NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)

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 (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: **COLE SHORT PLAT**

Case Number: **PLD2009-00026; BLA2009-00015; HAB2009-00001; EVR2009-00021**

Location: 22643 NE 109th Street

Request: The applicant is proposing to adjust the boundary lines on a 1.0 acre parcel and a 19.77 acre parcel to create reconfigured 1.0 acre and 19.77 acre parcels; and then to subsequently divide the resulting 19.77 acres into (4) four single-family residential lots located in the R-5 zone district.

Applicant/Contact: HFI Consultants
Tim Halme
10 South Parkway Avenue, Suite 201
Battle Ground, WA 98604
(360) 723-5523; (360) 723-5522 [fax]
tim@hficonsultants.com

Property Owner: Gary and Lanita Cole
22643 NE 109th Street
Vancouver, WA 98682

Staff Contact: Vicki Kirsher, Extension 4178

Neighborhood Contact:
Proebstel Neighborhood Association; Wendy Garrett; 3021 NE 72nd Drive, Suite 9; PM Box 109 ; Vancouver, WA 98661; 253-9659; E-mail: proebstelnawendy@yahoo.com

Legal Description of Property:

Lot 22 (208008) and Lot 68 (208166) located in the Southeast of Section 33; Township 3 North; Range 3 East of the Willamette Meridian

Plan/Zone Designation: Rural/R-5

Approval Standards/Applicable Laws:

Clark County Code Sections: 40.200 (General Provisions); 40.220.020 (Rural Districts, R-5); 40.320 (Landscaping and Screening); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.380 (Stormwater and Erosion Control); 40.430; 40.440 (Habitat Conservation); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.520.010 (Legal Lot Determination); 40.540.010 (Boundary Line Adjustments); 40.540.030 (Short Plats); 40.610 & 40.620 (Impact Fees); Title 14 (Buildings and Structures); 15.12 (Fire Code); Title 24 (Public Health); RCW 58.17 (State Platting Laws); and the Clark County Comprehensive Plan.

Application & Fully Complete Date:

Application Filed: 5/20/09
Fully Complete: 7/1/09 - On Hold 7/2/09 to 7/9/09

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 the submittal of additional information. Information regarding this application can be obtained by contacting **Vicki Kirsher** at **(360) 397-2375, Ext. 4178** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions): http://www.clark.wa.gov/commdev/active-landuseN.html

- Pre-Application Conferences and Public Land Use Hearing Agendas: http://www.clark.wa.gov/commdev/agendasN.asp

- Applications and Information Handouts for each Type of Land Use Permit: http://www.clark.wa.gov/commdev/applicationsN.html

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.

Please email comments to: vicki.kirsher@clark.wa.gov

Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1st floor.

Please address your written comments to:

Attn: Vicki Kirsher
Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: http://www.clark.wa.gov

