

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 29, 2015

Project Name: Nielson Short Plat

Case Number: PLD2015-00032

Request: Short plat roughly 2 acres into five residential lots for detached housing in two phases in the R1-10 zoning district

Location: 16101 NE 22nd Avenue, Parcel 117892-015 in the Southeast Quarter of Sections 14, Township 3, Range 1 east of the Willamette Meridian

Applicant/: Harker Engineering
Attn: Norm Harker
12104 NW 7th Avenue
Vancouver, WA 98685
Phone - (360) 699-2206
E-mail - norm@harkerengineering.com

Owner: Cliff and Sallie Nielson
16101 NE 22nd Avenue
Vancouver, WA 98642

Neighborhood Association/Contact:

Fairgrounds, **Contact** - Bridget Schwarz (President), 2110 NW 179th Street, Ridgefield, WA 98642, **Phone** - (360) 573-5873, **E-mail** - bridget@bridge-i-t.com

Approval Standards/Applicable Laws

Clark County Code: 15 (Fire Prevention), 40.220.010 (Single-family Residential), 40.320 (Landscaping), 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); 40.610 (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



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

Application and Fully Complete Date

Application date: August 18, 2015
Fully Complete date: September 15, 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.

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

Email: richard.daviau@clark.wa.gov

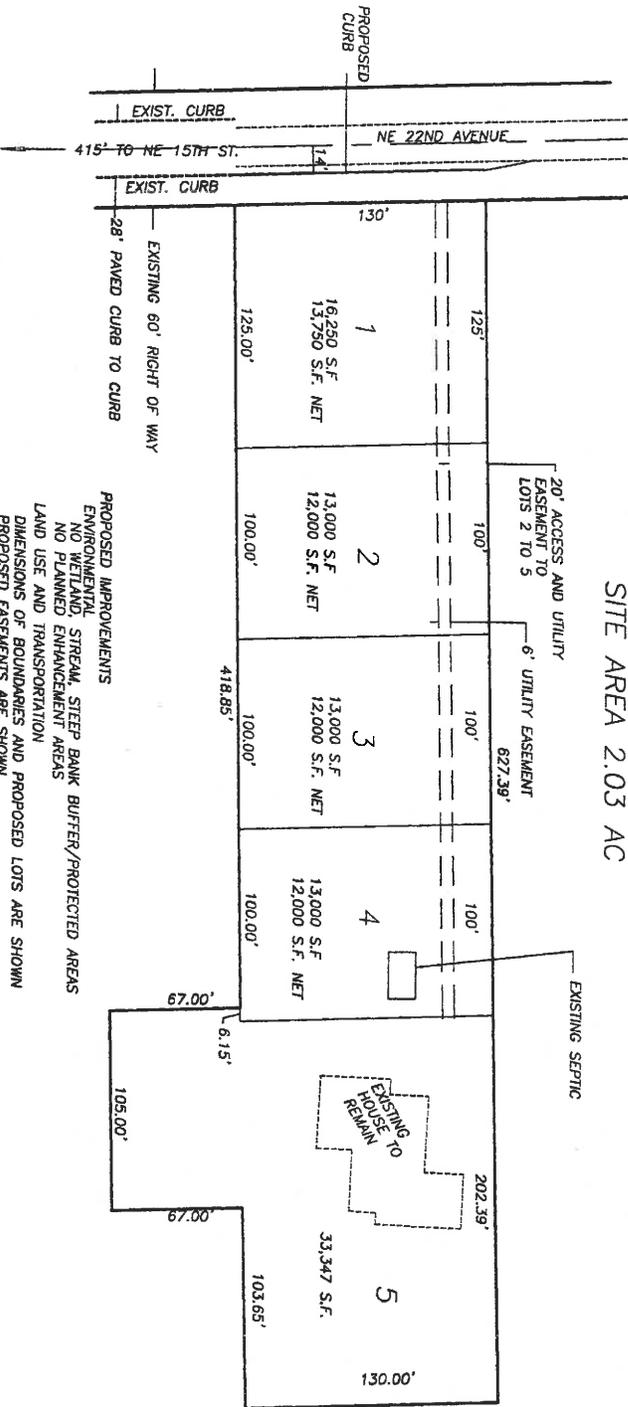
Date of this notice: October 14, 2015

PRELIMINARY PLAT

LOCATED IN THE SE 1/4 OF SECTION 14, T3N, R1E, W1M.
 SERIAL NUMBER 117892-015
 APRIL 12, 2015

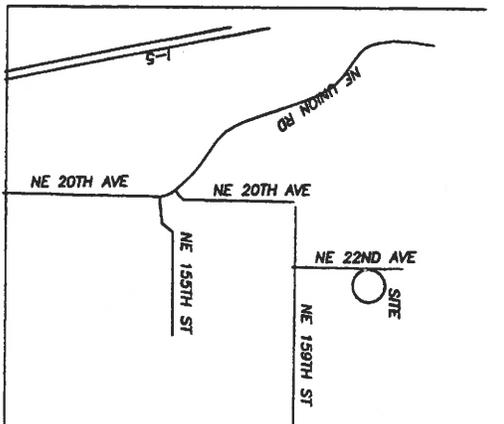
PROPOSED PLAN

SITE AREA 2.03 AC



PROPOSED IMPROVEMENTS
 ENVIRONMENTAL
 NO WETLAND, STREAM, STEEP BANK BUFFER/PROTECTED AREAS
 NO PLANNED ENHANCEMENT AREAS
 LAND USE AND TRANSPORTATION

