



**CITY OF GRANDVIEW  
NOTICE OF DEVELOPMENT APPLICATION  
ENVIRONMENTAL DETERMINATION & NOTICE OF PUBLIC HEARING**

The general public is hereby provided notice of the following development application, pursuant to Grandview Municipal Code (GMC) 14.07 and Washington Administrative Code (WAC) 197-11-355:

**Applicant(s):** John & Jacque LaFever  
**Proposed Project:** Annexation & Rezone  
**Application Date:** July 4, 2019  
**Application Acceptance:** August 27, 2019  
**Decision-Making Authority:** City of Grandview

**Location of Project:** Parcel No. 230927-14411 located adjacent to Sandhill Road/Monty Python Lane, Grandview, Yakima County, Washington

**Project Description:** Applicants request annexation and rezone to R-1 Low Density Residential

**Requested Approvals & Actions:** Annexation and Rezone to R-1 Low Density Residential

**Existing Environmental Documents:** An Environmental Checklist has been prepared and is available from the City upon request.

A decision on this application will be made within 120 days of the date of the letter of completeness.

**Environmental Determination**

The City of Grandview is the lead agency for this application, and intends to issue a Determination of Non-Significance. The City is utilizing the optional DNS process set forth in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. The City will review all timely comments prior to making a final threshold determination. Any person has the right to comment on the application, and receive notice of and participate in any hearings on the application, if any are schedule or held. At this time, the City does not intend to hold a public hearing to consider the environmental aspects of this application. A copy of the threshold determination ultimately issued with respect to this application may be obtained upon request. Comments on the environmental impacts of this proposal must be received by **WEDNESDAY, SEPTEMBER 25, 2019**.

### **Comment Period and Where to View Documents**

The development application and environmental checklist may be viewed at the City of Grandview, 207 West Second Street, Grandview, WA. All interested persons are invited to (a) comment on the application, (b) receive notice of and participate in any hearings, and (c) receive a copy of the decision by submitting such written comments/requests to the City of Grandview, Attn: City Clerk, 207 West Second Street, Grandview, WA 98930, ph: (509) 882-9208. Comments concerning the application should be submitted no later than **WEDNESDAY, SEPTEMBER 25, 2019**. While comments will be accepted through closing of the public hearing on this proposal, comments received after **WEDNESDAY, SEPTEMBER 25, 2019** may not be considered in the staff report.

### **Public Hearing**

The City of Grandview Hearing Examiner will hold a public hearing pursuant to GMC 14.03 on **WEDNESDAY, OCTOBER 9, 2019 at 3:00 p.m.**, in the Council Chamber at City Hall, 207 West Second Street, Grandview, Washington. The public hearing will consider the application of the project described above. To request accommodation for special needs, contact Anita Palacios, City Clerk, 24-hours in advance at (509) 882-9208. Interpreters will be available upon request. The Council Chamber is handicapped accessible. American Disabilities Act (ADA) accommodations provided upon request 24-hours in advance.

### **CITY OF GRANDVIEW**

Anita G. Palacios, MMC, City Clerk

Publication: Grandview Herald – September 11, 2019

<b>Yakima County GIS - Washington</b> <b>Land Information Portal</b>	Yakima County Assessor Yakima County GIS Yakima County		<b>First American Title</b> www.firstam.com 509.248.7550
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Assessor   Planning   Real Estate   <a href="#">FAQ</a>   <a href="#">Help</a>   <a href="#">Legend</a>   <a href="#">Search</a>   <a href="#">Tools</a>   <a href="#">Overview</a>	Search By: Parcel Number <input type="text" value="Parcel #"/> Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue. <input type="button" value="Search"/>
	MapScale: 1 inch = 400 ft. Overlays: <input checked="" type="checkbox"/> Aerial Photography <input type="checkbox"/> FEMA <input type="checkbox"/> Critical Areas <input type="checkbox"/> Contours <input type="checkbox"/> Utilities MapSize: Small (800x800)
Copyright (C) Yakima County GIS	Maps brought to you by: <b>Valley Title Guarantee</b> Title Insurance & Escrow Service www.vtgc.com (509) 248-4442
Easting(N)   Northing(R) Longitude(E)   Latitude(N)	One Inch = 400 Feet Feet 200 400 600 <input type="button" value="Map"/> <input type="button" value="Report"/>

PROPERTY PHOTOS:	PROPERTY INFORMATION AS OF 9/3/2019 11:01:25 PM	PRINTING <input type="button" value="Printer-Friendly Page"/> <input type="button" value="Detailed Report"/> <input type="button" value="Print Detailed MAP"/>																				
Parcel Address: UN-ASSIGNED, WA Parcel Owner(s): JOHN P & JACQUE C LA FEVER Parcel Number: 23092714411 Parcel Size: 0.45 Acre(s) Property Use: 91 Undeveloped Land	TAX AND ASSESSMENT INFORMATION Tax Code Area (TCA): 440 Tax Year: 2019 Improvement Value: \$0 Land Value: \$11700 Current Use Value: \$0 Current Use Improvement: \$0 New Construction: \$0 Total Assessed Value: \$11700																					
RESIDENTIAL INFORMATION <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Quality</th> <th>Year Built</th> <th>Stories</th> <th>Main SqFt</th> <th>Upper SqFt</th> <th>Bsmt SqFt</th> <th>Bedrooms</th> <th>Bathrooms (full/3/4, 1/2)</th> <th>Garage (bsmt/att/bltin)</th> <th>Carport</th> </tr> <tr> <td colspan="10" style="text-align: center;">No Residence Information Found.</td> </tr> </table>			Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	No Residence Information Found.									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport													
No Residence Information Found.																						
SALE INFORMATION No Sales Information Found.																						
DISCLAIMER While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or <a href="#">email us</a> .																						

OVERLAY INFORMATION			
Zoning:	R-1	Jurisdiction:	County
Urban Growth Area:	Grandview	Future Landuse Designation:	Urban Residential (Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C2281D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 14' 19.550"	+ Longitude: -119° 55' 02.741"	Range: 23	Township: 09 Section: 27
Narrative Description: GRANDVIEW HEIGHTS TRACTS: LOT 12			
DISCLAIMER MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			