**DEDICATION AND WAIVER OF CLAIMS**

KNOW ALL MEN BY THESE PRESENTS THAT UBALDO PEREZ AND REYNA PEREZ ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON. DO HEREBY DEDICATE THE RIGHTS-OF-WAY SHOWN HEREON AS PUBLIC DEDICATION TO THE USE OF THE PUBLIC. DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST YAKIMA COUNTY AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED RIGHTS-OF-WAY, AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

Ubaldo Perez 3-1-02  
UBALDO PEREZ DATE  
Reyna Perez 3-1-02  
REYNA PEREZ DATE

**ACKNOWLEDGMENT**

STATE OF WASHINGTON  
COUNTY OF YAKIMA  
BEFORE ME, ON THE ABOVE DATE(S) REFERENCED, PERSONALLY APPEARED UBALDO PEREZ AND REYNA PEREZ, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AND USES THEREIN MENTIONED, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Jim Bell  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Yakima

JIM BELL  
STATE OF WASHINGTON  
NOTARY PUBLIC  
COMMISSION EXPIRES  
DEC 31, 2003

**TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS 1 DAY OF October 2002.  
BY Joni Emard OFFICE OF YAKIMA COUNTY TREASURER

**IRRIGATION DISTRICT CERTIFICATION AND APPROVAL**

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE ROZA IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT:

- THIS SHORT PLAT CONTAINS COMPLETED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS.
- THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT
- LOT(S) 2 IS/ARE, IN WHOLE OR IN PART, NOT CURRENTLY ENTITLED TO IRRIGATION WATER RIGHTS UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT

ROZA IRRIGATION DISTRICT HEREBY CERTIFIES THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID.

DATED THIS 1ST DAY OF MARCH 2002  
BY Mike Stewart ROZA IRRIGATION DISTRICT

YAKIMA COUNTY PARENT PARCEL NUMBER 230992-12443

**APPROVALS**

APPROVED BY THE YAKIMA COUNTY DIRECTOR OF PUBLIC WORKS  
Jeffrey H. McHenry DATE 10/2/2002

APPROVED BY THE YAKIMA COUNTY SUBDIVISION ADMINISTRATOR  
Todd Stewart DATE 10/8/2002

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 9th DAY OF October 2002  
UNDER AUDITOR'S FILE NUMBER 7290493 RECORDS OF YAKIMA COUNTY, WASHINGTON  
COUNTY AUDITOR Denise Chappin

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT OF 1933 (SCALE IN FEET)

- NOTES
1. 0 DENOTES "P" WITH CAP, STAMPED LS 18994, SET
  2. X DENOTES CONCRETE NAIL WITH WADNER, STAMPED LS 18994, SET
  3. 0 DENOTES SURVEY MONUMENT FOUND AND ACCEPTED UNLESS NOTED
  4. --- DENOTES EXISTING FENCE LINE
  5. PERFORMED WITH TOPCON 511C CALIBRATED CLEARY AND STANDARD FIELD TRAVERSE PROCEDURES
  6. MONUMENT VISITATION DATE IS THE SAME AS DATE OF SURVEY, UNLESS OTHERWISE NOTED



**BELL & UPTON LAND SURVEYING**  
313 NORTH 3RD STREET, YAKIMA, WA 98901 Phone 417-7954

SHORT PLAT  
PREPARED FOR  
**UBALDO PEREZ**

1140 ALEXANDER EXT. ROAD, GRANDVIEW, WA 98930  
IN THE NW 1/4, NE 1/4, SECTION 2-49-23  
February 25, 2002 Job No 02022

February 26, 2002