

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: February 24, 2016

Project Name: BENKE SHORT PLAT

Case Number: PLD2015-00042; GEO2015-00022; EVR2015-00049

Request: Land division approval to divide 1.48 acres into 3 single-family residential lots located in the R1-7.5 zone district. Also requested is a modification to the road standards to allow access for 2 lots onto NE 117th Street.

Location: West side of NE Hazel Dell Avenue between NE 117th Street and NE Bassel Road

Applicant: Gary Benke
12610 NW 19th Avenue
Vancouver, WA 98685
(360)904-4724
glbenke@gmail.com

Contact person: Barbieri & Associates, Inc.
John Barbieri
7017 NE Hwy 99 Suite 204
Vancouver, WA 98665
(360)695-1001; (360)695-6182 fax
john@barbieriandassociates.com

Property owner: Same as applicant

Staff contact: Terri Brooks

Neighborhood contact: Felida Neighborhood Association
Dr. Milada Allen, president
P.O. Box 61552, Vancouver, WA 98666
(360) 573-4030 Email: gaudeamus@earthlink.net

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

Legal description of property: Tax lot 56 (187128-000) located in the Northeast quarter of Section 34, Township 3 North, Range 1 East of the Willamette Meridian

Plan/Zone designation: Urban Low/R1-7.5

Approval Standards/Applicable Laws

Clark County Code Sections: 40.200 (General Provisions); 40.220.010 (Single-Family Residential Districts, R1-10); 40.330 (Geologic Hazard); 40.350.010 (Pedestrian/Bicycle Circulation); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.385 (Stormwater and Erosion Control); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.610 & 40.620 (Impact Fees); Title 15(Fire Code); Title 24 (Public Health);and RCW 58.17 (State Platting Laws).

Application and Fully Complete Date

Application date: October 29, 2015
 Fully Complete date: January 13, 2016
 (The application was on hold for 17 days for additional information)

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.4885, 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: Terri Brooks
 Department of Community Development
 P.O. Box 9810

Vancouver, WA. 98666-9810

Email: terri.brooks@clark.wa.gov

Date of this notice: February 9, 2016