DIMENSIONS OF BOUNDARIES AND PROPOSED LOTS ARE SHOWN
 PROPOSED EASEMENTS ARE SHOWN
 LOCATION OF THE EXISTING BUILDINGS TO REMAIN ARE SHOWN
 THE LOCATION AND WIDTH OF ROAD RIGHT OF WAYS ARE SHOWN
 THE PROPOSED ROAD RIGHT OF WAY FOR TRANSIT FACILITIES IS SHOWN
 NO ROAD SEGMENTS IN EXCESS OF 15 PERCENT GRADE ARE ON OR WITHIN 500 FEET OF THE SITE
 THE LOCATION, WIDTH AND SURFACE MATERIAL OF OFF-SITE ROADS ARE SHOWN
 THERE ARE NO CORNER LOTS OR DWELLS WHERE SITE DISTANCE STANDARDS CAN NOT BE MET
 THE PROPOSED ACCESS EASEMENT IS SHOWN
 THE PROJECT DOES NOT INCLUDE CU, MP, PUD, MX OR A SITE PLAN
LANDSCAPE PLAN
 NO URBAN AREA ARTERIAL OR COLLECTOR ROADWAYS PROPOSED TO REQUIRE LANDSCAPING
 NO ONSITE LANDSCAPED AREAS ARE PROPOSED.

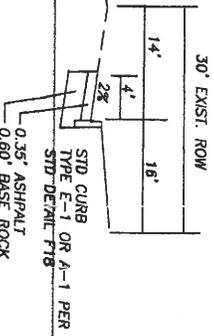


OWNER/ APPLICANT:
 CLIFF AND SALLIE NIELSON
 16101 NE 22ND AVE
 RIDGEFIELD WA 98642
 CSNIELSON@COMCAST.NET

CONTACT PERSON/ ENGINEER:
 HARKER ENGINEERING INC.
 12104 NW 7TH AVE
 VANCOUVER WA 98685
 360-699-2206
 NORM@HARKERENGINEERING.COM



NE 22ND AVENUE SECTION





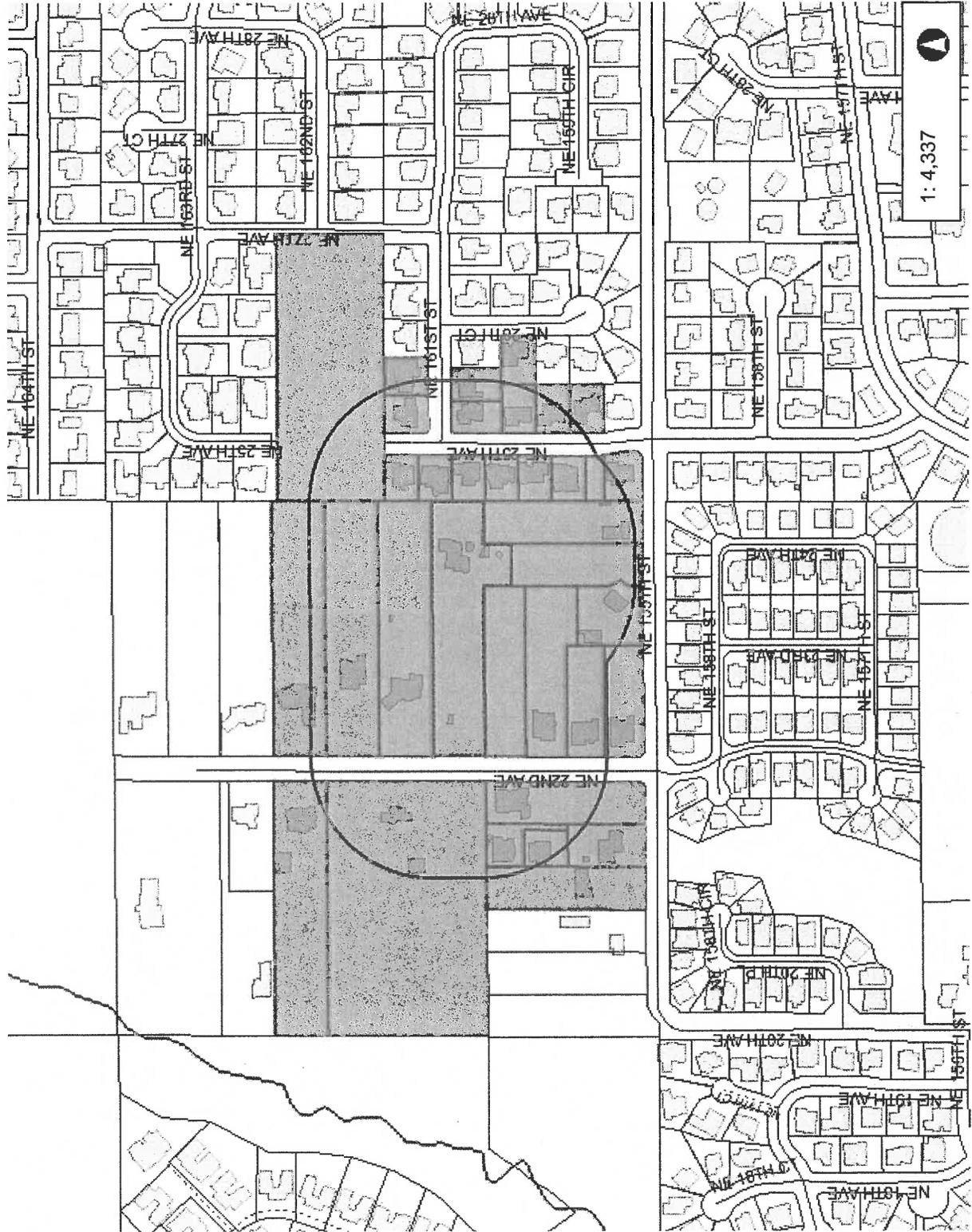
Nielson Short Plat 300' List



Legend

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

Notes:



1: 4,337



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.