Or contact Vicki at vicki.kirsher@clark.wa.gov

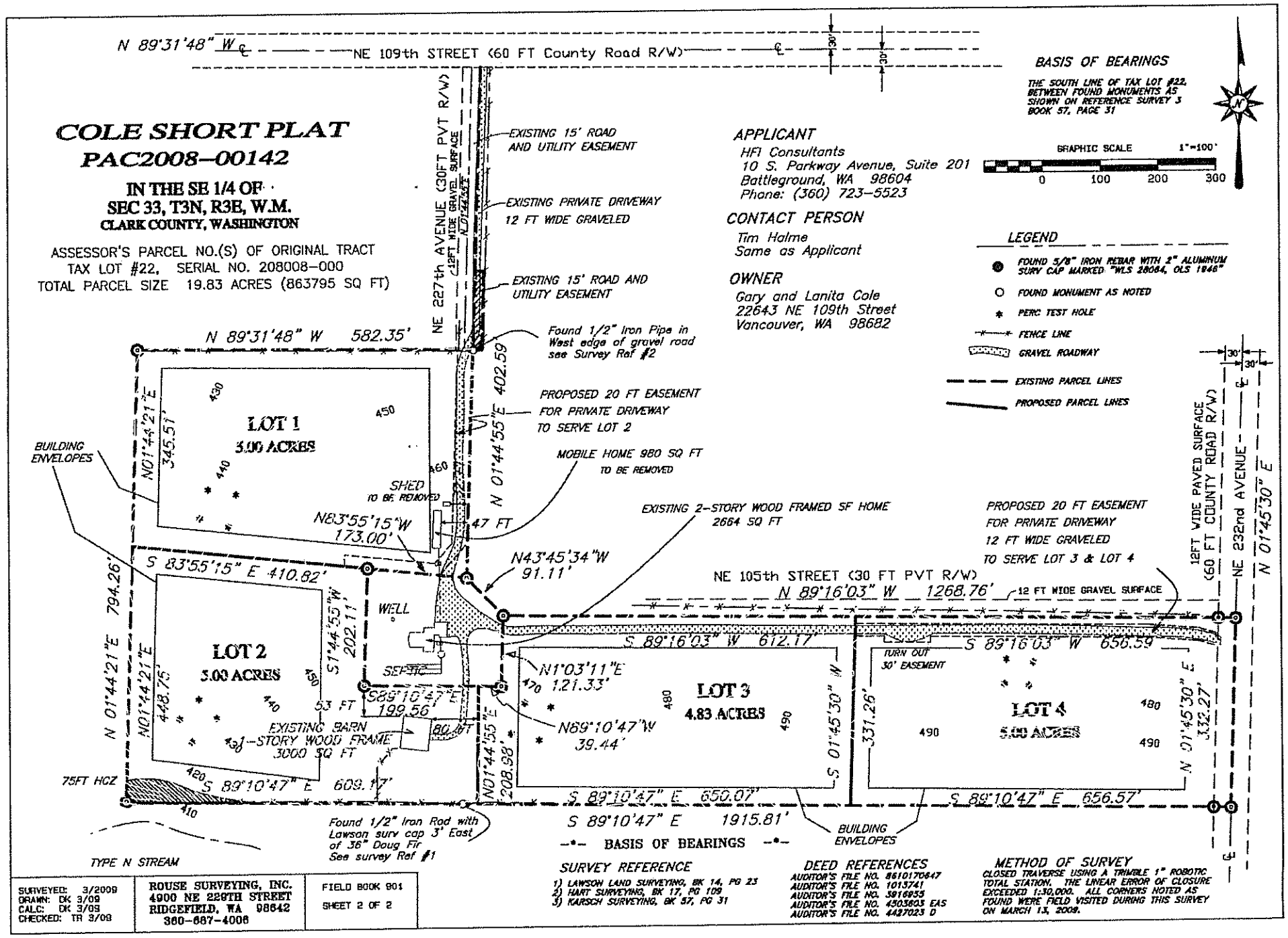
Date of This Notice: July 21, 2009

Closing Date for Public Comments:
August 5, 2009
(15 days from notice)

COLE SHORT PLAT
PAC2008-00142

IN THE SE 1/4 OF
SEC 33, T3N, R3E, W.M.
CLARK COUNTY, WASHINGTON

ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT
TAX LOT #22, SERIAL NO. 208008-000
TOTAL PARCEL SIZE 19.83 ACRES (863795 SQ FT)



BASIS OF BEARINGS

THE SOUTH LINE OF TAX LOT #22, BETWEEN FOUND MONUMENTS AS SHOWN ON REFERENCE SURVEY 3 BOOK 57, PAGE 31

GRAPHIC SCALE 1"=100'
0 100 200 300

APPLICANT
HFI Consultants
10 S. Parkway Avenue, Suite 201
Battleground, WA 98604
Phone: (360) 723-5523

