



Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660
 PO Box 1995 ~ Vancouver, WA 98668
 Phone (360) 487-7800
 www.cityofvancouver.us

Type Of Work		
<input type="checkbox"/> Type I	<input type="checkbox"/> Type II	<input type="checkbox"/> Type III
<input type="checkbox"/> Type IV	<input type="checkbox"/> Tree Removal Only **	
Use Type (Check One Box Only)		
<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family
<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Duplex
<input type="checkbox"/> Wireless Communications Facility (new) <i>please see VMC 20.890</i>		
Process Type		
<input type="checkbox"/> Standard		<input type="checkbox"/> Streamline

Project Site Information And Location	
Project site address:	1004 Washington St, Vancouver, WA 98660
Suite/bldg./apt #:	
Project name:	Exterior Wall Decor
Tax Assessor Serial Number:	
Nearest intersection if no site address:	

Description Of Project
Will be placing a fake wood corner wall with tension rods as support
There will be no major alteration to the building. The corner wall will be fully removable. No screws will penetrate the wall whatsoever.

PROPERTY OWNER	
Name	Dean Irving/ Marketplace LLC
Address:	1104 Main Street Ste 668
City/State/Zip:	Vancouver, WA 98660
Phone:	(360) 737-8929
E-mail:	Tammy_gladson@msn.com

APPLICANT	
Name	Jorge Castro
Address:	1004 Washington St
City/State/Zip:	Vancouver, WA 98660
Phone:	(503) 548-8669
E-mail (required):	jorgestequilafactory@gmail.com

ELECTRONIC PLANS SUBMITTER*	
Name	
Address:	
City/State/Zip:	
Phone:	
E-mail (required):	
ePermits Username (if existing account)	

Additional Information		
Special Review Type: (if applicable)	<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> Other
	<input type="checkbox"/> Unoccupied Commercial/Utility Structure	
Plan Approval Type: (if applicable)	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Detailed <input type="checkbox"/> Hybrid
	Sewage Disposal: <input type="checkbox"/> Septic <input type="checkbox"/> Public	
Water Source:	<input type="checkbox"/> Private Well <input type="checkbox"/> Public	
# of Units:		
# of Proposed Lots:		
# of Acres:		
Size:	<input type="checkbox"/> Up to 25 acres	<input type="checkbox"/> Over 25 acres
Impervious Area sf:		
Square Feet:	Ground Floor:	
	Upper Floor:	

Notice

I/we understand that per VMC 20.210.090 (Review for Counter Complete Status), if it is determined that the application is not complete, the City shall immediately reject and return the application.

If submitting electronically, I/we understand that if my electronic plan submission is deemed to be incomplete I will receive notification after the prescreening process and review will not begin.

I/we agree that City of Vancouver staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.

Required Signatures	
Applicant signature:	
Print name:	Dean Irving
Date:	8-13-18
Property Owner signature:	
Print name:	Jorge Castro
Date:	

* Please note that the contact listed as "Electronic Plans Submitter" should be the individual responsible for accessing ePlans, (electronic plan review software), and will receive all ePlans correspondence.

