

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: November 28, 2015

Project Name: NE 58th Street 6-Lot Short Plat

Case Number: PLD2015-00039

Request: The applicant is requesting approval to short plat an existing .81 acre parcel into six (6) –lots in the R1-5 zoning district. The site is currently improved with a single-family residence that will remain on proposed Lot 1.

Location: 4609 NE 58th Street, Vancouver WA, 98661

Applicant: Valeriy Zmitrovich
4609 NE 58th Street
Vancouver, WA 98661
Phone: (503) 539-4360

Contact person: NW Engineers, LLC
Matt Newman
3409 NW John Olsen Place
Hillsboro, OR 97124
Phone: (503) 601-4401, Fax: (503) 601-4402
Email: mattn@nw-eng.com

Property owner: Valeriy & Ereena Zmitrovich

Staff contact: Amy Wooten

Neighborhood contact: East Minnehaha Neighborhood Association
Lynda Maguire, president
PO Box 2381
Vancouver, WA 98668
Phone: (360) 635-2409
Email: emna@rcn.com

Legal description of property: SUBDIV NOLAN EST #2 #3 LOT 8 & FELLERS ADDN LOTS 3 & 4 .81A

EXHIBIT #: 3

Revised 7/9/13



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
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

Plan/Zone designation: Urban, Low Density Residential (UL) / R1-5

Approval Standards/Applicable Laws

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Chapter 40.340 (Parking, Loading & Circulation), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer and Water), Chapter 40.385 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date

Application date: September 11, 2015
Fully Complete date: October 28, 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. 5683, visiting the Clark County Permit Center, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

Community Development Web site - 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.

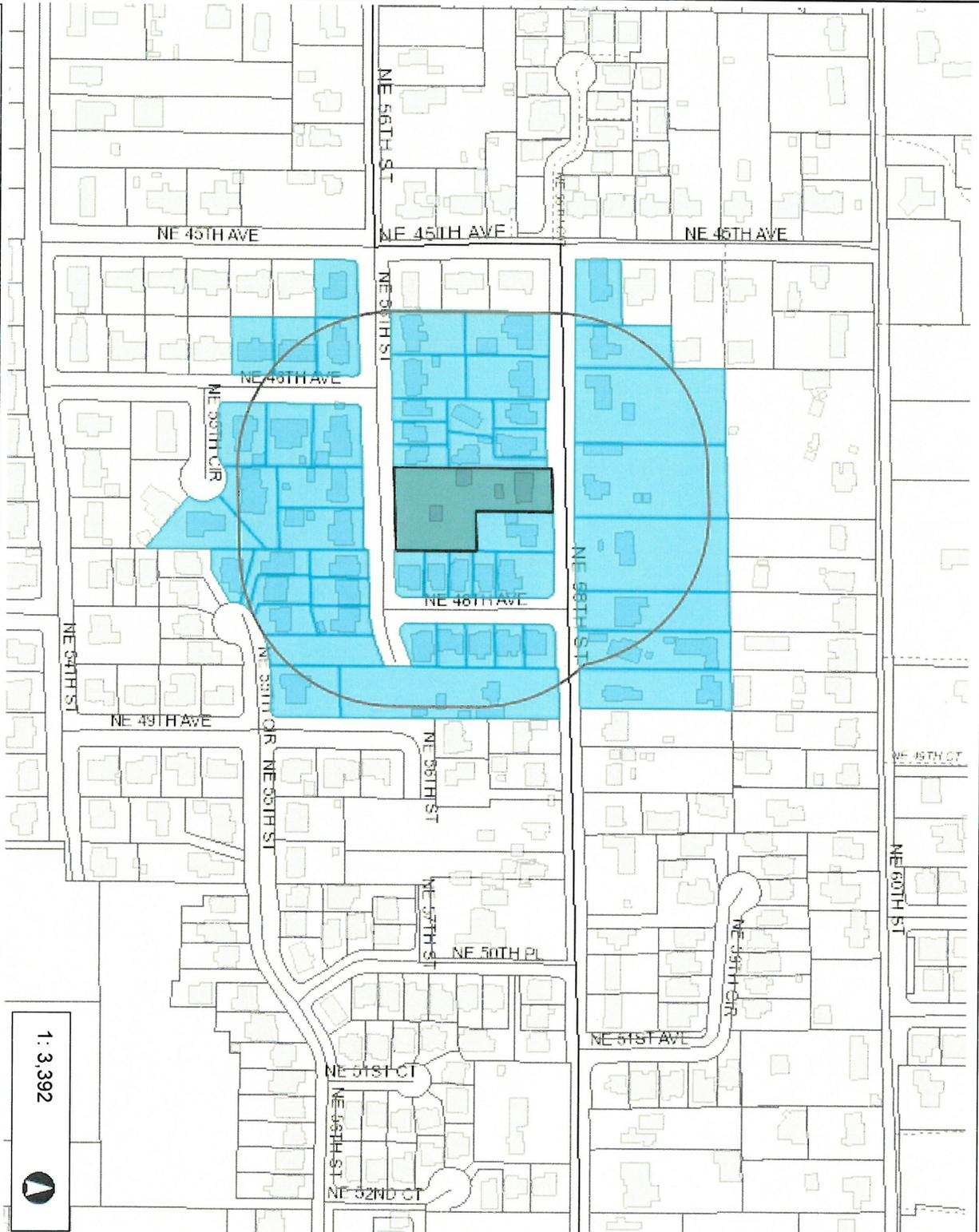
Mail: Attn: Amy Wooten, Project Planner
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

Email: amy.wooten@clark.wa.gov

Date of this notice: November 13, 2015



4609 NE 58th Street



565.4 0 282.68 565.4 Feet

WGS 1984 Web Mercator Auxiliary Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1 : 3,392




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

Notes:
300-foot radius

Affidavit of Mailing Type II Public/SEPA Notice

Project name: NE 58th Street Short Plat

Case number: PLD2015-00039

I, Amy Wooten, do hereby certify that on Friday, November 13, 2015, I deposited in the Community Development mail bin for courier to the United States Post Office at Vancouver, Washington, separate, sealed envelopes that contained a true and correct copy of the notice of application.

If applicable, I also certify that I sent the SEPA notice and the associated SEPA checklist via email to SEPA agencies who have agreed to receive email vs. regular mailed notices.

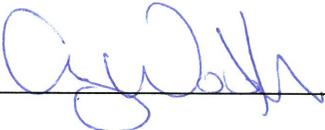
Signature:  Date: 11/13/2015

EXHIBIT #: 4

DS1236

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