CONTACT PERSON
Tim Holme
Same as Applicant

OWNER
Gary and Lanita Cole
22643 NE 109th Street
Vancouver, WA 98682

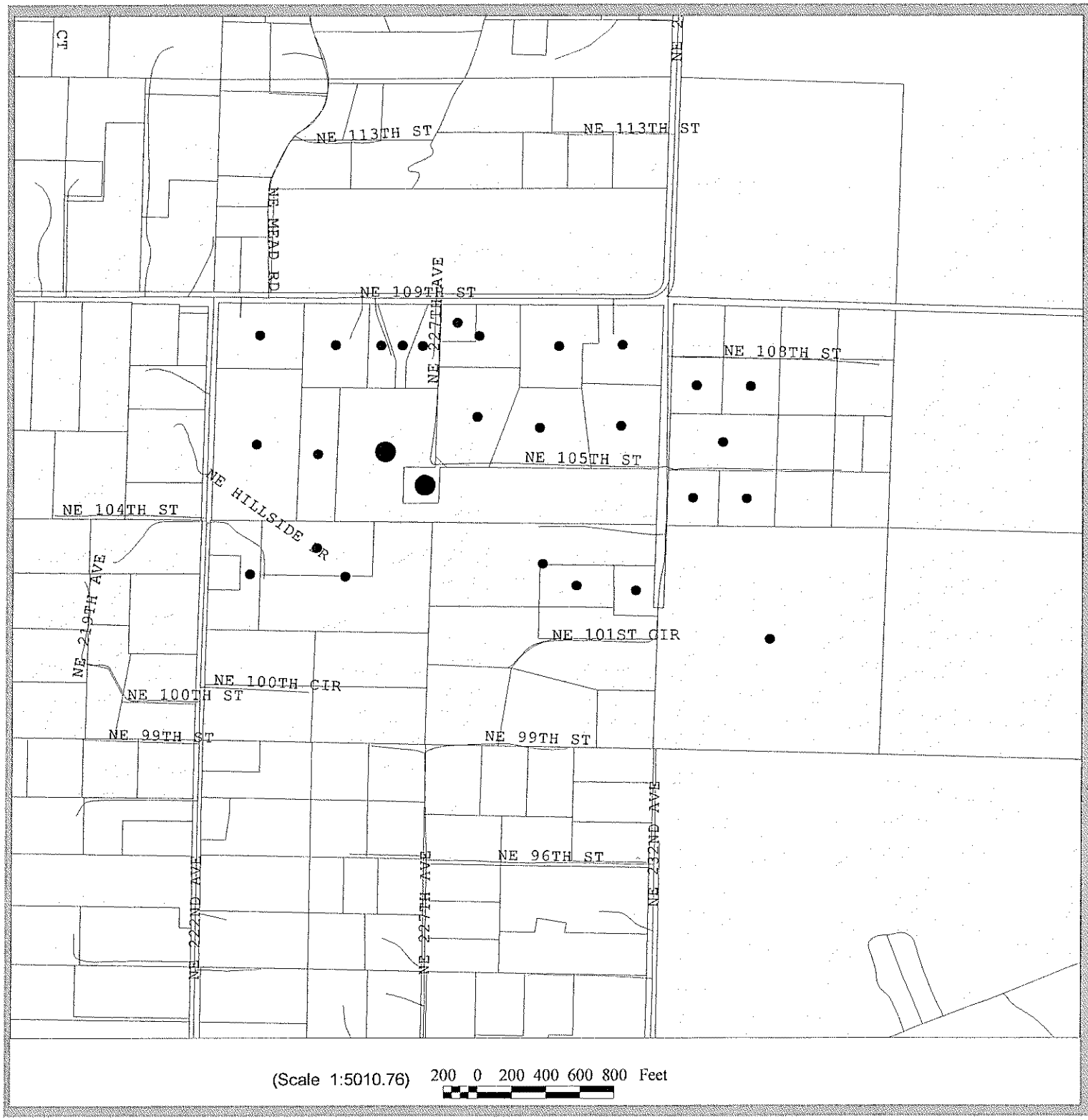
LEGEND
- FOUND 5/8" IRON REBAR WITH 2" ALUMINUM SURV CAP MARKED "WLS 28064, OLS 1946"
- FOUND MONUMENT AS NOTED
- PERC TEST HOLE
- FENCE LINE
- GRAVEL ROADWAY
- EXISTING PARCEL LINES
- PROPOSED PARCEL LINES

SURVEY REFERENCE
1) LAWSON LAND SURVEYING, BK 14, PG 23
2) HART SURVEYING, BK 17, PG 109
3) KARSCH SURVEYING, BK 57, PG 31

DEED REFERENCES
AUDITOR'S FILE NO. 8610170647
AUDITOR'S FILE NO. 1013741
AUDITOR'S FILE NO. 3916955
AUDITOR'S FILE NO. 4303603 EAS
AUDITOR'S FILE NO. 4427023 D

METHOD OF SURVEY
CLOSED TRAVERSE USING A TRIMBLE 1" ROBOTIC TOTAL STATION. THE LINEAR ERROR OF CLOSURE EXCEEDED 1:30,000. ALL CORNERS NOTED AS FOUND WERE FIELD VISITED DURING THIS SURVEY ON MARCH 13, 2009.

SURVEYED: 3/2009 DRAWN: DK 3/09 CALC: DK 3/09 CHECKED: TR 3/09	ROUSE SURVEYING, INC. 4900 NE 229TH STREET RIDGEFIELD, WA 98642 360-687-4006	FIELD BOOK 901 SHEET 2 OF 2



Owners of property that were sent notice

SE 1/4 of Section 33 T3R3E WM

Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads

Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: Jul 20, 2009
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuraces that may be present.

N