APPLICATION SUB TYPES			
Please check all applicable boxes and enter information where necessary			
<input type="checkbox"/> Archaeological Predetermination (fill out supplemental application)			
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Land Extensive	<input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Unoccupied Com/Utility Structure	
<input type="checkbox"/> Boundary Line Adjustment	# of lots to be reviewed:		
<input type="checkbox"/> Comprehensive Plan Amendment			
<input type="checkbox"/> Conditional Use Permit	Type of Use:		
	Civil Review required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Covenant Release			
<input type="checkbox"/> Critical Areas Permit (fill out supplemental application)	<input type="checkbox"/> Minor Exception	<input type="checkbox"/> Reasonable Use	
	Area Types:		
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Freq. Flooded	
	<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Wetlands	
<input type="checkbox"/> Design Review (contact case manager for submittal requirements)	<input type="checkbox"/> Vancouver Central Park		
	<input type="checkbox"/> Downtown	<input type="checkbox"/> Exterior Mod. Only	
<input type="checkbox"/> Development Agreement (see VMC 20.250 for requirements)	<input type="checkbox"/> Initial Agreement		
	<input type="checkbox"/> Modification		
	<input type="checkbox"/> Extension		
<input type="checkbox"/> Engineering Variance Request / Road Modification (see supplemental checklist)	<input type="checkbox"/> Administrative		
	<input type="checkbox"/> Design Major		
	<input type="checkbox"/> Technical / Minor		
<input checked="" type="checkbox"/> Historic Preservation * (contact case manager for submittal requirements)	Historic Type:		
	<input type="checkbox"/> Major Modification		
	<input type="checkbox"/> Place Property on Registry		
	<input type="checkbox"/> Special Valuation		
	Register Type:		
	<input type="checkbox"/> State	<input type="checkbox"/> Local	
	<input type="checkbox"/> National		
<input type="checkbox"/> Human Services Siting Request (fill out supplemental application)			
<input type="checkbox"/> Joint Use Parking Agreement (see VMC 20.945.030 for requirements)			
<input type="checkbox"/> Legal Lot Determination	# of lots to be reviewed:		
<input type="checkbox"/> Master Plan Public Facilities			
<input type="checkbox"/> Modification	Modification Type:		
	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Minor	
		<input type="checkbox"/> Major	
	<input type="checkbox"/> Mixed Use Master Plan		
	<input type="checkbox"/> Public Facilities Master Plan		
	<input type="checkbox"/> Planned Unit Development		
Post Decision Review Type: <input type="checkbox"/> Planning <input type="checkbox"/> Planning and Engineering			
<input type="checkbox"/> Planned Unit Development / Master Plan	<input type="checkbox"/> Commercial		
	<input type="checkbox"/> Mixed		
	<input type="checkbox"/> Residential		
<input type="checkbox"/> Preliminary Land Division	Plat Alteration?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

<input type="checkbox"/> Preliminary Site Plan Review	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Land Extensive
	<input type="checkbox"/> Non-Residential	<input type="checkbox"/> Residential
	<input type="checkbox"/> Unoccupied Comm/Utility Structure	
<input type="checkbox"/> Shoreline Permit	Request Type:	
	<input type="checkbox"/> Conditional Use	
	<input type="checkbox"/> Variance Request	
	<input type="checkbox"/> Substantial Development	
	Shoreline Designation:	
	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Natural
<input type="checkbox"/> High Intensity	<input type="checkbox"/> Med. Intensity	
	<input type="checkbox"/> Urban Conservancy	
<input type="checkbox"/> Similar Use Determination * (see VMC 20.160.030 for requirements)		
<input type="checkbox"/> Statement of Exemption*	Exemption Type:	
	<input type="checkbox"/> Shoreline Permit	
	<input type="checkbox"/> Critical Area Permit	
	Exemptions Requested: (Critical Areas only)	
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Wetlands
	<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Frequently Flooded
<input type="checkbox"/> State Environmental Policy (SEPA) (fill out supplemental application)	Use Type:	
	<input type="checkbox"/> Single Family	<input type="checkbox"/> Other
	SEPA Type:	
	<input type="checkbox"/> Grading	<input type="checkbox"/> Non-Projects
	<input type="checkbox"/> Other	<input type="checkbox"/> Site Plan (RES)
	<input type="checkbox"/> Land-division or PUD	
<input type="checkbox"/> Temporary Use * (see VMC 20.885 for requirements)	Temporary Use Type:	
	<input type="checkbox"/> Commercial/Industrial	
	<input type="checkbox"/> Unforeseen Emergency	
	<input type="checkbox"/> Seasonal or Special Event	
	<input type="checkbox"/> Model Home	
	<input type="checkbox"/> Temp Sales Office	
<input type="checkbox"/> Tree Plan (see VMC 20.770.050 for requirements or see submittal requirement document for additional information)	<input type="checkbox"/> Level 1	<input type="checkbox"/> Level 2
	<input type="checkbox"/> Level 3	<input type="checkbox"/> Level 4
	<input type="checkbox"/> Level 5	<input type="checkbox"/> Level 6
	<input type="checkbox"/> Level 7	
<input type="checkbox"/> Variance	Total # of Variance Requests:	
<input type="checkbox"/> Zoning Certification* (see FAQ document for additional information)	Year Built:	
	Footprint/Lot Coverage:	
	Existing Bldg. Height:	
	Existing # Parking Spaces:	
<input type="checkbox"/> Zoning Verification * (see FAQ document for additional information)		
<input type="checkbox"/> Zoning Change	Change Type	With Comp Plan Change?
	<input type="checkbox"/> Map Change	<input type="checkbox"/> Yes
	<input type="checkbox"/> Code Change	<input type="checkbox"/> No
	Proposed Zoning:	

*These application sub-types must be submitted as a separate LUP application. They may not be bundled with other sub-types.



