

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: December 3, 2015

- Project Name:** YU RETAIL DEVELOPMENT
- Case Number:** PSR2015-00039; EVR2015-00040
- Request:** The applicant is requesting Site Plan Review approval for a 3 phase development consisting of a 14,000 square foot, 8,000 square foot and 3,400 square foot retail commercial buildings located on 2.06 acres in the GC zone district.
- Location:** East side of NE Highway 99 about 170 feet south of NE 88th Street
- Applicant:** RSV Building Solutions
1115 Esther Street, Suite A
Vancouver, WA 98660
(360)693-8830 betty@rsvbuilding.com
- Contact person:** Olson Engineering, Inc.
Mike Odren
222 E. Evergreen Blvd.
Vancouver, WA 98660
(360)695-1385; (360)695-8117 fax mikeo@olsonengr.com
- Property owner:** Yu Investment, LLC
11367 SW Artesa Court
Portland, OR 97225
Graceyu228@hotmail.com
- Staff contact:** Terri Brooks
- Neighborhood contact:** NE Hazel Dell Neighborhood Association
Laurel Collins, vice president laurel090807@gmail.com
2312 NE 94th Street, Vancouver, WA 98665
(360) 314-4771 Allen Jones ajones@comcast.net
E-mail Doug Ballou: Dougballou@comcast.net
- Legal description of property:** Tax lots 8 (97890000), #1 lot 7 (97881000), 5 & 6 & #2 lot 7 (97880000) and #1 lot 4 (97870000) of the subdivision of King Hill Acres located in the Southwest quarter of Section 2, Township 2 North,

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

Range 1 East of the Willamette Meridian

Plan/Zone designation: General Commercial with a Highway 99 Totem Town Center overlay

Approval Standards/Applicable Laws

Clark County Code: Title 15 (Fire Prevention), Section 40.230.010 (Commercial Districts), Section 40.320 (Landscaping), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.385 (Storm Water Drainage and Erosion Control), Sections 40.500 and 40.510 (Procedures), Section 40.520.040 (Site Plan Review), Section 40.570 (SEPA), Section 40.610 (Impact Fees), Appendix F (Highway 99 Overlay District Standards), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date

Application date: September 9, 2015

Fully Complete date: November 5, 2015

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.

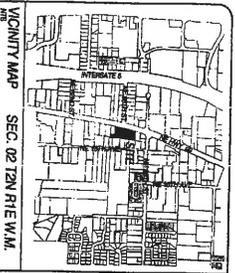
An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

