

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SUNNYSIDE, WASHINGTON,
APPROVING PRELIMINARY PLAT OF SUBDIVISION
(COLUMBIA HEIGHTS)**

WHEREAS, an application for preliminary plat approval of a long plat subdivision to develop fifteen (15) single family residential lots upon approximately 3.36 acres located on the south side of the 800 block of Columbia Avenue within the corporate limits of Sunnyside, Washington; and

WHEREAS, the Preliminary Plat has been submitted to the Sunnyside Planning Commission for consideration and recommendation, which has held an open public hearing on February 19, 2019 pursuant to title 19 of the Sunnyside Municipal Code; and

WHEREAS, such proposed subdivision has received prior review pursuant to public hearing by the Sunnyside Planning Commission, which has recommended approval of the preliminary plat, and issued such recommendation based upon the following record and findings:

- a. The applicant has submitted a complete application for preliminary plat approval.
- b. The project is situated within and upon property zoned R-1 Low Density Residential, and the applicant has complied with applicable environmental reviews.
- c. The proposed subdivision consists of single family residential lots and complies with the zoning and density requirements of the R-1 zone, and is consistent with the city's Comprehensive Plan
- d. The Preliminary Plat is recommended to the city council for approval subject to subsequent development and consideration of final plat approval in accordance with procedures and provisions of the Sunnyside Municipal Code; and

WHEREAS, City staff has reviewed the Preliminary Plat and recommends approval ;and

WHEREAS, the City Council of the City of Sunnyside finds and determines that such proposed Preliminary Plat conforms to the requirements of law and code; and

WHEREAS, the City Council finds and determines that the proposed preliminary plat conforms to the requirements of law and code, and the approval of such plat is in the best interest of residents of the City of Sunnyside and will promote the general health, safety and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

1. That the record and findings of the Sunnyside Planning Commission are hereby approved and adopted.
2. The Preliminary Plat for Columbia Heights, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby approved, subject to development and processing in accordance with city codes pertaining to subdivisions
3. This Resolution shall be effective upon passage, approval and signatures hereon as required by law.

PASSED this 8th day of April, 2019.


JULIA HART, MAYOR

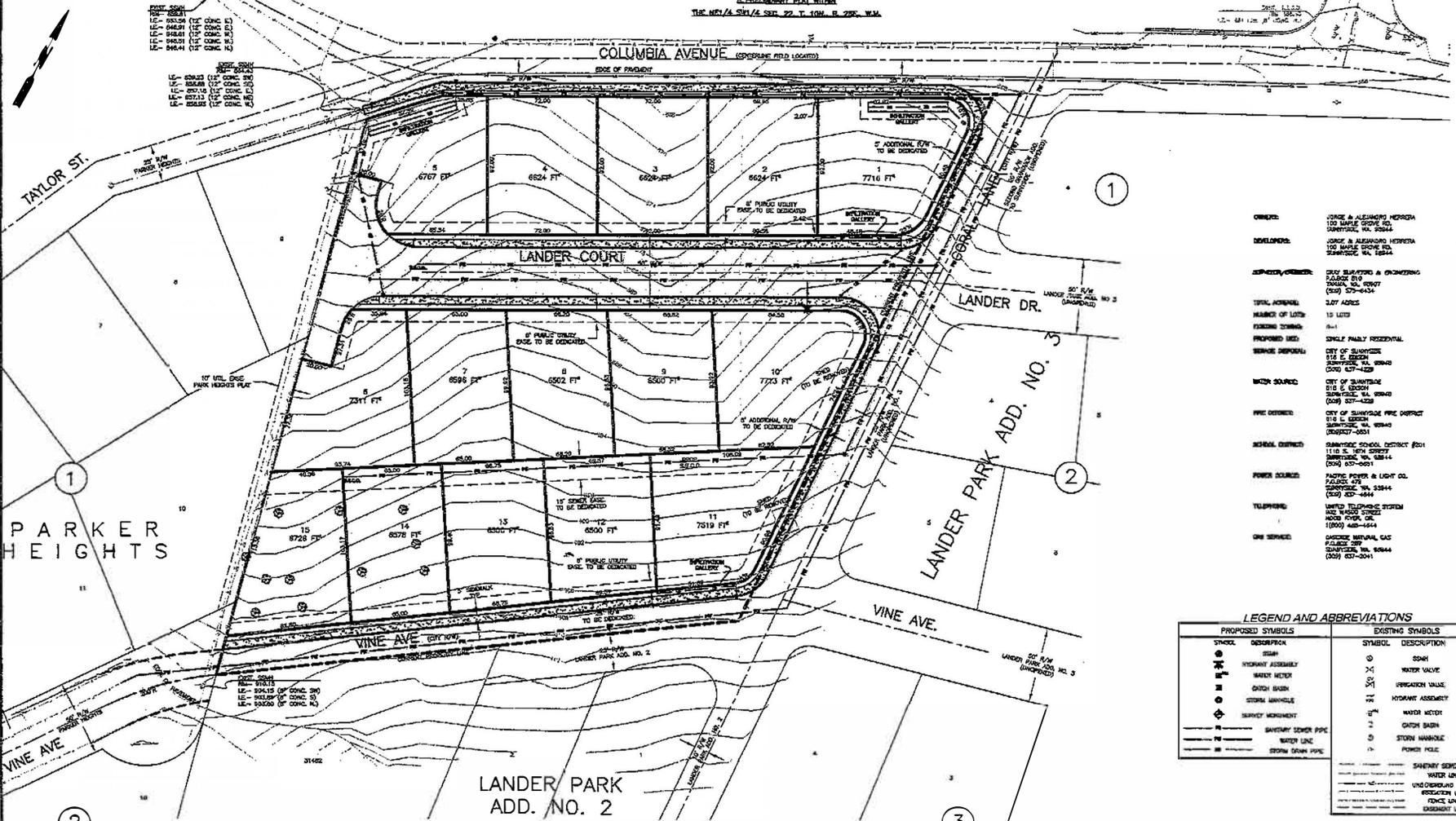
ATTEST:


JACQUELINE RENTERIA, CITY CLERK

EXHIBIT A

COLUMBIA HEIGHTS

A PRELIMINARY PLAT WITHIN
THE NW 1/4 SW 1/4 SEC. 22 T. 10N. R. 28E., W.M.



AREA CALCULATIONS

LOT 1	6767 SQ. FT.
LOT 2	6624 SQ. FT.
LOT 3	6624 SQ. FT.
LOT 4	7716 SQ. FT.
LOT 5	7716 SQ. FT.
LOT 6	7716 SQ. FT.
LOT 7	7716 SQ. FT.
LOT 8	7716 SQ. FT.
LOT 9	7716 SQ. FT.
LOT 10	7716 SQ. FT.
LOT 11	7716 SQ. FT.
LOT 12	7716 SQ. FT.
LOT 13	7716 SQ. FT.
LOT 14	7716 SQ. FT.
LOT 15	7716 SQ. FT.

PARKER HEIGHTS

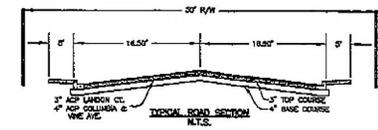
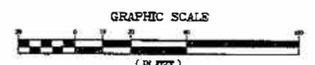
LANDER PARK ADD. NO. 2

LANDER PARK ADD. NO. 3

- OWNER:** JORGE & ALEJANDRO HERRERA
150 MAPLE GROVE RD.
SUNTOWNE, VA. 20154
- DEVELOPER:** JORGE & ALEJANDRO HERRERA
150 MAPLE GROVE RD.
SUNTOWNE, VA. 20154
- DESIGNER/ENGINEER:** JORGE & ALEJANDRO HERRERA
P.O. BOX 819
SUNTOWNE, VA. 20154
(551) 575-6434
- TITLE:** PRELIMINARY PLAT
- NUMBER OF LOTS:** 15 LOTS
- PROPOSED USE:** SINGLE FAMILY RESIDENTIAL
- SEWER DISPOSAL:** CITY OF SUNKIDSIDE
510 E. GREEN
SUNTOWNE, VA. 20154
(551) 577-4221
- WATER SOURCE:** CITY OF SUNKIDSIDE
510 E. GREEN
SUNTOWNE, VA. 20154
(551) 577-4221
- FIRE CODE:** CITY OF SUNKIDSIDE FIRE DEPARTMENT
510 E. GREEN
SUNTOWNE, VA. 20154
(551) 577-4221
- SCHOOL DISTRICT:** SUNKIDSIDE SCHOOL DISTRICT #201
1110 S. 10TH STREET
SUNTOWNE, VA. 20154
(551) 577-4221
- POWER SOURCE:** PACIFIC POWER & LIGHT CO.
P.O. BOX 973
SUNTOWNE, VA. 20154
(551) 577-4221
- TELEPHONE:** CITY OF SUNKIDSIDE
510 E. GREEN
SUNTOWNE, VA. 20154
(551) 577-4221
- ONE SERVICE:** GEORGE METCAL GAS
510 E. GREEN
SUNTOWNE, VA. 20154
(551) 577-4221

LEGEND AND ABBREVIATIONS

PROPOSED SYMBOLS	EXISTING SYMBOLS
SYMBOL DESCRIPTION	SYMBOL DESCRIPTION
● STORM	○ SSMH
⊕ HYDRANT ASSEMBLY	⊕ WATER VALVE
⊕ WATER METER	⊕ OPERATING VALVE
⊕ CHECK BASH	⊕ HYDRANT ASSEMBLY
⊕ STORM MANHOLE	⊕ WATER METER
⊕ SURVEY MONUMENT	⊕ CHECK BASH
— SAVERITY SEWER PIPE	⊕ STORM MANHOLE
— WATER LINE	⊕ POWER POLE
— STORM SEWER PIPE	— SAVERITY SEWER PIPE
	— WATER LINE
	— UNDERGROUND POWER
	— REGULATION LINC
	— FENCE LINE
	— DRAINAGE LINE



JORGE & ALEJANDRO HERRERA
150 MAPLE GROVE RD. SUNTOWNE, VA. 20154

DONALD S. GARY
REGISTERED LAND SURVEYOR

CSSE
Civil Surveying & Engineering, Inc.
10000 W. 33rd Street
Miami, FL 33187 (305) 875-4444

PROJECT: PRELIMINARY PLAT
OWNER: JHM
DRAWN BY: D.S.G.
DATE: 11/16/2018
PROJECT NO.: 18213
PLAT NO.: 221025-31461