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: **WELSH-CURTIS SHORT PLAT**

Case Number: **PLD2009-00035; GEO2009-00014**

Location: 3113 NW Bliss Road

Request: The applicant is requesting to short plat 1.34 acres into two single-family residential lots located in the R1-7.5 zone district.

Applicant:
Bruce A. Neill
Neill Real Estates Services, LLC
12913 NE 41st Street
Vancouver, WA 98682
(360)260-1028; (360)254-1847 fax
bruceneill@comcast.net

Contact Person: Same as applicant

Property Owner:
Welsh-Curtis Living Trust
George W. Welsh-Trustee
1514 Columbia Street
Vancouver, WA 98660

Staff Contact: Richard Daviau, Extension 4895 or Travis Goddard, Extension 4180

Neighborhood Contact:
Felida Neighborhood Association, Jamie Allen, President, PO Box 61552
Vancouver, WA 98666, 573-4030, E-mail: gaudeamus@earthlink.net

Legal Description of Property: (Parcel Number 184808-000) Southeast Quarter of Section 20, Township 3 North, Range 1 East of the Willamette Meridian

Plan/Zone Designation: R1-7.5

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Section 40.220.010 (Single-Family Residential District), Section 40.260 (Special Uses & Standards), Section 40.350 (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.380 (Storm Water Drainage and Erosion Control), Section 40.430 (Geologic Hazard Areas), Sections 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determinations), Section 40.540 (Land Division Ordinance), Section 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan.

Application & Fully Complete Date:

Application Filed: 6/30/09
Fully Complete: 7/10/09

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 **Richard Daviau at (360) 397-2375, Ext. 4895** 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: richard.daviau@clark.wa.gov and/or travis.goddard@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: Richard Daviau
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 Richard at richard.daviau@clark.wa.gov

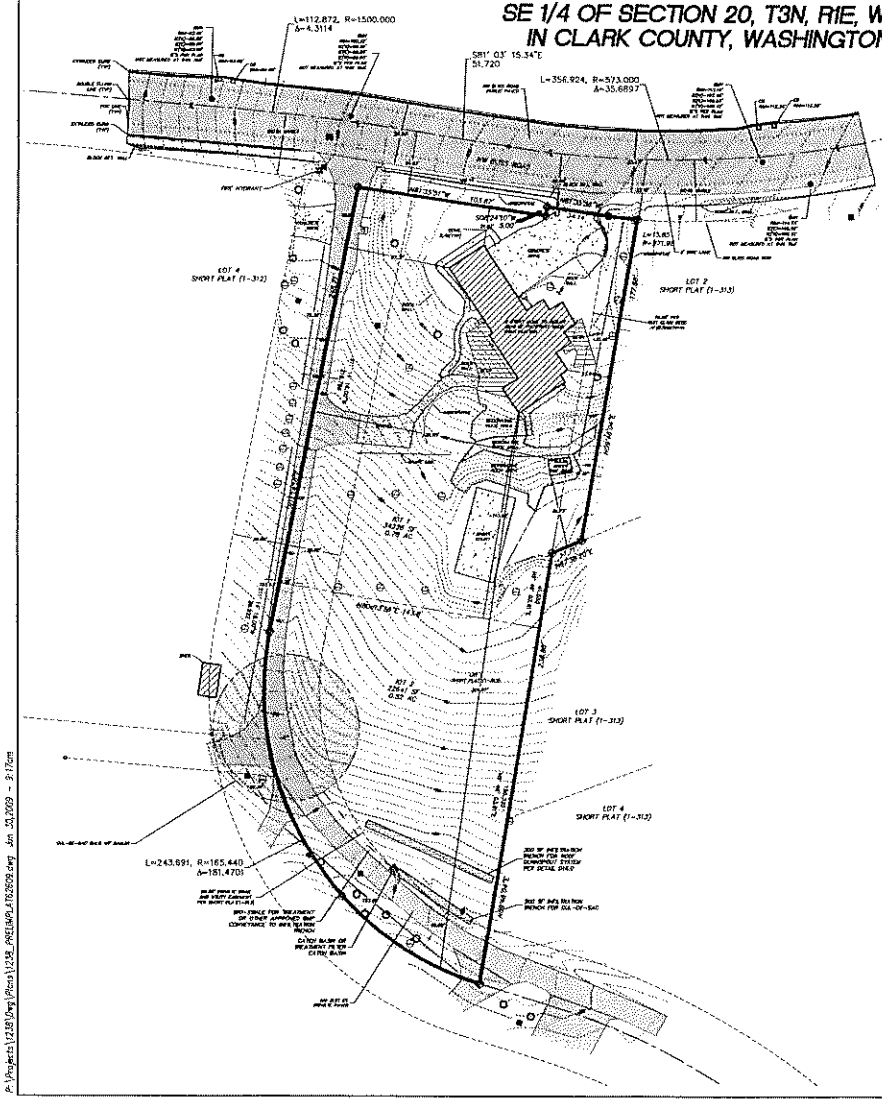
Date of This Notice: July 24, 2009

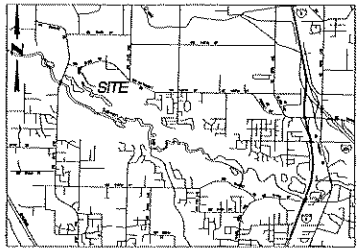
Closing Date for Public Comments:
August 8, 2009

