

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

RECEIVED
APR 16 2024
CITY OF GRANDVIEW

**REZONE APPLICATION
Grandview Municipal Code Chapter 17.88 Amendments and Rezoning**

Applicant(s): PLSA Engineering & Survey (Wade Kabrich)

Mailing Address: 521 n 20th Ave Suite 3 Yakima WA 98902

Telephone: (Home) _____ (Business) (509) 575-6990

Owner (If other than applicant): Moo Kang

Mailing Address: 335 Wine Country Road Prosser, Wa. 99350

Telephone: (Home) _____ (Business) _____

Property Address/General Location: N. Elm and E. Bonnieview

Parcel No(s): 230914-41002, 44004, 41005, 44401

Legal Description (or attach copy): See attached

Current Zoning: AG Proposed Zoning: R-2

Current use of the property: vacant land

Proposed use of the property: Dual family Homes

Comprehensive Plan Designation: Urban Growth

Use of adjacent properties: Church to the south and Single family home development to West

Property Dimensions: See attached legal Descriptions

Why is the proposed rezone in the public interest? _____

To allow the construction of affordable housing .

APPLICATION MUST INCLUDE:

- 1. A completed and signed Rezone Application form.
- 2. A completed and signed SEPA Environmental Checklist.
- 3. A vicinity map showing the location of all property within 300 feet of the site and zoning.
- 4. A recent title certificate or other proof of title;
- 5. Application fees: Rezone \$500 and SEPA Checklist \$500

The land use zoning requested on this application must comply with the zoning as shown in the Grandview Comprehensive Plan.

If the zoning requested is in conflict with the Grandview Comprehensive Plan, an amendment to the Comprehensive Plan must be requested pursuant to Grandview Municipal Code Chapter 17.92. Plans may not be amended more than once per year unless an emergency exists.

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

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 rezone granted based on this application may be revoked if any such statement is false.

Application prepared by: PLSA Engineering & Survey Dated: 4/5/2024

on behalf of Moo Kang Applicant

*Owner's authorization, by notarized signature, is required for any application submitted by an agent.

Signature of Applicant(s): 

Signature of Property Owner(s): 

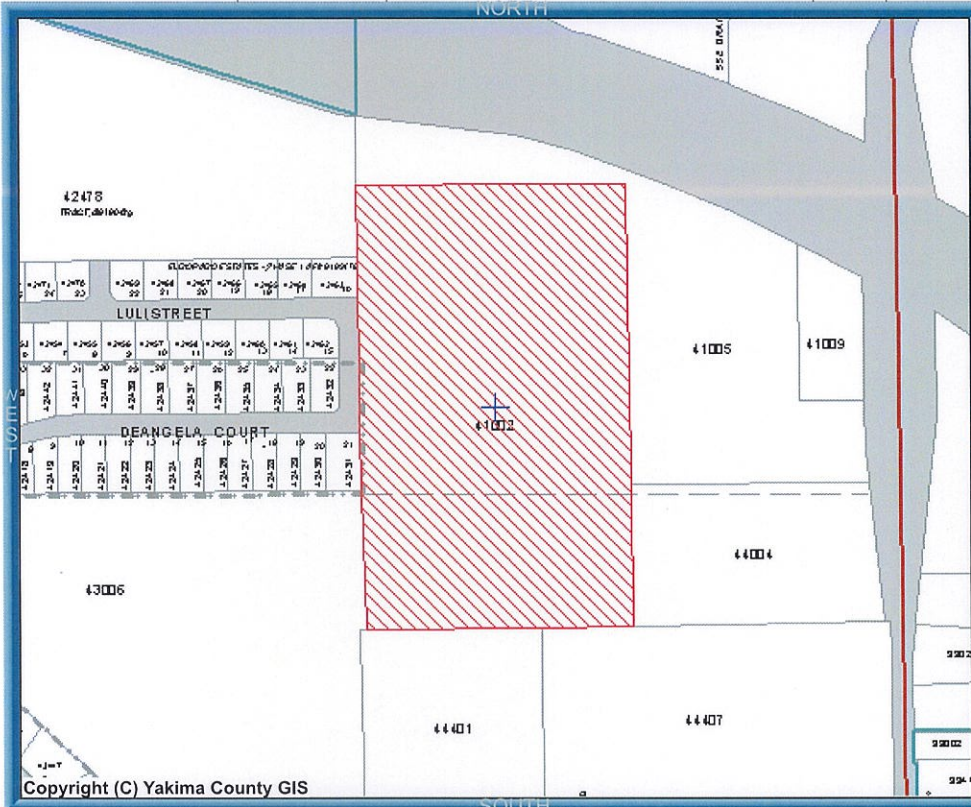
Date Received: 4/15/24 Receipt No. 172705 By: MP

