

Subject Property

**Jesse Orozco
201004-34408**

 Tax Lots
 All Roads

1 inch equals 100 feet



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Date: 1/19/2022

201004-34408

201004-34011

Shearer Ln

Linden St

W 1st Ave

Frontage Rd

Fort Rd

US Highway 97

Subject Property

Jesse Orozco
201004-34408



2021 Ortho-photo mosaic
taken April

1 inch equals 100 feet



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Proposed

**Jesse Orozco
201004-34408
Proposed Portion
to Convey**

 **Subject Property**

 **Tax Lots**

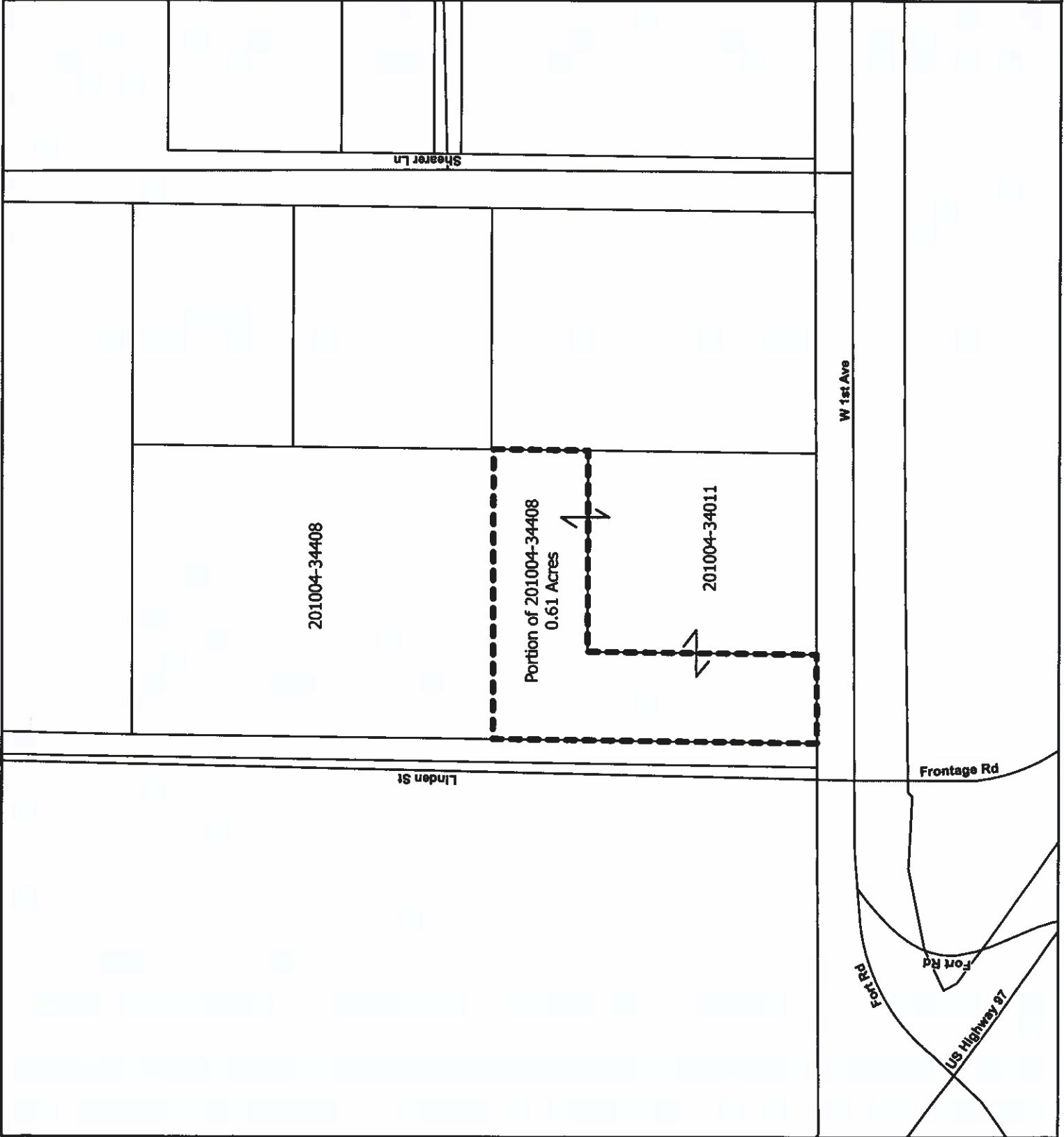
 **All Roads**

1 inch equals 100 feet



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Current Plan
Designations

Jesse Orozco
201004-34408

Subject Property

Horizon 2040 Designations

Urban Residential

Urban Commercial

Urban Industrial

Tax Lots

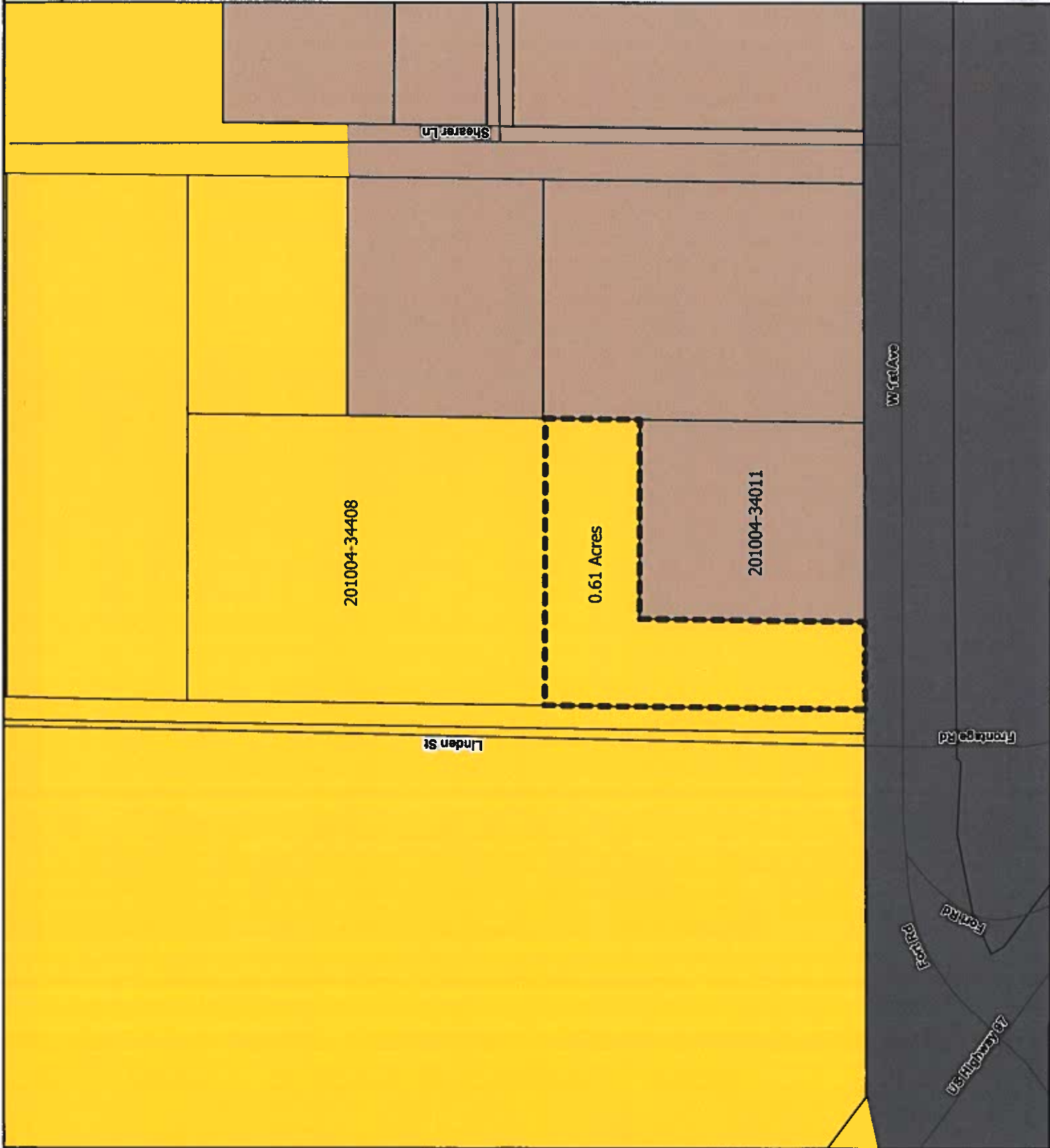
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Proposed Plan
Designations

Jesse Orozco
201004-34408



Subject Property

Horizon 2040 Designations

Urban Residential

Urban Commercial

Urban Industrial

Tax Lots

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Current Zoning

Jesse Orozco
201004-34408



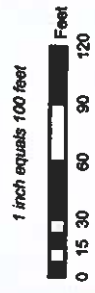
Subject Property

Yakima County Zoning

- Single-Family Residential
- Multi-Family Residential
- General Commercial
- Light Industrial

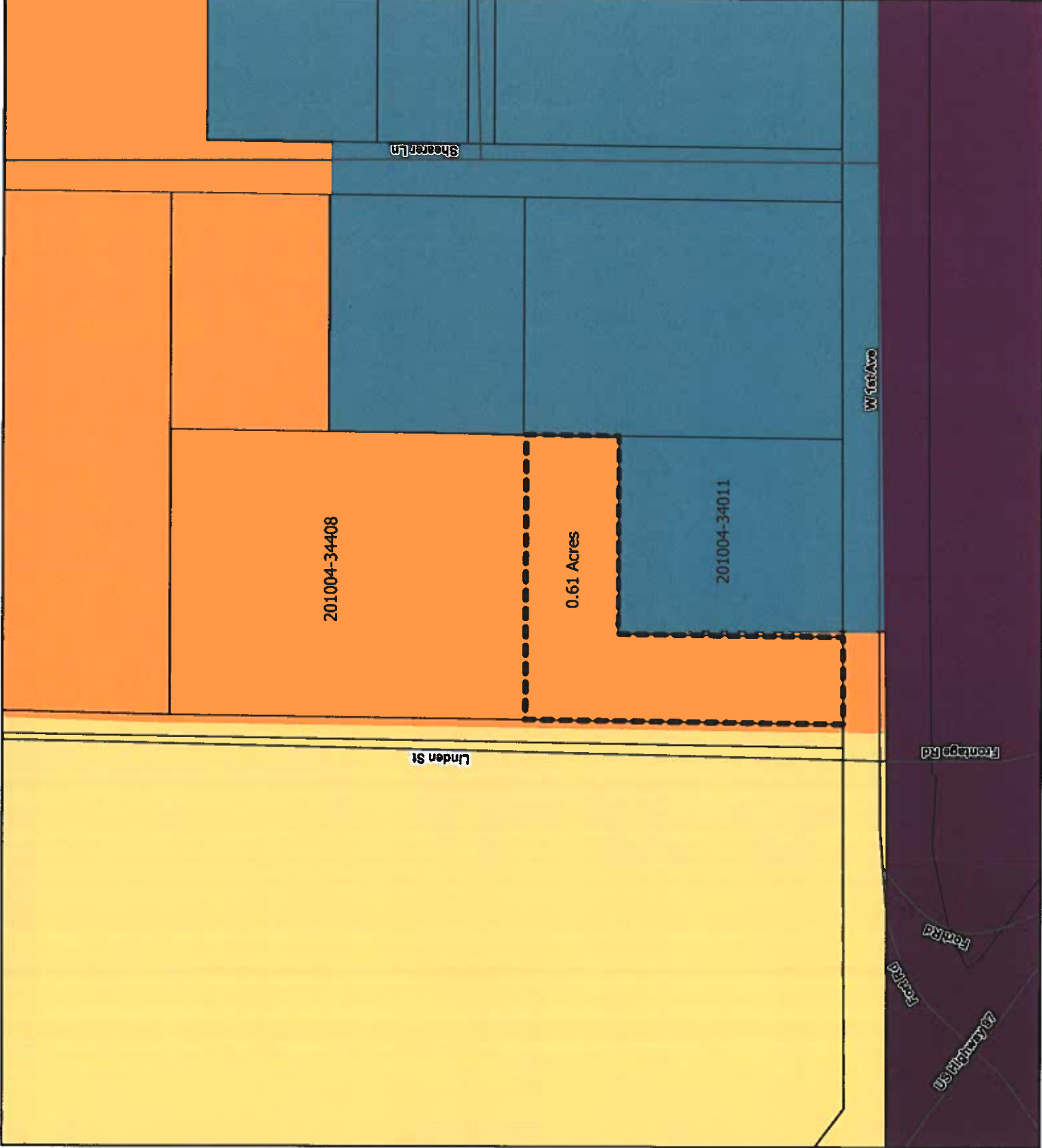
Tax Lots

All Roads



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Proposed Zoning

Jesse Orozco
201004-34408



Subject Property

Yakima County Zoning

Single-Family Residential

Multi-Family Residential

General Commercial

Light Industrial

Tax Lots

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Vegetation

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MLCD 2019 Land Cover (CONUS)

MLCD Land Cover Classification Legend

- 11 Open Water
 - 12 Perennial Ice/ Snow
 - 21 Developed, Open Space
 - 22 Developed, Low Intensity
 - 23 Developed, Medium Intensity
 - 24 Developed, High Intensity
 - 31 Barren Land (Rock/Sand/Clay)
 - 41 Deciduous Forest
 - 42 Evergreen Forest
 - 43 Mixed Forest
 - 51 Dwarf Scrub*
 - 52 Shrub/Scrub
 - 71 Grassland/Herbaceous
 - 72 Sedge/Herbaceous*
 - 73 Lichens*
 - 74 Moss*
 - 81 Pasture/Hay
 - 82 Cultivated Crops
 - 80 Woody Wetlands
 - 95 Emergent Herbaceous Wetlands
- * Alaska only