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

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

Email: terri.brooks@clark.wa.gov

Date of this notice: November 17, 2015



VICINITY MAP SEC 02 T2N R1E W1M

SITE PLAN NOTES

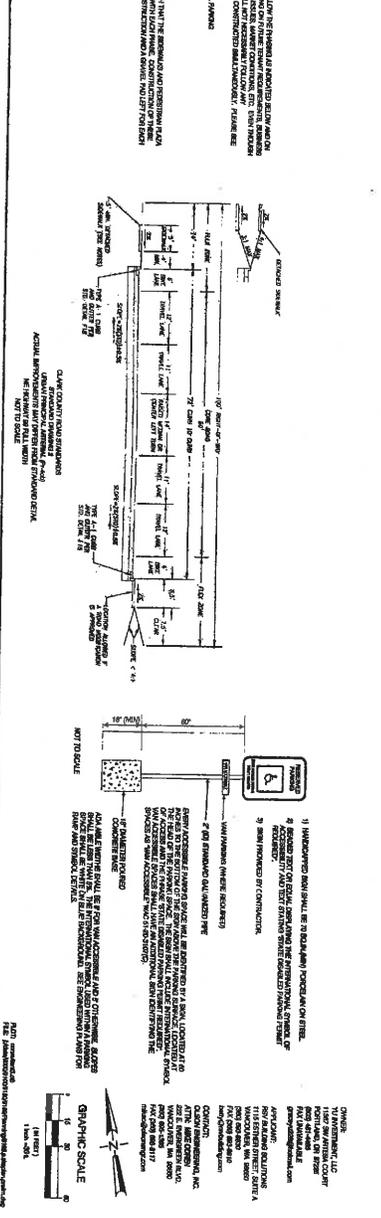
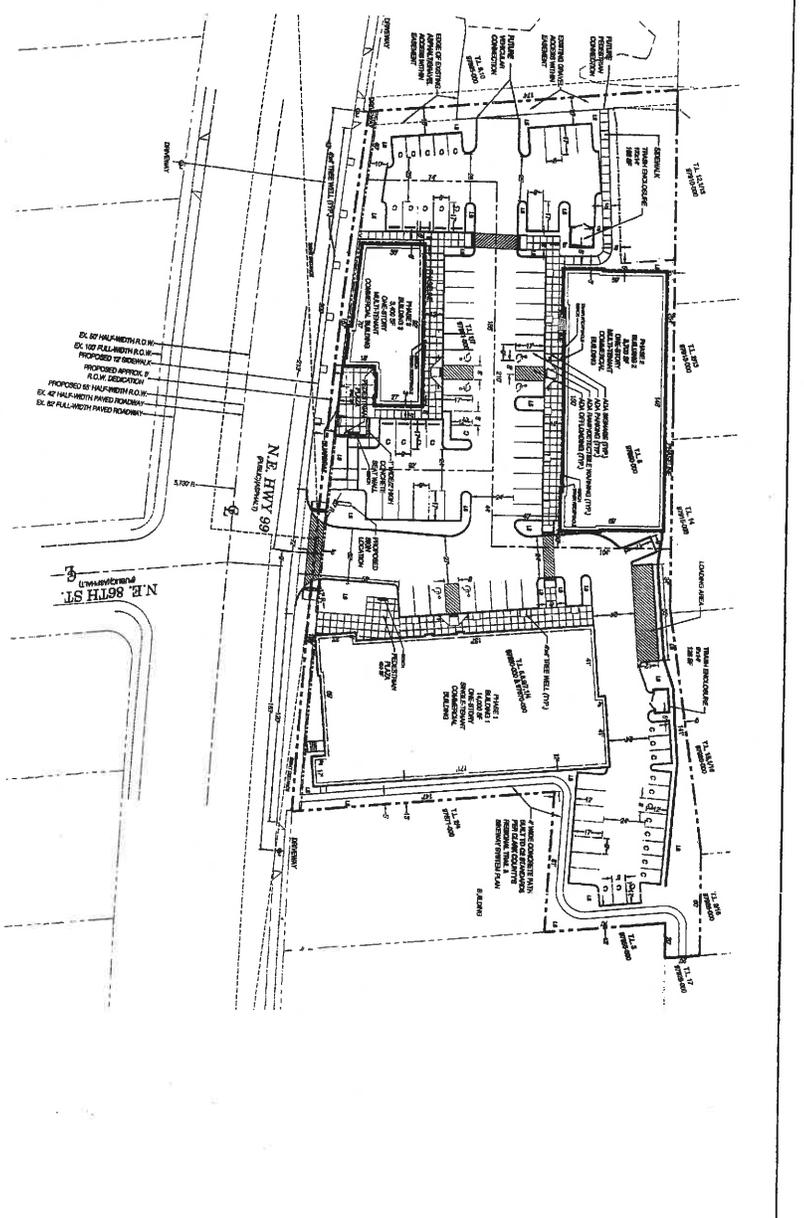
1. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF VANCOUVER AND THE BC LAND TITLE OFFICE.
2. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE BC LAND TITLE OFFICE.
3. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE BC LAND TITLE OFFICE.
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10. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE BC LAND TITLE OFFICE.

LEGEND

PROPOSED BUILDING
 PROPOSED DRIVEWAY
 PROPOSED SIDEWALK
 PROPOSED PARKING SPACE
 PROPOSED LANDSCAPE
 PROPOSED UTILITY
 PROPOSED FENCE
 PROPOSED SIGNAGE
 PROPOSED LIGHTING
 PROPOSED TREES
 PROPOSED SHRUBS
 PROPOSED GRASS
 PROPOSED ASPHALT
 PROPOSED CONCRETE
 PROPOSED BRICK
 PROPOSED STONE
 PROPOSED METAL
 PROPOSED WOOD

PHASING NOTE

PHASE 1 - CONSTRUCTION OF BUILDING 1
 PHASE 2 - CONSTRUCTION OF BUILDING 2
 PHASE 3 - CONSTRUCTION OF BUILDING 3
 PHASE 4 - CONSTRUCTION OF BUILDING 4
 PHASE 5 - CONSTRUCTION OF BUILDING 5
 PHASE 6 - CONSTRUCTION OF BUILDING 6
 PHASE 7 - CONSTRUCTION OF BUILDING 7
 PHASE 8 - CONSTRUCTION OF BUILDING 8
 PHASE 9 - CONSTRUCTION OF BUILDING 9
 PHASE 10 - CONSTRUCTION OF BUILDING 10