Fee Amount: \$ 500.00 Additional Fees: \$ 500.00 SEPA

APPLICATION ACCEPTED AS COMPLETE: _____



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Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:

Valley Title Guarantee
Title Insurance & Escrow Service
www.vtgo.com
(509) 248-4442

Map Report

Easting(ft) : Northing(ft)
Longitude(W) : Latitude(N)

Click Map to: **Get Information**

One Inch = 400 Feet
Feet 200 400 600

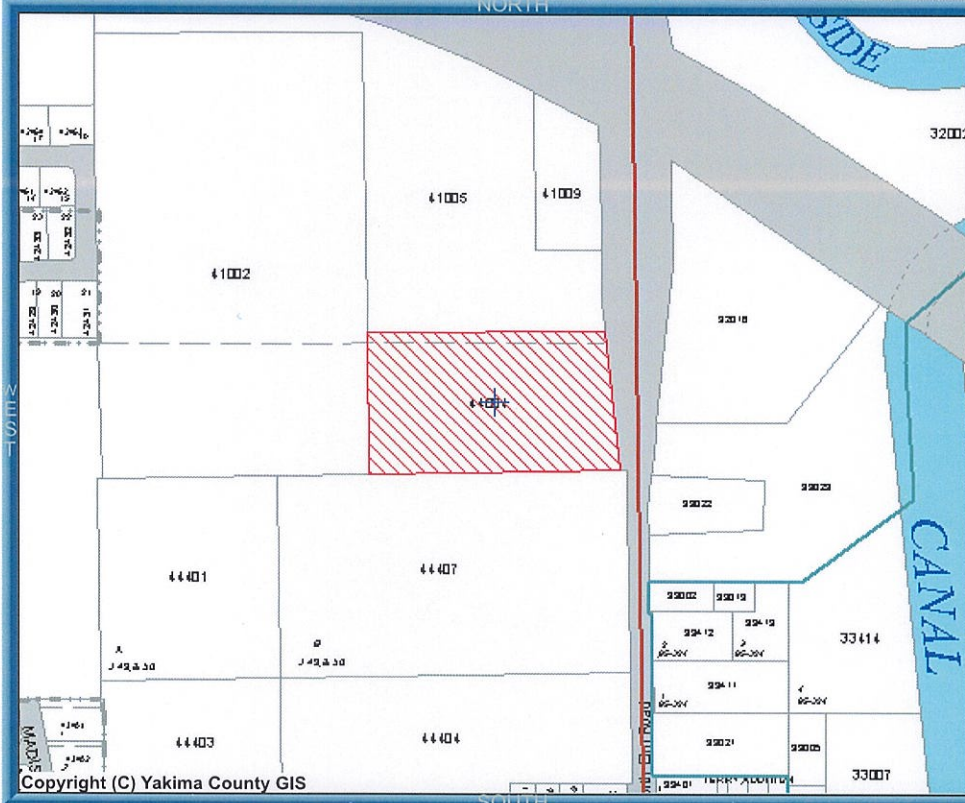
PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 4/10/2024 11:06:55 PM				PRINTING							
	Parcel Address:	UN-ASSIGNED, ,WA				Printer-Friendly Page							
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG											
	Parcel Number:	23091441002	Parcel Size:	16.51 Acre(s)		Detailed Report							
	Property Use:	91 Undeveloped Land											
TAX AND ASSESSMENT INFORMATION													
Tax Code Area (TCA):	440	Tax Year:	2024										
Improvement Value:	\$0	Land Value:	\$111900										
Current Use Value:	\$0	Current Use Improvement:	\$0										
New Construction:	\$0	Total Assessed Value:	\$111900										
RESIDENTIAL INFORMATION													
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	Section Map 1in=400ft			
No Residence Information Found.													
SALE INFORMATION								Qtr SECTION MAPS					
Excise	Sale Date	Sale Price	Grantor	Portion									
No Sales Information Found.										NW-Qtr 1"=200ft		NE-Qtr 1"=200ft	
DISCLAIMER										SW-Qtr 1"=200ft		SE-Qtr 1"=200ft	
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 email us .													

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D Download Map
LOCATION INFORMATION			
+ Latitude: 46° 15' 45.767"		+ Longitude: -119° 53' 54.673"	
Range: 23		Township: 09 Section: 14	
Narrative Description: S 760.4 FT OF W 662.7 FT OF NE1/4SE1/4 & N 338 FT OF SE1/4 SE1/4 EX E673 FT			
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			



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MapScale: 1 inch = 400 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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Easting(ft) | Northing(ft) | Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

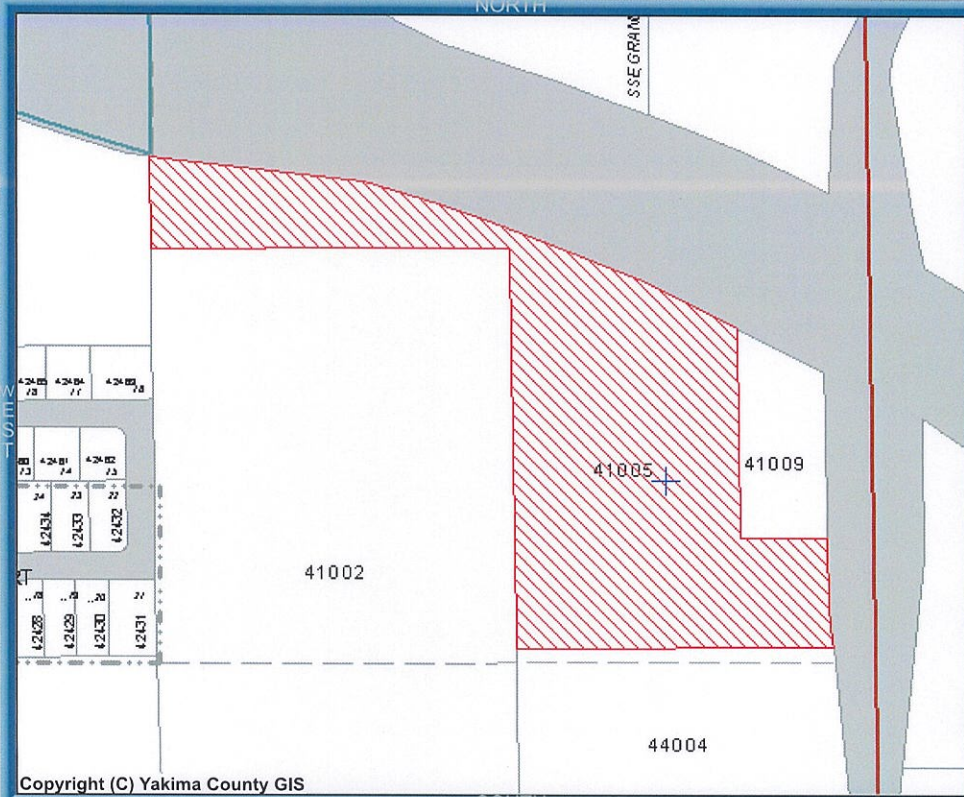
One Inch = 400 Feet
Feet 200 400 600

PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 4/10/2024 11:06:55 PM				PRINTING					
		Parcel Address:	UN-ASSIGNED, ,WA			<input type="button" value="Printer-Friendly Page"/>					
		Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG								
		Parcel Number:	23091444004	Parcel Size:	4.79 Acre(s)						
		Property Use:	91 Undeveloped Land			<input type="button" value="Detailed Report"/>					
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2024			<input type="button" value="Print Detailed MAP"/>					
Improvement Value:	\$0	Land Value:	\$93700								
CurrentUse Value:	\$0	CurrentUse Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$93700								
RESIDENTIAL INFORMATION						SECTION MAPS					
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltn)	Carport	<input type="button" value="Section Map 1in=400ft"/>	
No Residence Information Found.											
SALE INFORMATION						Qtr SECTION MAPS					
Excise	Sale Date	Sale Price	Grantor		Portion	<input type="button" value='NW-Qtr 1"=200ft'/>		<input type="button" value='NE-Qtr 1"=200ft'/>			
No Sales Information Found.						<input type="button" value='SW-Qtr 1"=200ft'/>		<input type="button" value='SE-Qtr 1"=200ft'/>			
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Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	<input type="button" value="FEMA Map"/>	FIRM Panel Number:	53077C1925D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 15' 42.134"		+ Longitude: -119° 53' 45.497"	
Range: 23		Township: 09 Section: 14	
Narrative Description: S 5 AC OF FOL: E 673 FT OF N 1643.4FT EX E CO RD R/W OF SE1/4			
DISCLAIMER			
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Search By: Parcel Number

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Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

MapScale: 1 inch = 300 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

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Easting(ft) | Northing(ft) | Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 300 Feet
Feet 200 400