Subject Property

Tax Lots

All Roads

1 inch equals 150 feet



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Infrastructure

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201004-34408

- Subject Property**
-  Tax Lots
 -  All Roads
 -  Water Lines
 -  Easements

1 inch equals 150 feet



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Critical Areas

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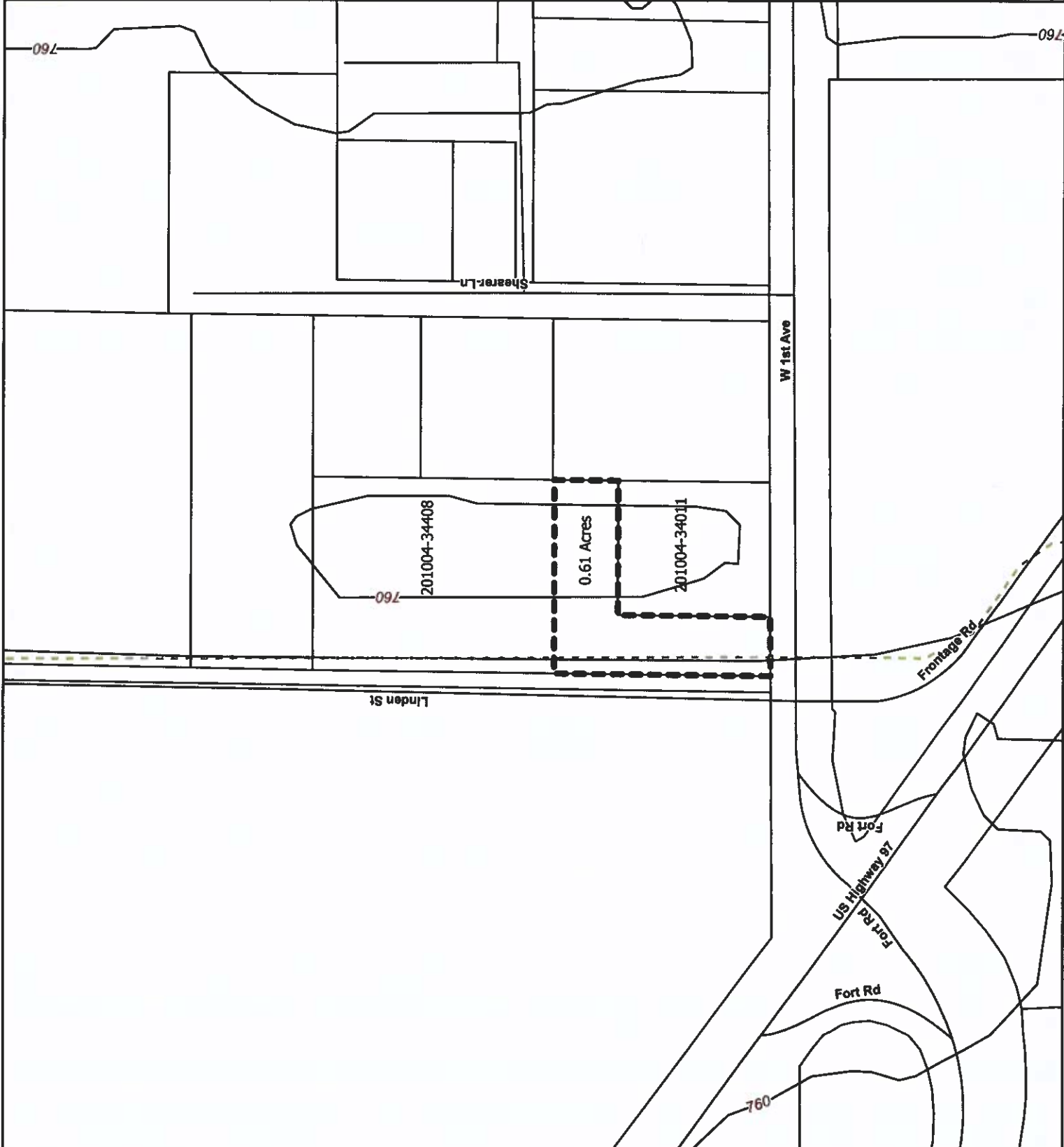
- Subject Property
- Tax Lots
- FEMA 100 Year Floodway
- FEMA 100 Year Floodplain
- Zone A
- Zone AE
- Potential Wetlands
- Lakes/Ponds
- Lakes Environment
- Natural
- Conservancy
- Rural
- Urban
- Urban Conservancy
- Streams Environment
- Natural
- Conservancy
- Rural
- Urban
- Urban Conservancy
- Stream Type - 2013 CAO
- 4 or 5
- All Roads
- 10 ft Contours
- Alluvial Fan Intermediate Risk
- Alluvial Fan High Risk
- Avalanche Intermediate Risk
- Avalanche High Risk
- Earthquake Intermediate Risk
- Earthquake High Risk
- Landslide Intermediate Risk
- Landslide High Risk
- Oversteepened Slopes Intermediate Risk
- Oversteepened Slopes High Risk
- Stream Undercutting Intermediate Risk
- Stream Undercutting High Risk
- Suspected Hazard
- Unknown Hazard
- Streams
- Perennial Stream
- Intermittent Stream
- Lake or Pond
- Canal or Ditch
- Aqueduct
- Siphon

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Soils

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Soils

- Ashue loam, 0 to 2 percent slopes
- Naches loam, 0 to 2 percent slopes
- Weirman sandy loam
- Subject Property
- Tax Lots
- All Roads



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