

Parcel 157147000



Legend

Park Type

Unknown

Neighborhood Park

Community Park

Regional Park

State Park

Undefined Park

J Grideiiried i d

Pocket Park

Signature Park

School Park

Urban Open Space; Urban Natural

Regional Open Space

Trails and Greenspace

Waterfront park

Water/Drainage Utility

Special Facility

Easements

Building Footprints

Taxlots

Cities Boundaries

Urban Growth Boundaries

Notes:

2 Acres

WGS_1984_Web_Mercator_Auxiliary_Sphere Clark County, WA. GIS - http://gis.clark.wa.gov

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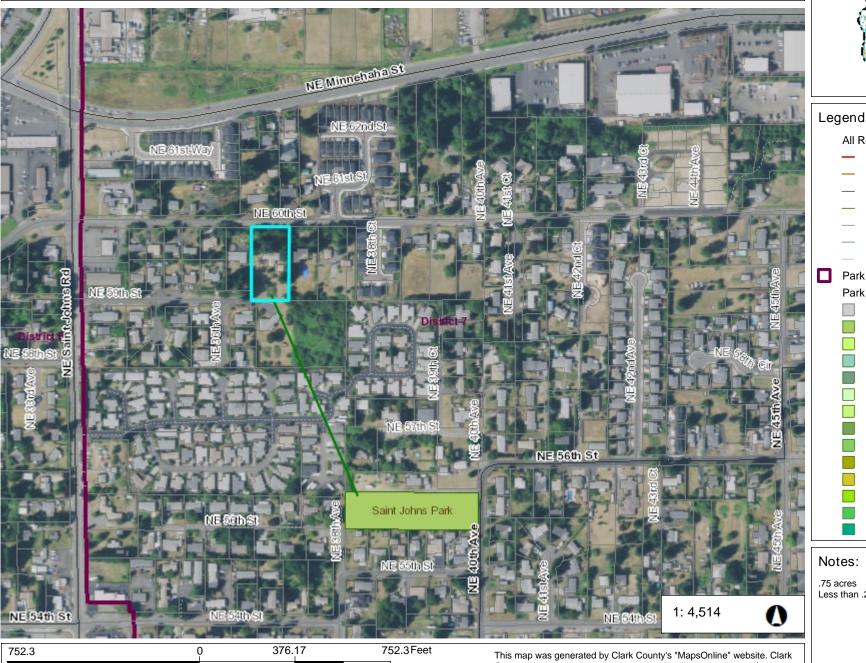
February 11, 2021