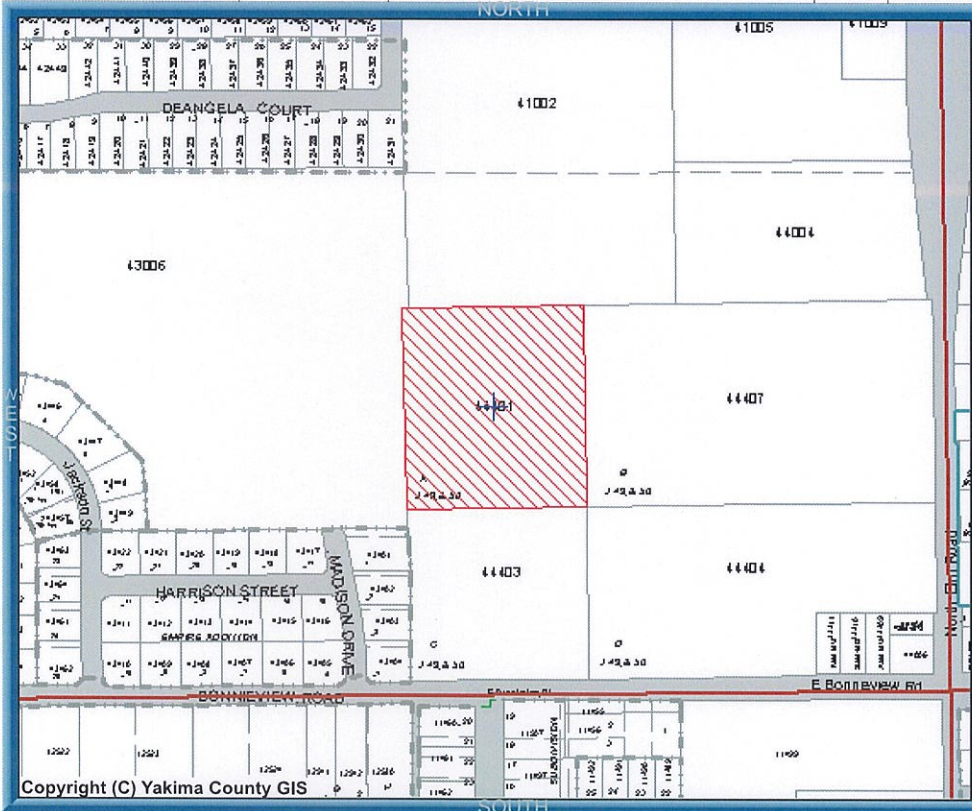
PROPERTY PHOTOS: 1		PROPERTY INFORMATION AS OF 4/10/2024 11:06:55 PM				PRINTING					
	Parcel Address:	CEMETERY RD, WA				<input type="button" value="Printer-Friendly Page"/>					
	Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG									
	Parcel Number:	23091441005	Parcel Size:	9.22 Acre(s)		<input type="button" value="Detailed Report"/>					
	Property Use:	91 Undeveloped Land									
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	440	Tax Year:	2024		<input type="button" value="Print Detailed MAP"/>						
Improvement Value:	\$0	Land Value:	\$103300								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$103300								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carpport	<input type="button" value="Section Map 1in=400ft"/>	
No Residence Information Found.											
SALE INFORMATION								SECTION MAPS			
Excise	Sale Date	Sale Price	Grantor			Portion		<input type="button" value="Qtr SECTION MAPS"/>			
No Sales Information Found.											
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Zoning:	Jurisdiction: Grandview		
Urban Growth Area:	Grandview	Future Landuse Designation: (Yakima County Plan 2015)	
FEMA 100 Year:	<input type="button" value="FEMA Map"/>	FIRM Panel Number:	53077C1925D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 15' 46.922"		+ Longitude: -119° 53' 45.963"	
Range: 23 Township: 09 Section: 14			
Narrative Description: TH PT OF N 1643.4 FT OF E 1/2 SE 1/4 LYS'LY & W'LY OF SR-82 R/W EX S 1098.4 FT OF W 662.7 FT EX S 5 ACRES EX BEGS 27'30 E 806.21 FT & 90 FT W OF NE ->SE 1/4 & S SR-82 R/W, TH S 27'30 E 287.79 FT, TH S 87°47'09 W 157.31 FT, TH N 43'32 W 376.16 FT TO S LN OF SR-82 R/W, THE'LY AL SD R/W TO BEG			
DISCLAIMER			



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Map Report

Easting(ft) | Northing(ft)
Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 400 Feet
Feet 200 400 600

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		Parcel Address:	UN-ASSIGNED, ,WA			Printer-Friendly Page					
		Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG								
		Parcel Number:	23091444401	Parcel Size:	5.09 Acre(s)						
		Property Use:	91 Undeveloped Land			Detailed Report					
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):		440	Tax Year:		2024						
Improvement Value:		\$0		Land Value:		\$94600					
Current Use Value:		\$0		Current Use Improvement:		\$0					
New Construction:		\$0		Total Assessed Value:		\$94600					
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/b/lin)	Carport	SECTION MAPS	
No Residence Information Found.										Section Map 1in=400ft	
SALE INFORMATION								Qtr SECTION MAPS			
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LOCATION INFORMATION			
+ Latitude: 46° 15' 37.897"		+ Longitude: -119° 53' 56.249"	
Range: 23		Township: 09 Section: 14	
Narrative Description: Section 14 Township 09 Range 14 Quarter SE: SHORT PLAT J-49 AND J-50 Lot A			
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