Property Fact Sheet for Account 51750000

September 24, 2018

General Information

Property Account	51750000
Site Address	204 W EVERGREEN BLVD, VANCOUVER, 98660
Owner	MARKETPLACE LLC
Mail Address	114 E 6TH ST VANCOUVER WA , 98660 US
Land Use	MEDIUM RETAIL BUILDING (BTWN 10,000 S.F. & 40,000)
Property Status	Active
Tax Status	Regular
1st Line Legal	WYCHE & STEPHENS ADDN LOTS 5,6,7,8 BLK E
Area (approx.)	20,038 sq. ft. / 0.46 acres

Assessment (2018 Values for 2019 Taxes)

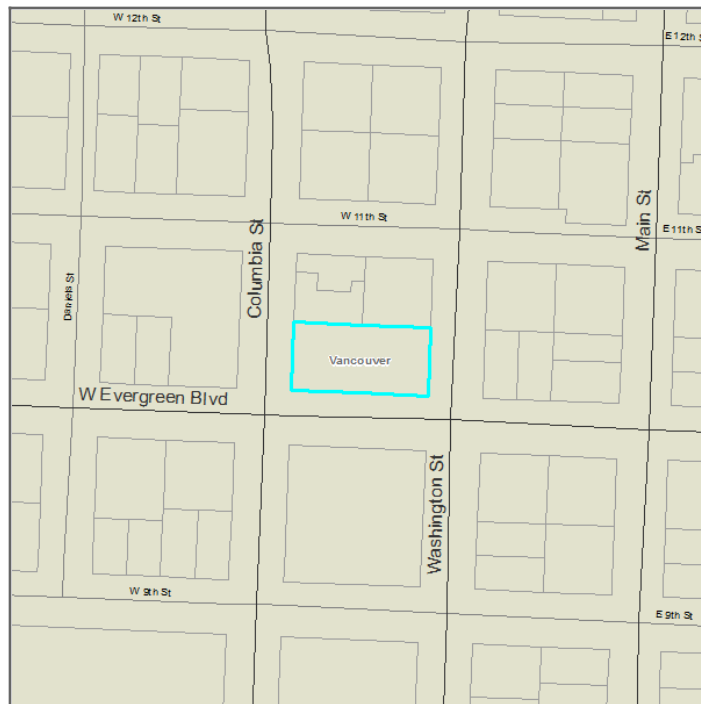
Land Value	\$572,550.00
Building Value	\$1,741,050.00
Total Property Value	\$2,313,600.00
Total Taxable Value	\$1,741,201.00

Most Recent Sale

Sale Date	01/10/2003
Document Type	DEED
Sale Number	0512027
Sale Amount	\$1,900,000.00

Administrative

Zoning Designation	City Center (CX)
Zoning Overlay(s)	Building Lines 20.630 Blank Walls 20.630 Rain Protection 20.630 Transit Overlay Tier One 20.550 Central City Plan District 20.265 Floor Area Ratio 1:1 20.550 Floor Area Ratio 2:1 20.550 Noise Impact Overlay District 20.520 Max Bldg Height (75-200) 20.630 Structural Parking 20.630
Comprehensive Plan	Commercial
Comp. Plan Overlay(s)	none
Census Tract	424.00
Jurisdiction	Vancouver
Fire District	Vancouver Fire
Park District	District A
School District	Vancouver
Elementary	Hough
Middle School	Discovery
High School	Hudsons Bay
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Esther Short
Section-Township-Range	NW 1/4,S27,T2N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Columbia
Transportation Analysis Zone	9
Waste Connections	



Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / LgB
Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0368D
Watershed	Columbia Slope
Sub Watershed	Columbia Slope

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	C
Liquefaction	Very Low

Forest Practice Moratorium

none

Habitat and Cultural Resources

Priority Habitat	
Habitat Area Buffer	
Species Area Buffer	
Archaeological Probability	Level B - Lower Probability
Archaeological Site Buffer	Yes
Historic Site	CCHR - Ford Dealership Corner

Garbage Collection Day	n/a
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No

Clark County does not warrant the accuracy, reliability or timeliness of any information in this report, and shall not be held liable for losses caused by using this information.