Serio Andreis					
Sele Address	General Information	n			
Mail Address	Property Account 1	157147000			
Mail Address	Site Address 4	1902 NE 51S	Γ ST, VANCOUVER, WA 98661		
Marcouver May 98661	Owner C	DUELLETTE D	EANNA LYNN ETAL	•	
Property Status					
Tax Line Legal			T SHARING STRUCTURE WITH		
Ist Line Legal #220 SUB-DIV OF NOLAN EST 2.00A Area (approx.) 87,120 sq. ft. / 2 ceres Assessment (2020 values for 2021 Taxes) Building Value \$238,135.00 Total Property Value \$527,174.00 Total Trayable Value Val	Property Status A	Active		_	
Area (approx.) \$7,120 sq. ft. / 2 acres	Tax Status R	Regular			
Assessment (2020 Values for 2021 Taxes)	1st Line Legal #	#220 SUB-DI	V OF NOLAN EST 2.00A		
Building Value	Area (approx.) 8	37,120 sq. ft.	/ 2 acres		
Building Value	Assessment (2020 Va	alues for 2021 T	「axes)		
Total Property Value \$527,174.00 Most Recent Sale Document Type D-SWD Sale Number \$5554768 Sale Admount \$411,000.00 Administrative Zoning Designation Single Family Residential (R1-5) Zoning Overlay(s) none Flood Hazard Area Outside Flood Area Comprehensive Plan Urban Low Density Residential Comp. Plan Overlay(s) none Silvitic Plan Clark County Fire District PD 5 School District Blementary High School Sewer District Vancouver Tuman Middle School Sewer District Vancouver Sewer District Vancouver Sewer District Vancouver Section-Township-Range NE 14/4,513,72N,R1E Urban Growth Area Vancouver Transportation Impact Fee Orchards Garbage Collection Day Water Shoned Garbage Collection Day Water Connections Garbage Collection Day Water Shoned Garbage Collection Day Water Shoned Monday Monda	Land Value		\$289,039.00	.	
Total Taxable Value	Building Value		\$238,135.00	.	
Sale Date 10/03/2018	Total Property Value		\$527,174.00	.	
Sale Date 10/03/2018 Document Type D-SWD	Total Taxable Value		\$527,174.00	.	
Document Type	Most Recent Sale				
Sale Number 5554768 Wetlands and Soil Types Sale Amount \$411,000.00 Wetland Class PEMC Administrative Wetland Inventory Presence Zoning Designation Single Family Residential (R1-5) Flood Hazard Area Outside Flood Area Zoning Overlay(s) none Shoreline Designation none Comprehensive Plan Urban Low Density Residential Soil Types / Class Non-Hydric / HIB Hydric / OdB Comp. Plan Overlay(s) none Critical Aquifer Recharge Area Category 2 Recharge Areas Census Tract 411.10 FEMA Map / FIRM Panel 53011C0386D Park District FD 5 Watershed Burnt Bridge Creek Park District Vancouver Sebol Watershed Lower Burnt Bridge Creek Elementary High School Fort Vancouver Slope Stability Flewen District Vancouver NEHRY Class D Water District Vancouver NEHRY Class D Water District Vancouver NEHRY Class D Neighborhood East Minnehaha Fore	Sale Date		10/03/2018		
Sale Amount	Document Type		D-SWD		
Sale Amount \$411,000.00 Wetland Class PEMC Administrative Wetland Inventory Presence Zoning Designation Single Family Residential (R1-5) Flood Hazard Area Outside Flood Area Zoning Overlay(s) none Shoreline Designation none Comprehensive Plan Urban Low Density Residential Soil Types / Class Non-Hydric / HIB Hydric / OdB Comprehensive Plan Urban Low Density Residential Critical Aquifer Recharge Area Category 2 Recharge Areas Census Tract 411.10 Critical Aquifer Recharge Area Category 2 Recharge Areas Fire District FD 5 Sub Watershed Burnt Bridge Creek School District Vancouver Sub Watershed Lower Burnt Bridge Creek Selbustict Vancouver Geological Hazards Slopes > 15% Sewer District Vancouver NEHRP Class D Water District Vancouver Iquefaction Low to Moderate Very Low to Low Sever District Vancouver Iquefaction Low to Moderate Very Low to Low Weighborhood East Minnehaha	Sale Number		5554768	Wetlands and Soil Types	
Administrative Wetland Inventory Presence Zoning Designation Single Family Residential (R1-5) Flood Hazard Area Outside Flood Area Zoning Overlay(s) none Shoreline Designation none Comp. Plan Overlay(s) none Soil Types / Class Non-Hydric / HIB Hydric / OdB Comp. Plan Overlay(s) none Citical Aquifer Recharge Area Category 2 Recharge Areas Census Tract 411.10 FEMA Map / FIRM Panel 53011c0386D Jurisdiction Clark County Watershed Burnt Bridge Creek Fire District FD 5 Sub Watershed Lower Burnt Bridge Creek School District Vancouver Solope Stability Solopes Stability Elementary Middle School Fort Vancouver NEHRP Class D Water District Vancouver NEHRP Class D Weet District Vancouver Liquefaction Low to Moderate Very Low to Low Weet District Vancouver Forest Practice Moratorium Low Low to Moderate	Sale Amount		\$411,000.00		PEMC
Zoning Overlay(s) none Comprehensive Plan Urban Low Density Residential Comp. Plan Overlay(s) none Census Tract 411.10 Jurisdiction Clark County Fire District Park District School District Elementary Middle School High School Fort Vancouver Fort Vancouver Neighborhood East Minnehaha Section-Township-Range NE 1/4,S13,T2N,R1E Urban Growth Area Vancouver Transportation Impact Fee Transportation Impact Fee Transportation Impact Fee Transportation Impact Fee Transportation Analysis Zone Burnt Bridge Creek Sub Watershed Sub Watershed Sub Watershed Sub Watershed Sub Watershed Sub Watershed Sub Watershe	Administrative				
Zoning Overlay(s) none Shoreline Designation none Comprehensive Plan Urban Low Density Residential Soil Types / Class Non-Hydric / HIB Hydric / OdB Comp. Plan Overlay(s) none Critical Aquifer Recharge Area Category 2 Recharge Areas Census Tract 411.10 FEMA Map / FIRM Panel 53011C0386D Jurisdiction Clark County Watershed Burnt Bridge Creek Fire District FD 5 Burnt Bridge Creek Park District District 7 Sobo Watershed Lower Burnt Bridge Creek School District Vancouver Elementary Tuman Solopes Stability Midle School Galser Solope Stability Solopes Stability Sewer District Vancouver NEHRP Class D Sewer District Vancouver Liquefaction Low to Moderate Very Low to Low Neighborhood East Minnehaha Forest Practice Moratorium None Section-Township-Range NE 1/4,S13,T2N,R1E Forest Practice Moratorium None C-Tran Benefit Area Yes Cultural Resources	Zoning Designation		Single Family Residential (R1-5)	Flood Hazard Area	Outside Flood Area
Comprehensive Plan Urban Low Density Residential Omp. Plan Overlay(s) Soil Types / Class Non-Hydric / HIB Hydric / OdB Comp. Plan Overlay(s) none Critical Aquifer Recharge Area Category 2 Recharge Areas Census Tract 411.10 FEMA Map / FIRM Panel 53011C0386D Jurisdiction Clark County Watershed Burnt Bridge Creek Fire District FD 5 Sub Watershed Lower Burnt Bridge Creek School District Vancouver Geological Hazards Siopes Stability Selementary Fort Vancouver Geological Hazards Slopes > 15% Sewer District Vancouver NEHRP Class D Water District Vancouver Liquefaction Low to Moderate Very Low to Low Neighborhood East Minnehaba Forest Practice Moratorium Forest Practice Moratorium Urban Growth Area Vancouver C-Tiran Benefit Area Yes School Impact Fee Vancouver C-Water Practice Moratorium Low Low-Moderate Moderate				Shoreline Designation	none
Comp. Plan Overlay(s) none Census Tract 411.10 Durisdiction Clark County Fire District FD 5 Park District District 7 School District Vancouver Truman Gaiser Flienentary Truman Gaiser High School Fort Vancouver Bewer District Vancouver Water District Vancouver Urban Growth Area NE 1/4,S13,T2N,R1E Urban Growth Area Yes School Impact Fee Vancouver C-Tran Benefit Area Yes School Impact Fee Vancouver Transportation Analysis Zone 199 Waste Connections Garbage Collection Day Monday Archaeological Site Buffer Yes Last Street Sweeping n/a				Soil Types / Class	
Census Tract 411.10 Jurisdiction Clark County Fire District FD 5 Park District District 7 School District Vancouver Truman Gaiser High School Fort Vancouver Sewer District Vancouver Neighborhood Fast Minnehaha Section-Township-Range NE 1/4,S13,T2N,R1E Urban Growth Area Vancouver School Impact Fee Vancouver Transportation Impact Fee Orchards Transportation Analysis Zone 199 Waste Connections Garbage Collection Day Monday Archaeological Site Buffer Yes Last Street Sweeping n/a Hurbing Glowed No Habitat and Species Impacts: No Mapping Indicators	Comp. Plan Overlay(s)		none		· ·
Jurisdiction Clark County Fire District FD 5 Park District District 7 School District Vancouver Truman Gaiser Elementary Middle School Fort Vancouver High School Fort Vancouver Sewer District Vancouver Water District Vancouver Neighborhood East Minnehaha Section-Township-Range NE 1/4,S13,T2N,R1E Urban Growth Area Vancouver C-Tran Benefit Area Yes School Impact Fee Vancouver Transportation Impact Fee Orchards Transportation Analysis Zone 199 Waste Connections Garbage Collection Day Monday Archaeological Field Buffer Yes Last Street Sweeping n/a Historic Site No Mapping Indicators Rull Habitat and Species Impacts: No Mapping Indicators	Census Tract		411.10		
Fire District District District District District District District District District School District Vancouver Elementary Truman Gaiser Slope Stability Slope Slope Stability Slope Slope Stability Slope Slope Stability Slope Slo	Jurisdiction		Clark County		
Park District District 7 School District Vancouver Truman Gaiser Slope Stability High School Fort Vancouver Geological Hazard Slopes > 15% Sewer District Vancouver NEHRP Class D Water District Vancouver Liquefaction Low to Moderate Very Low to Low Neighborhood East Minnehaha Forest Practice Moratorium Section-Township-Range NE 1/4,S13,T2N,R1E Forest Practice Moratorium Urban Growth Area Vancouver none C-Tran Benefit Area Yes Cultural Resources School Impact Fee Vancouver Archaeological Probability Low Low-Moderate Moderate Moderate Moderate Moderate High Waste Connections Garbage Collection Day Monday Archaeological Site Buffer Yes Last Street Sweeping n/a Historic Site No Mapping Indicators CPU Lighting Utility District 0 Burning Allowed No Habitat and Species Impacts: No Mapping Indicators	Fire District		FD 5		
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High School Fort Vancouver Sewer District Vancouver Water District Vancouver Neighborhood Section-Township-Range Urban Growth Area Vancouver Vancouver Vancouver Vancouver Vancouver Vancouver Vancouver Vancouver Vancouver C-Tran Benefit Area School Impact Fee Vancouver Transportation Impact Fee Urban Goven Analysis Zone Waste Connections Garbage Collection Day Waste Street Sweeping No Monday Mo	Elementary				
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Water DistrictVancouverLiquefactionLow to Moderate Very Low to LowNeighborhoodEast MinnehahaForest Practice MoratoriumSection-Township-RangeNE 1/4,S13,T2N,R1EForest Practice MoratoriumUrban Growth AreaVancouvernoneC-Tran Benefit AreaYesCultural ResourcesSchool Impact FeeVancouverVancouverTransportation Impact FeeOrchardsArchaeological ProbabilityLow - Moderate Moderate Moderate Moderate Moderate - HighWaste Connections Garbage Collection DayMondayArchaeological Site BufferYesLast Street Sweepingn/aHistoric SiteNo Mapping IndicatorsCPU Lighting Utility District0Burning AllowedNoHabitat and Species Impacts:No Mapping Indicators				·	
Neighborhood East Minnehaha Section-Township-Range NE 1/4,S13,T2N,R1E Urban Growth Area Vancouver C-Tran Benefit Area Yes School Impact Fee Vancouver Transportation Impact Fee Orchards Transportation Analysis Zone 199 Waste Connections Garbage Collection Day Last Street Sweeping n/a Burning Allowed No East Minnehaha Very Low to Low Nerratice Moratorium none Cultural Resources Archaeological Probability Low Low-Moderate Moderate Moderate-High Archaeological Site Buffer Yes Historic Site No Mapping Indicators No Mapping Indicators				·	
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Urban Growth Area Vancouver C-Tran Benefit Area Yes School Impact Fee Vancouver Transportation Impact Fee Orchards Transportation Analysis Zone Waste Connections Garbage Collection Day Last Street Sweeping CPU Lighting Utility District Burning Allowed Vancouver Cultural Resources Archaeological Probability Low Low-Moderate Moderate Moderate-High Archaeological Site Buffer Yes Historic Site No Mapping Indicators		je		Forest Practice Moratorium	
C-Tran Benefit Area Yes School Impact Fee Vancouver Transportation Impact Fee Orchards Transportation Analysis Zone 199 Waste Connections Garbage Collection Day Last Street Sweeping n/a Burning Allowed No Cultural Resources Archaeological Probability Low Low-Moderate Moderate Moderate-High Archaeological Site Buffer Yes Historic Site No Mapping Indicators No Mapping Indicators		·			
Transportation Impact Fee Orchards Transportation Analysis Zone 199 Waste Connections Garbage Collection Day Monday Archaeological Probability Low Low-Moderate Moderate Moderate-High Archaeological Site Buffer Yes Last Street Sweeping n/a Historic Site No Mapping Indicators CPU Lighting Utility District 0 Burning Allowed No Habitat and Species Impacts: No Mapping Indicators	C-Tran Benefit Area		Yes		
Transportation Analysis Zone 199 Waste Connections Garbage Collection Day Last Street Sweeping n/a Historic Site No Mapping Indicators CPU Lighting Utility District 0 Burning Allowed No Habitat and Species Impacts: No Mapping Indicators	School Impact Fee		Vancouver	Cultural Resources	
Transportation Analysis Zone Waste Connections Garbage Collection Day Monday Archaeological Site Buffer Archaeological Site Buffer Yes Last Street Sweeping n/a Historic Site No Mapping Indicators Burning Allowed No Habitat and Species Impacts: No Mapping Indicators	Transportation Impact	Fee	Orchards	Archaeological Probability	
Garbage Collection Day Archaeological Site Buffer Yes Last Street Sweeping n/a Historic Site No Mapping Indicators CPU Lighting Utility District 0 Burning Allowed No Habitat and Species Impacts: No Mapping Indicators	Transportation Analysis	Zone	199		Moderate
Last Street Sweeping n/a Historic Site No Mapping Indicators CPU Lighting Utility District 0 Burning Allowed No Habitat and Species Impacts: No Mapping Indicators		/	Monday	Archaeological Site Buffer	
CPU Lighting Utility District 0 Burning Allowed No Habitat and Species Impacts: No Mapping Indicators			n/a	·	
		strict		-	., 5
			No	Habitat and Species Impacts:	No Mapping Indicators
		ce/Intermix	No	·	.
				-	

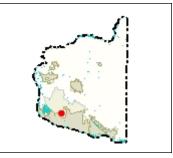


Clark County, WA. GIS - http://gis.clark.wa.gov

Parcel 149150000



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All Roads Interstate State Route Arterial Forest Arterial Minor Collector Forest Collector Private or Other Park District Park Type Unknown Neighborhood Park Community Park Regional Park State Park Undefined Park Pocket Park

Signature Park School Park

Waterfront park Water/Drainage Utility

Regional Open Space Trails and Greenspace

Urban Open Space; Urban Natural

Notes:

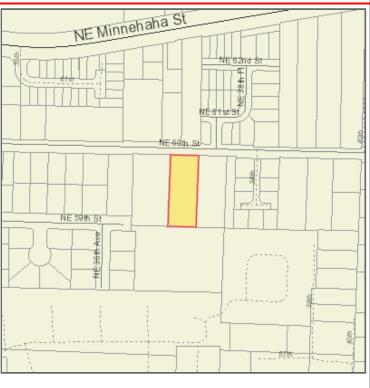
.75 acres

Less than .20 miles from St. Johns Park



February 11, 2021

General Informati	General Information		
Property Account	149150000		
Site Address	3707 NE 60T	H ST, VANCOUVER, WA 98661	
Owner	FOSTER GRE	GORY PAUL & FOSTER MARY A	
Mail Address		ONEY MEADOWS DR WA , 98682 US	
Land Use	UNUSED OR V	VACANT LAND - NO ITS	
Property Status	Active		
Tax Status	Regular		
1st Line Legal	#56 JOHN C	DODD DLC .75 A	
Area (approx.)	32,670 sq. ft.	. / 0.75 acres	
Assessment (2020	Values for 2021	Taxes)	
Land Value		\$165,072.00	
Building Value		\$0.00	
Total Property Value		\$165,072.00	
Total Taxable Value		\$165,072.00	
Most Recent Sale			
Sale Date		11/05/2003	
Document Type		DEED	
Sale Number		0531742	
Sale Amount		\$128,000.00	
A .d ! !			
Administrative		Decidential (D. 10)	
Zoning Designation		Residential (R-18)	
Zoning Overlay(s)		none	
Comprehensive Plan		Urban Medium Density Residential	
Comp. Plan Overlay(s)	none	
Census Tract		411.05	
Jurisdiction		Clark County	
Fire District		FD 5	
Park District		District 7	
School District Elementary		Vancouver Minnehaha	
Middle School		Jason Lee	
High School		Hudsons Bay	
Sewer District		Vancouver	
Water District		Vancouver	
Neighborhood	20	East Minnehaha	
Section-Township-Ran Urban Growth Area	iye	SW 1/4,S12,T2N,R1E	
		Vancouver	
C-Tran Benefit Area		Yes	
School Impact Fee	t Foo	Vancouver	
Transportation Impact		Orchards	
Transportation Analys Waste Connections	is Zuile	197	
Garbage Collection Da	ау	Wednesday	
Last Street Sweeping	intuint	n/a	
CPU Lighting Utility Di	ISTRICT	0	
Burning Allowed	n.c. /Int:	No	
Wildland Urban Interf	ace/Intermix	No	



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 / HIC
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0367D
Watershed	Burnt Bridge Creek
Sub Watershed	Lower Burnt Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	Slopes > 15%
NEHRP Class	D
Liquefaction	Very Low to Low

Forest Practice Moratorium

none

Cultural Resources

-	Archaeological Probability	Low Low-Moderate Moderate
	Archaeological Site Buffer	No
	Historic Site	No Mapping Indicators

Habitat and Species Impacts: No Mapping Indicators



752.3

WGS_1984_Web_Mercator_Auxiliary_Sphere

Clark County, WA. GIS - http://gis.clark.wa.gov

Parcel 149847000



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Legend

All Roads

- Interstate
- State Route
- Arterial
- Forest Arterial
- Minor Collector
- Forest Collector
- Private or Other

Permits - Active Building

- Single Family and Duplex New
- Multi-family Permit
- Mobile Home Placement Permit
- Residential Addition/Alteration
- **Demolition Permit**
- Preapplication Conference
- Commercial Building Permit
- Engineering Plan Review & Inspect

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use

Notes:

2.09 Acres



February 10, 2021

*	
General Information	
Property Account 149	9847000
Site Address	
Owner FIL	ES LAWRENCE & FILES MARGARET
	21 SW 10TH AVE UNIT 508 RTLAND OR , 97205 US
Land Use PRI	IME DEVELOPABLE GROUND
Property Status Act	ive
Tax Status Reg	gular
1st Line Legal #1	44 G. LABLANC HD CL 2.09 A
Area (approx.) 91,	.040 sq. ft. / 2.09 acres
Assessment (2020 Values for	or 2021 Taxes)
Land Value	\$569,145.00
Building Value	\$0.00
Total Property Value	\$569,145.00
Total Taxable Value	\$569,145.00
Most Recent Sale	
Sale Date	05/05/2014
Document Type	05/05/2014 BLA
Sale Number	708865
Sale Amount	\$0.00
Juie Amount	φυ.υυ
Administrative	
Zoning Designation	Single Family Residential (R1-6)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	411.10
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 7
School District	Vancouver Truman
Elementary Middle School	Gaiser
High School	Fort Vancouver
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Truman
Section-Township-Range	SE 1/4,S13,T2N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Orchards
Transportation Analysis Zone	186
Waste Connections Garbage Collection Day	Monday
Last Street Sweeping	4/17/2020
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Int	termix No



Wetlands	and	Soil	Types
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Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIB
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0369D
Watershed	Burnt Bridge Creek
Sub Watershed	Lower Burnt Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	D
Liquefaction	Very Low to Low

Forest Practice Moratorium

none

Cultural Resources

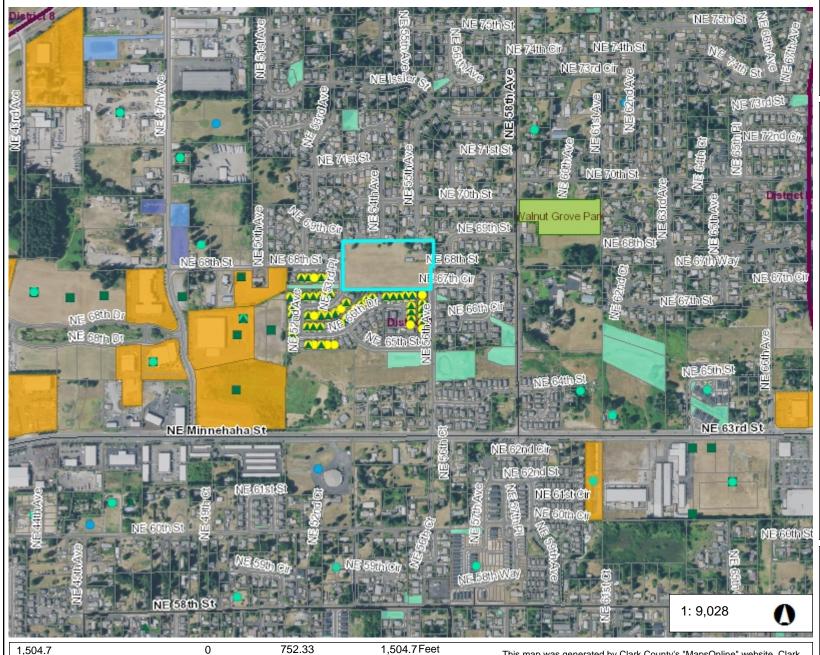
-	Archaeological Probability	Moderate Moderate-High High	
-	Archaeological Site Buffer	No	
	Historic Site	No Mapping Indicators	

Habitat and Species Impacts: No Mapping Indicators



Clark County, WA. GIS - http://gis.clark.wa.gov

Parcel 156505000



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Legend

All Roads

- Interstate
- State Route
- ___ Arterial
- Forest Arterial
- __ Minor Collector
- Forest Collector
- ---- Private or Other

Permits - Active Building

- Single Family and Duplex New
- Multi-family Permit
- ▲ Mobile Home Placement Permit
- Residential Addition/Alteration
- Demolition Permit
- Preapplication Conference
- Commercial Building Permit
- Engineering Plan Review & Inspect

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use

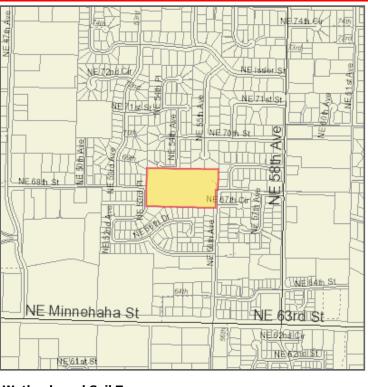
Notes:

6.05 acres PIF Dist. 7



February 10, 2021

General Information	on		
	156505000		
	6720 NE 56TH AVE, VANCOUVER, WA 98661		
	INDEMAN STEPHEN T		
Mail Address 6	5720 NE 56TH AVE		
\	/ANCOUVER WA , 98661		
	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES		
Property Status A	Active		
Tax Status F	Regular		
1st Line Legal 7	#86 M. HARTIGAN DLC 6.05		
Area (approx.)	263,538 sq. ft. / 6.05 acres		
Assessment (2020 V	alues for 2021 Taxes)		
Land Value	\$1,259,982.00		
Building Value	\$260,443.00		
Total Property Value	\$1,520,425.00		
Total Taxable Value	\$1,520,425.00		
	+ -,,		
Most Recent Sale			
Sale Date	11/13/2019		
Document Type	D-PREP		
Sale Number	812993		
Sale Amount	\$0.00		
Administrative			
Zoning Designation	Single Family Residential (R1-6)		
Zoning Overlay(s)	none		
Comprehensive Plan	Urban Low Density Residential		
Comp. Plan Overlay(s)	none		
Census Tract	411.05		
Jurisdiction	Clark County		
Fire District	FD 5		
Park District	District 7		
School District	Vancouver		
Elementary Middle School	Minnehaha Jason Lee		
High School	Hudsons Bay		
Sewer District	Vancouver		
Water District	Vancouver		
Neighborhood	Andresen/St.Johns		
Section-Township-Rang	ge NW 1/4,S07,T2N,R2E SW 1/4,S07,T2N,R2E		
Urban Growth Area	Vancouver		
C-Tran Benefit Area	Yes		
School Impact Fee	Vancouver		
Transportation Impact	Fee Orchards		
Transportation Analysis	Zone 211		
Waste Connections	Wednesday		
Garbage Collection Day			
Garbage Collection Day Last Street Sweeping	7/7/2020		
Last Street Sweeping			



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 / HIB Non-Hydric / HIC
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0386D
Watershed	Burnt Bridge Creek
Sub Watershed	Lower Burnt Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	Slopes > 15%
NEHRP Class	D
Liquefaction	Low to Moderate Very Low to Low

Forest Practice Moratorium

none

Cultural Resources

-	Archaeological Probability	Moderate Moderate-High
-	Archaeological Site Buffer	No
-	Historic Site	No Mapping Indicators

Habitat and Species Impacts:

No Mapping Indicators

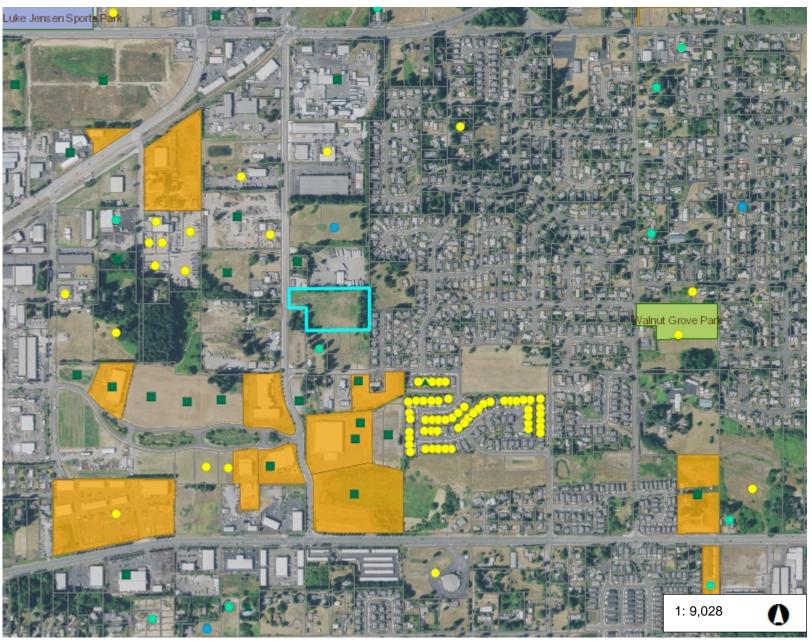


1,504.7

WGS_1984_Web_Mercator_Auxiliary_Sphere

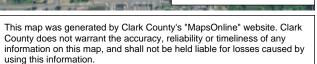
Clark County, WA. GIS - http://gis.clark.wa.gov

