

## 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 30, 2016**

**Project Name:** 94<sup>th</sup> AVE SHORT PLAT

**Case Number:** PLD2016-00020

**Location:** 6604 NE 94<sup>th</sup> Avenue

**Request:** The applicant is requesting the short plat review and approval to divide .86 acres into 4 single-family residential lots located in the R1-7.5 zoning district.

**Applicant/Contact:** Haywood Uskoski & Associates  
Valerie Uskoski  
400 E Evergreen Blvd.  
Vancouver, WA 98660  
**Phone:** (360)831-3821  
**Email:** [Valerie@huaconsulting.com](mailto:Valerie@huaconsulting.com)

**Property owner:** Norris Properties, LLC  
311 Monterey Way  
Vancouver, WA 98661

**Staff contact:** Melissa Curtis  
**Phone:** (360) 397-2375 extension 5870  
**Email:** [Melissa.curtis@clark.wa.gov](mailto:Melissa.curtis@clark.wa.gov)

**Neighborhood contact:** Maple Tree Neighborhood Association  
Kathy Neary  
**Phone:** (360) 892-5240  
**Email:** [mapletreena1@gmail.com](mailto:mapletreena1@gmail.com)

**Legal description of property:** Tax lot 41 of Fourth Plain HD lots 4; of the SW1/4 of Section 09, T2N, R2E; Parcel 105362-000.

Revised 7/9/13



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: (360) 397-2375 Fax: (360) 397-2011  
[www.clark.wa.gov/development](http://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](mailto:ADA@clark.wa.gov)

**Plan/Zone** UL/R1-7.5  
**designation:**

### **Approval Standards/Applicable Laws**

Clark County Code: Title 14 (Building Safety), Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), 40.540 (Land Division Ordinance), 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 13, 2016

Fully Complete date: November 1, 2016

### **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.5870, visiting the Clark County Permit Center, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at [www.clark.wa.gov/development](http://www.clark.wa.gov/development).

### **Community Development Web site - [www.clark.wa.gov/development](http://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.

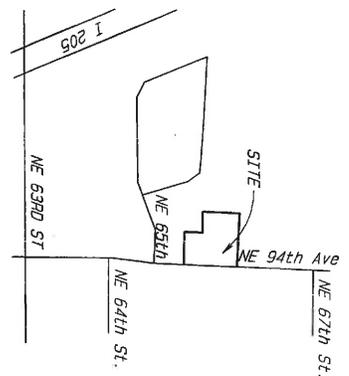
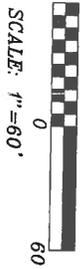
Mail: Attn: Melissa Curtis  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

Email: [Melissa.curtis@clark.wa.gov](mailto:Melissa.curtis@clark.wa.gov)

**Date of this notice: November 15, 2016**

# 94TH AVE SHORT PLAT

A FOUR LOT SHORT PLAT OF PARCEL 105362000  
IN  
CLARK COUNTY, WA



VICINITY MAP  
NTS

### PROPERTY INFORMATION:

SITE ADDRESS: 6604 NE 94TH AVE  
CURRENT USE: RESIDENTIAL (2 DUPLXES, 1 SF RESIDENCE)  
PROPOSED USE: 4 SF RESIDENTIAL LOTS  
PARENT PARCEL AREA = 0.86 AC  
ROW DEDICATION = 0.04 AC  
AVERAGE LOT AREA = 8984 SF  
SMALLEST LOT = 8460 SF  
LARGEST LOT = 9696 SF

### BPA EASEMENT NOTE:

APPROXIMATELY THE NORTHERLY 50' OF LOTS 1, 2, AND 3 IS ENCUMBERED BY A BPA EASEMENT (E 565172). NO BUILDING STRUCTURES ARE ALLOWED WITHIN THE EASEMENT. DRIVEWAYS AND UNDERGROUND UTILITIES WILL BE LOCATED WITHIN THE EASEMENT.

### UTILITY AND DRIVEWAY EASEMENT NOTE

THE PARENT PARCEL IS SUBJECT TO A 20-FOOT DRIVEWAY EASEMENT THROUGH THE PROPOSED LOT 4, TO THE BENEFIT OF PARCEL 105360000 (6600 NE 94TH AVENUE). THE DRIVEWAY WILL BE CONSTRUCTED IN A SEPARATE PROJECT, UNDER A SEPARATE PERMIT. FOR PURPOSES OF STORMWATER DESIGN, WE ARE ASSUMING IT WILL BE 12' A.C.

### DRIVEWAY SURFACE NOTE

DRIVEWAYS WILL BE CONSTRUCTED UNDER SEPARATE PROJECTS UNDER INDIVIDUAL BUILDING PERMITS. SURFACE WILL BE EITHER CONCRETE OR ASPHALT. WIDTHS WILL COMPLY WITH COUNTY CODE.

**OWNER:**  
NORRIS PROPERTIES, LLC  
ATTN: TREVOR HAYWARD  
400 E Evergreen Blvd. #202  
VANCOUVER WA 98660  
360-450-4134



HAYWARD USKOSKI  
& ASSOCIATES

**APPLICANT:**  
HAYWARD USKOSKI AND ASSOCIATES  
CONTACT: VALERIE USKOSKI  
400 E EVERGREEN BLVD #202  
VANCOUVER WA 98660  
(360) 831-3824