WELSH-CURTIS SHORT PLAT

PRELIMINARY APPLICATION EXISTING AND PROPOSED CONDITIONS

SE 1/4 OF SECTION 20, T3N, R1E, W.M., IN CLARK COUNTY, WASHINGTON





VICINITY MAP
NTS

SITE DATA

SETBACKS:
FRONT: 20 FT (GARAGE)
20 FT (HOME)
SIDE: 5 FT
REAR: 5 FT

LOT AVERAGING (2 LOTS)

	22,641 SF ±
	34,226 SF ±
AVERAGE LOT AREA	28,433.5 SF ±

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

PROJECT CONTACTS

APPLICANT/CONTACT: BRUCE A. NIELL
NIELL REAL ESTATE SERVICES, LLC
12913 NE 41ST STREET
VANCOUVER, WA 98682
(360) 260-1028

ENGINEER: BYRON WOLTERSDORF, P.E.
MOSS & ASSOCIATES, INC.
717 NE 61st STREET, SUITE 202
VANCOUVER, WA 98665
(360) 260-9400 EXT. 24

PROPERTY OWNER: WELSH-CURTIS LIVING TRUST
GEORGE W. WELSH-TRUSTEE
1514 COLUMBIA STREET
VANCOUVER, WA 98660

PROJECT DATA

PROJECT DATA SOURCE :	CLARK COUNTY GIS
PROJECT LOCATION :	3113 NW BLISS RD VANCOUVER, WA 98685
PROPERTY ID NO. :	184808
ZONING DESIGNATION :	R1-7.5
COMP. PLAN DESIGNATION :	UL
AREA :	1.3 Acres/ 58,667 SF± (LATITUDES SURVEY)
SOIL TYPES :	HoB - NON HYDRIC 9% OF PARCEL HoD - NON HYDRIC 75% OF PARCEL HoG - NON HYDRIC 16% OF PARCEL
BUS STOP :	SCHOOL BUS STOP EXISTS @ NW 29TH AND BLISS WITHIN 300 FEET OF DEVELOPMENT
FIRE DISTRICT :	FIRE DISTRICT 6
WATER PURVEYOR :	CLARK PUBLIC UTILITIES
SEWER PURVEYOR :	CLARK REGIONAL

THERE ARE NO WATER COURSES, AREAS WITHIN DESIGNATED 100 YEAR FLOODPLAINS, WATER BODIES OR KNOWN WETLANDS, UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS, SIGNIFICANT WILDLIFE HABITAT OR VEGETATION OR SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES KNOWN TO BE ON SITE OR IN THE IMMEDIATE VICINITY.

NOTES

1. PLAN BASED ON GIS AND AERIAL IMAGERY AND SURVEY FROM LATITUDES NW CONFIRMING LOCATIONS OF EXISTING IMPROVEMENTS.
2. STORMWATER RUNOFF WILL BE TREATED AND RETAINED. STORMWATER FACILITY TO BE INFILTRATION W/ AN EMERGENCY OVERFLOW.
3. THE NEAREST FIRE HYDRANT IS LOCATED NEAR THE INTERSECTION OF NW 31ST CT AND NW BLISS ROAD.
4. EROSION CONTROL MEASURES TO BE UTILIZED TO PREVENT SEDIMENTATION FROM LEAVING THE SITE. SEE NARRATIVE.
5. A SITE SLOPE ANALYSIS WAS COMPLETED BY MIA MAHEDY-SECTON, P.E. OF RAPID SOIL SOLUTIONS. SEE REPORT IN APPLICATION.
6. ARCHAEOLOGICAL PRE-DETERMINATION NOT NEEDED BECAUSE NO SEPA WITH THIS PROJECT.
7. THE NEAREST TRANSIT STOP EAST BOUND IS AT THE INTERSECTION OF NW BLISS ROAD AND NW 26TH AVE. IT IS WITHIN 2000 FT OF THE SITE.
8. FIRE HYDRANT IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF NW BLISS ROAD AND NW 31ST CT.
9. PER EVR 2009-00016 MINOR ROAD MODIFICATION REQUESTED AND APPROVED.
10. ROAD WIDTHS WITHIN 500 FEET OF THE SITE ARE IN EXCESS OF 20-FEET WIDE.

REVISIONS		DATE
	1	
	2	
	3	
	4	
	5	

DESIGNED BY	DATE
WKS	12/11/08
DRAWN BY	PROJECT NUMBER
WKS	1228
CHECKED BY	
BAW	

WELSH-CURTIS SHORT PLAT

PRELIMINARY PLAT

MOSS & ASSOCIATES
717 NE 61ST STREET, SUITE 202
VANCOUVER, WA 98665
P. (360) 260-9400
F. (360) 260-1300
www.mossandassociates.net
Development Planning and Engineering

SHEET 1 OF 1

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Owners of property that were sent notice

SE 1/4 of Section 20 T3R1E 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 24, 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.

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