

## 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 14, 2016**

**Project Name:** MAPLE MANOR SHORT PLAT

**Case Number:** PLD2016-00022 / VAR2016-00013 / SEP2016-00050

**Request:** 7001 NE 107<sup>th</sup> Avenue

**Location:** The applicant is requesting Short Plat and Variance approval to subdivide 0.69 acres into 4 residential building lots including 3 single family lots and 1 duplex lot located in the R1-6 zoning district. The variance is to allow the single family lots to be less than 50 feet wide.

**Applicant/Contact:** Sterling Design, Inc.  
2208 E. Evergreen Blvd.  
Vancouver, WA 98661  
(360) 759-1794  
[joel@SterlingDesign.biz](mailto:joel@SterlingDesign.biz)

**Property owner:** Patrick Robinson  
323 NW 150<sup>th</sup> Way  
Vancouver, WA 98685

**Staff contact:** Jan Bazala  
(360) 397-2375 #4499  
[Jan.bazala@clark.wa.gov](mailto:Jan.bazala@clark.wa.gov)

**Neighborhood contact:** Maple Tree Neighborhood Association – Inactive  
  
Neighborhood Associations Council of Clark County (NACCC)  
Doug Ballou, Chair  
E-mail: [dougballou@comcast.net](mailto:dougballou@comcast.net)  
(360) 573-3314  
Art Stubbs, Vice Chair

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)

Email: [sixsplus8@aol.com](mailto:sixsplus8@aol.com)  
(360) 882-1104

**Legal description of property:** NE ¼ of Section 9, T2N, R2E; taxlot 106710-000

**Plan/Zone designation:** UL/R1-6

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

Clark County Code: Title 15 (Fire Prevention), 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 Drainage and Erosion Control), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.550.020 (Variances), Section 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 30, 2016  
Fully Complete date: October 14, 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.4319, 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: Jan Bazala  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

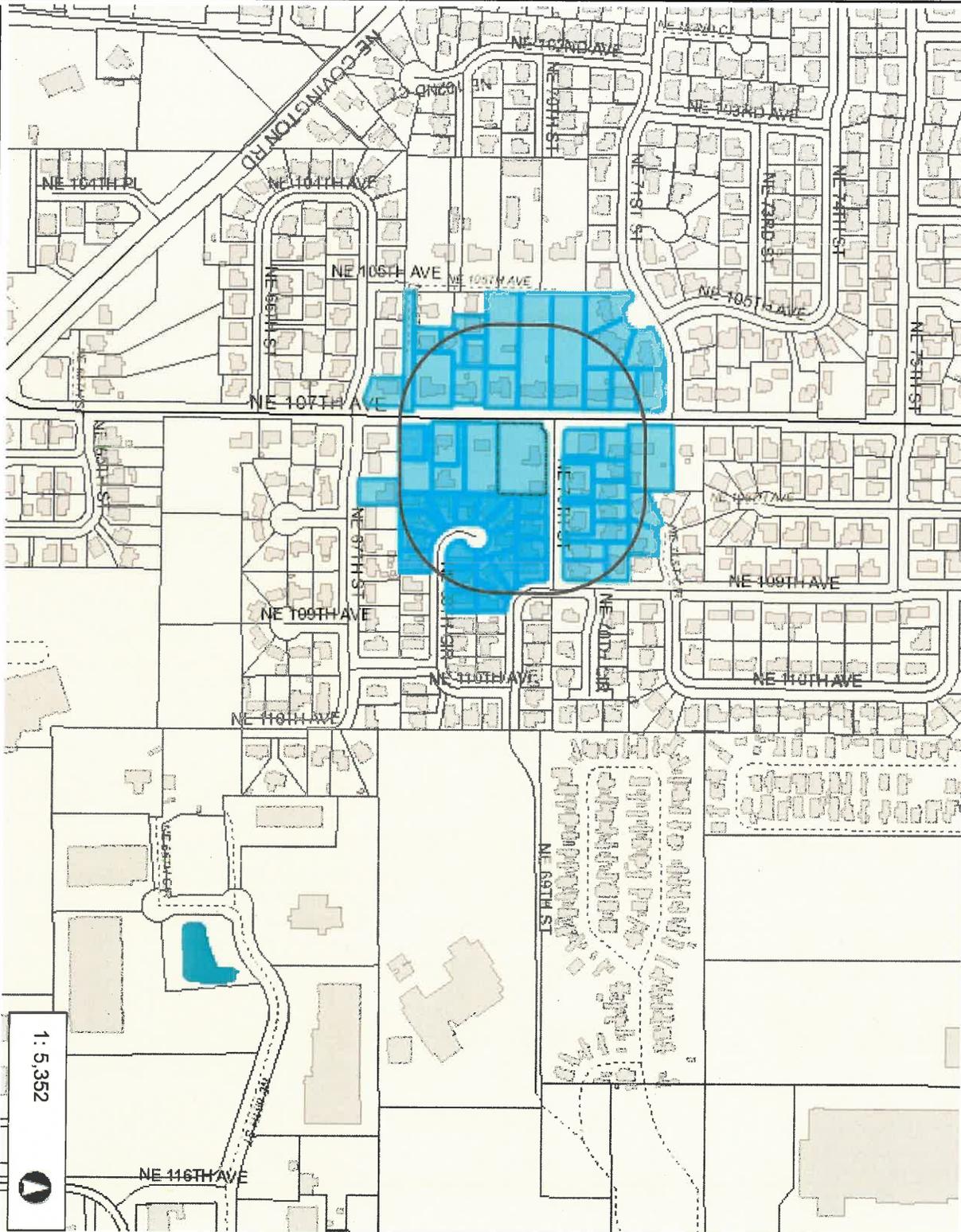
Email: [jan.bazala@clark.wa.gov](mailto:jan.bazala@clark.wa.gov)

**Date of this notice: October 28, 2016**





# Maple Manor Short Plat 300' List



892.0  
0  
445.99  
892.0 Feet  
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.

1 : 5,352



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

Notes: