

RESOLUTION 2009-35

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SUNNYSIDE, WASHINGTON, APPROVING
PRELIMINARY PLAT OF SUBDIVISION
(Catholic Charities Housing Services – New Life Homes)**

ORIGINAL

WHEREAS, Catholic Charities Housing Services has presented an application for preliminary plat approval of a long plat subdivision to develop twelve (12) single-family residential lots upon approximately 1.68 acres located on the east side of McClain Drive, south of Beckner Alley, within the corporate limits of Sunnyside, Washington, which subdivision is known as the “New Life Homes Subdivision;” 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 March 24, 2009 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-2, Medium 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-2 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 approval of such Preliminary Plat is in the best interests of residents of the City of Sunnyside and will promote the general health, safety and welfare.

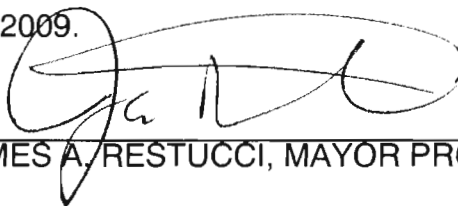
NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, as follows:

SECTION 1. The record and findings of the Sunnyside Planning Commission are hereby approved and adopted.

SECTION 2. The Catholic Charities Housing Services Preliminary Plat for "New Life Homes," 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.

SECTION 3. This Resolution shall be effective upon passage, approval and signatures hereon as required by law.

PASSED this 27th day of April, 2009.



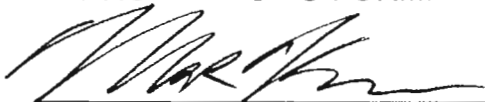
JAMES A. RESTUCCI, MAYOR PRO TEM

ATTEST:



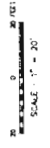
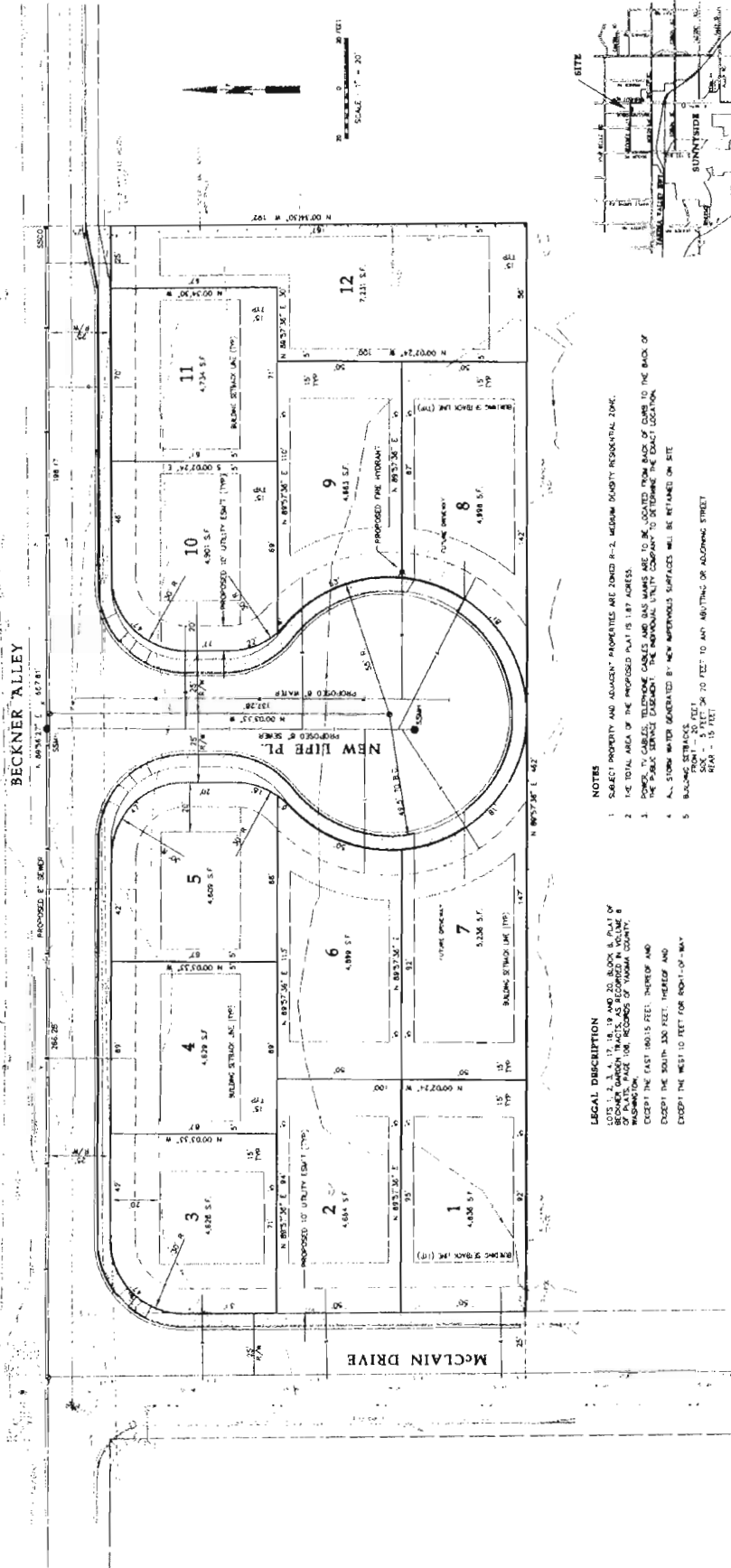
DEBORAH A. ESTRADA, CITY CLERK

APPROVED AS TO FORM:



MARK A. KUNKLER, CITY ATTORNEY

PRELIMINARY PLAT OF
NEW LIFE HOMES
 IN THE SE 1/4, SE 1/4 OF SEC. 24, T-10 N R-22 E.W.M.

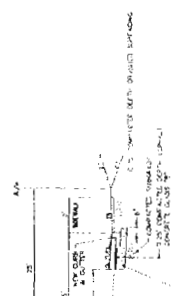


- NOTES**
1. SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-2, MEDIUM DENSITY RESIDENTIAL ZONE.
 2. THE TOTAL AREA OF THE PROPOSED PLAT IS 187 ACRES.
 3. THE TOTAL AREA OF THE PROPOSED PLAT IS 187 ACRES.
 4. ALL STORM WATER GENERATED BY NEW IMPROVED SURFACES WILL BE RETAINED ON SITE.
 5. BALDING TRACKS (17) SHALL BE 10 FEET WIDE.
 6. BALDING TRACKS (17) SHALL BE 10 FEET WIDE.

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 17, 18, 19 AND 20, BLOCK 6, PLAT OF BECKNER MARSH TRACTS, AS RECORDED IN VOLUME 8 OF RECORDS OF YUMA COUNTY, WASHINGTON, EXCEPT THE EAST 180.15 FEET THEREOF AND EXCEPT THE SOUTH 130 FEET THEREOF AND EXCEPT THE WEST 10 FEET FOR ROAD-TO-WAY

OWNER/DEVELOPER
 CATHOLIC CHARITIES HOUSING SERVICE
 1700 WEST MADISON AVENUE
 TACOMA, WA 98402



TYPICAL ROADWAY - NEW LIFE PLACE

PLSA ENGINEERING-SURVEYING-PLANNING
 1700 WEST MADISON AVENUE
 TACOMA, WA 98402

PRELIMINARY PLAT
 DATE: 12/15/2022
 PREPARED FOR: CATHOLIC CHARITIES HOUSING SERVICE
 SHEET NO. 1 OF 1