

**CITY OF GRANDVIEW
207 WEST SECOND STREET
GRANDVIEW, WA 98930
509-882-9200**

COMPREHENSIVE PLAN AMENDMENT APPLICATION

APPLICATION MUST INCLUDE:

1. A completed, signed application form.
2. A completed, signed environmental checklist.
3. A vicinity map showing the location, the zoning, and the uses of all property within 300 feet of the site; and
4. All applicable fees.

Applicant(s): Nicole Stickney, AICP - AHBL, Inc

Mailing Address: 5804 Road 90, Suite H, Pasco, WA 99301

Telephone: (Home) _____ (Business) 509-380-5883

Co-applicant:

~~Owner~~ (If other than applicant): Trini Garibay - Elite Investment Group LLC

Mailing Address: 5804 Road 90, Suite A, Pasco, WA 99301

Telephone: (Home) _____ (Business) 509-545-3975

Amendment(s) Requested: We respectfully request an amendment to the text regarding the R-3 High Density Residential Zoning district as detailed in the Grandview Comprehensive Plan, Land Use Element - Section V: Future Land Use shown in the box below (see strikeouts).

Land Effected: The proposed text amendment would apply generally to the whole city and would apply specifically to all parcels within the R-3 High Density Residential zoning district.

Property Generally Located at: N/A (text amendment)

Current Zoning: N/A (text amendment)

Proposed Zoning: N/A (text amendment)

Current Use of the Site: N/A

Amend text to read as follows: "... The R-3 district is established to provide a high density residential environment. Lands within this district generally contain multiple-unit residential structures ~~of a scale compatible with the structures in low density districts and with useful yard spaces~~. The R-3 district is intended to allow for a gradual increase in density from lower density residential districts and, where compatible, can provide a transition between different use areas. **Minimum area of lot for single-family dwelling is 7,500 square feet; for two-family dwelling attached, minimum lot area is 8,000 square feet, and governed by the standards in R-1 and R-2 districts. Minimum area of lot for multifamily dwellings is 3,000 square feet per dwelling unit for the first four dwelling units and 6,000 square feet per each additional dwelling unit.**"

Proposed Use of the Site: N/A (text amendment)

Use of Adjacent Sites:

East: _____

West: _____

South: _____

North: _____

N/A (text amendment)

Why is the proposed amendment(s) in the public interest: It is in the public interest and stated in the Comprehensive Plan's goals and policies to allow a variety of housing densities, sizes, types, costs and locations throughout the city to increase options for housing. Amending the Plan's text to remove the density standards would be in the public interest by ensuring the city's goals can be met.

How is the site designated in Grandview Comprehensive Plan? N/A (text amendment)

RELEASE/HOLD HARMLESS AGREEMENT

The undersigned applicant, his heirs and assigns, in consideration for the City processing the application agrees to release, indemnify, defend and hold the City of Grandview harmless from any and all damages and/or claims for damages, including reasonable attorneys' fees, arising from any action or inaction which is based in whole or in part upon false, misleading or incomplete information furnished by the applicant, his agents or employees.

APPLICANT CERTIFICATE OF TRUTH

The applicant/property owner hereby certifies that all of the above statements and the statements in any exhibits and maps transmitted herewith are true under penalty of perjury by the laws of the State of Washington; and the applicants acknowledge that any conditional use granted based on this application may be revoked if any such statement is false.

PRESENCE AT PUBLIC HEARINGS

The applicant/property owner hereby acknowledges that their presence at any and all public hearings concerning this application is required.

Signature of Applicant: *Michelle Stucky* Date Dec. 28, 2022

Co-applicant:

Signature of Owner: _____

(If other than Applicant): _____

[Signature]

Date 12.28.22

Date Received: _____ By: _____

Receipt No.: _____ Amount of Fee \$ _____

Additional Applications: _____

Additional Fees: _____

DATE APPLICATION ACCEPTED AS COMPLETE _____ BY _____