PRELIMINARY SITE AND PHASING PLAN FOR:

YU RETAIL DEVELOPMENT

CLSON LAND SURVEYORS
ENGINEERS

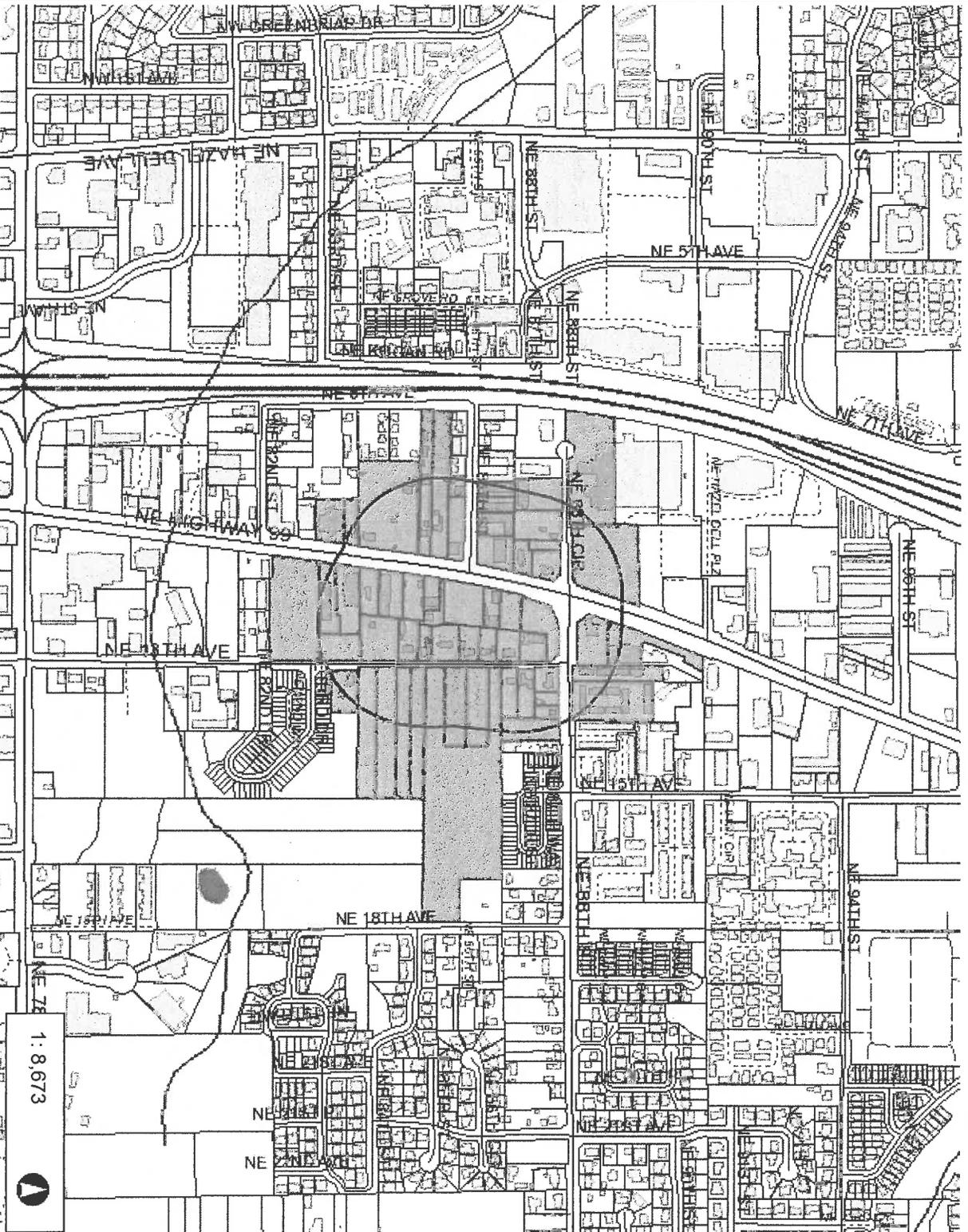
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, V6A 0B6

DATE: 11/15/2011
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO: 11-001

SHEET
SP1



Yu Retail Development 300' List



1,445.5

0

722.76

1,445.5 Feet

1 : 8,673



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapOnline" 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.



Legend

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

Notes: