

## Notice of Type II Application Non-SEPA

The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code, Section 40.510.020 and applicable code sections as listed below.

**Closing date for public comments: October 7, 2015**

**Project Name:** NE 105<sup>th</sup> Avenue Short Plat

**Case Number:** PLD2015-00029

**Request:** Short Plat approval to divide .3 acres into 4 residential lots for single-family attached housing in the R-18 zoning district

**Location:** 6011 NE 105<sup>th</sup> Avenue, Parcel 109370 in the Southeast Quarter of Sections 9, Township 2, Range 2 east of the Willamette Meridian

**Applicant/Owner:** Scott Nielson  
203 NW 22<sup>nd</sup> Avenue  
Camas, WA 98607  
**E-mail** - [scottnielson@rocketmail.com](mailto:scottnielson@rocketmail.com)

**Contact:** AKS Engineering  
Attn: John Meier, P.E.  
9600 NE 126<sup>th</sup> Avenue, Suite 2520  
Vancouver, WA 98682  
**Phone** - (360) 882-0419  
**E-mail** - [john@aks-eng.com](mailto:john@aks-eng.com)

### Neighborhood Association/Contact:

Maple Tree, **Contact** - Kathy Neary (Contact), 10203 NE 75<sup>th</sup> Street, Vancouver, WA 98662,  
**Phone** - (360) 892-5240, **E-mail** - [mapletreena1@gmail.com](mailto:mapletreena1@gmail.com)

### Approval Standards/Applicable Laws

Clark County Code: 15 (Fire Prevention), 40.220.020 (Residential), 40.320 (Landscaping), 40.260.155 (Narrow Lots); 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.385 (Stormwater & Erosion Control), 40.500 & 40.510 (Procedures), 40.540.030 (Short Plats); 40.570 (SEPA Archaeological), 40.610 (Impact Fees), 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan

Revised 7/9/13



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: (360) 397-2375 Fax: (360) 397-2011  
[www.clark.wa.gov/development](http://www.clark.wa.gov/development)



For an alternate format,  
contact the Clark County  
ADA Compliance Office.  
Phone: (360) 397-2322  
Relay: 711 or (800) 833-6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**Application and Fully Complete Date**

Application date: August 6, 2015  
Fully Complete date: August 19, 2015

**Timelines/Process**

Decisions on Type II applications are made within 78 calendar days of the Fully Complete Review date, noted above, unless placed on hold for submittal of additional information. Information regarding this application can be obtained by calling (360) 397-2375, ext. 4895, visiting the Clark County Permit Center, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at [www.clark.wa.gov/development](http://www.clark.wa.gov/development).

**Community Development Web site - [www.clark.wa.gov/development](http://www.clark.wa.gov/development)**

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

**Public Comment**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

In Person: The Community Development is located in the Public Service Center, first and third floors, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Richard Daviau  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

Email: [richard.daviau@clark.wa.gov](mailto:richard.daviau@clark.wa.gov)

**Date of this notice: September 22, 2015**





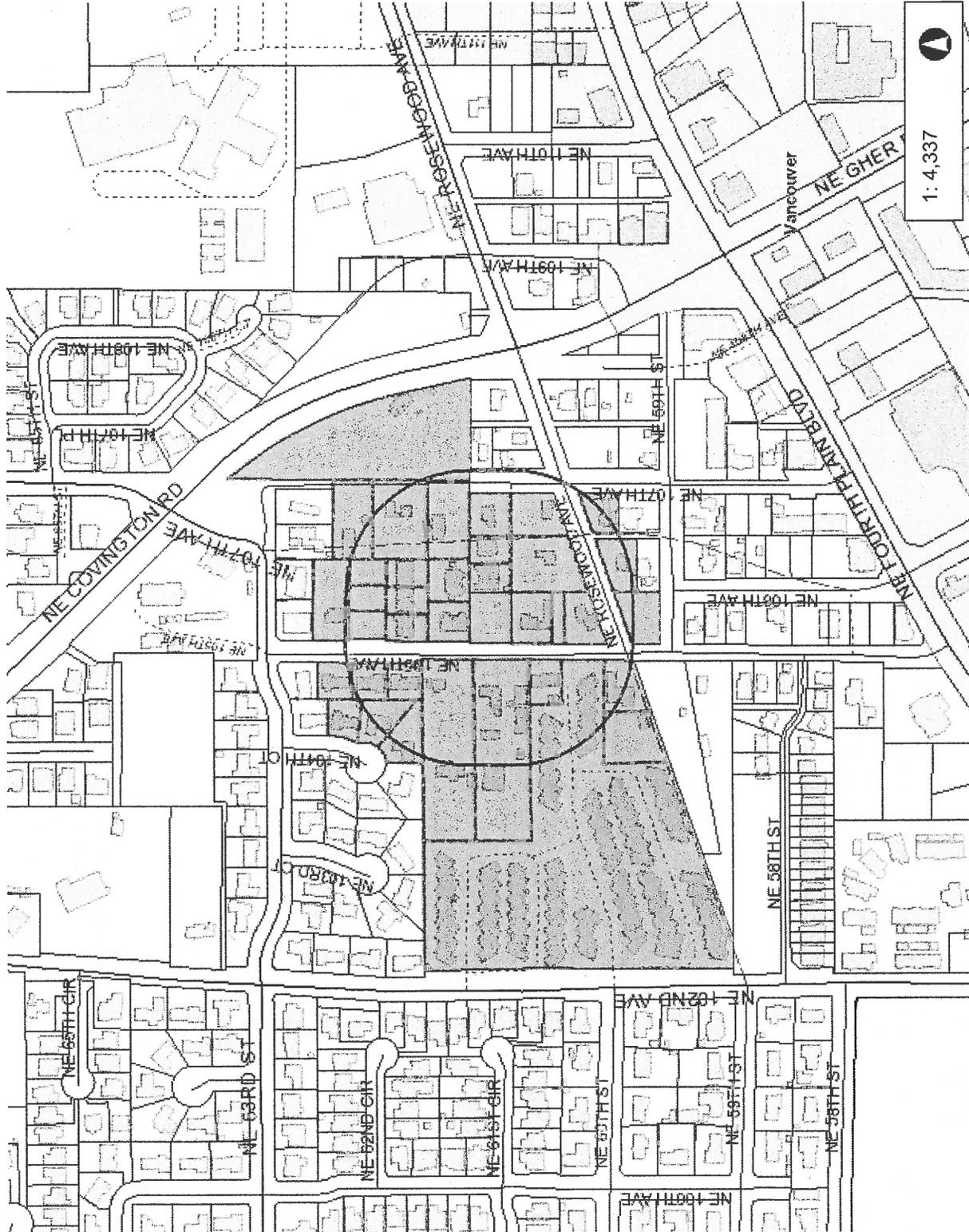
# 105th Ave Townhomes 300' List



### Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:



1: 4,337



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