99731000



1,504.7 Feet

752.33





Legend

Permits - Active Building

- Single Family and Duplex New
- Multi-family Permit
- ▲ Mobile Home Placement Permit
- Residential Addition/Alteration
- Demolition Permit
- Preapplication Conference
- Commercial Building Permit
- Engineering Plan Review & Inspect

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use
- Pre-Application Conference
- Preliminary Land Division
- Final Land Division
- Preliminary Site Plan Review
- Final Site Plan Review
- Planned Unit Development
- Conditional Use Application

Permits - Building

Notes:

4.2 Acres PIF District 7



February 11, 2021

	General Information		
Property Account	99731000		
Site Address			
Owner	BECKER DAVID R JR & BECKER CAROLYN ETAL		
Mail Address	13511 SE RIVERCREST DR VANCOUVER WA , 98683 US		
Land Use	UNUSED OR VACANT LAND - NO IMPROVEMENTS		
Property Status	Active		
Tax Status	Regular		
1st Line Legal	BARG ACRES #2 OF 13 4.20A		
Area (approx.)	182,952 sq. ft. / 4.2 acres		
Accoccment (2020	Values for 2021 Tours)		
Assessment (2020	·		
Land Value	\$731,800.00		
Building Value	\$0.00		
Total Taxable Value	\$731,800.00		
Total Taxable Value	\$731,800.00		
Most Recent Sale			
Sale Date	01/10/1995		
Document Type	CONT		
Sale Number	377608		
Sale Amount	\$135,000.00		
Administrative			
Zoning Designation	Light Industrial (IL)		
Zoning Overlay(s)	none		
Comprehensive Plan	Industrial		
Comp. Plan Overland			
Comp. Plan Overlay(s	s) none		
Census Tract	s) none 411.05		
	·		
Census Tract	411.05		
Census Tract Jurisdiction	411.05 Clark County		
Census Tract Jurisdiction Fire District Park District School District	411.05 Clark County FD 5		
Census Tract Jurisdiction Fire District Park District School District Elementary	411.05 Clark County FD 5 District 7 Vancouver Minnehaha		
Census Tract Jurisdiction Fire District Park District School District	411.05 Clark County FD 5 District 7 Vancouver		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District Water District	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver Vancouver Vancouver Andresen/St.Johns		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District Water District	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver Vancouver Andresen/St.Johns		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District Water District Neighborhood Section-Township-Rar	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver Vancouver Vancouver Andresen/St.Johns nge NE 1/4,S12,T2N,R1E		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District Water District Neighborhood Section-Township-Rai	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver Vancouver Andresen/St.Johns nge NE 1/4,S12,T2N,R1E Vancouver		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District Water District Neighborhood Section-Township-Rai Urban Growth Area C-Tran Benefit Area	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver Vancouver Andresen/St.Johns nge NE 1/4,S12,T2N,R1E Vancouver Yes Vancouver		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District Water District Neighborhood Section-Township-Rai Urban Growth Area C-Tran Benefit Area School Impact Fee	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver Vancouver Andresen/St.Johns nge NE 1/4,S12,T2N,R1E Vancouver Yes Vancouver Tes Vancouver Vancouver Vancouver Vancouver Vancouver Vancouver		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District Water District Neighborhood Section-Township-Rai Urban Growth Area C-Tran Benefit Area School Impact Fee Transportation Impace	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver Vancouver Andresen/St.Johns nge NE 1/4,S12,T2N,R1E Vancouver Yes Vancouver		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District Water District Neighborhood Section-Township-Rai Urban Growth Area C-Tran Benefit Area School Impact Fee Transportation Impact Transportation Analys Waste Connections	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver Vancouver Andresen/St.Johns nge NE 1/4,S12,T2N,R1E Vancouver Yes Vancouver Wednesday		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District Water District Neighborhood Section-Township-Rar Urban Growth Area C-Tran Benefit Area School Impact Fee Transportation Impact Transportation Analys Waste Connections Garbage Collection D	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver Vancouver Andresen/St.Johns nge NE 1/4,S12,T2N,R1E Vancouver Yes Vancouver Yes Vancouver Yes Vancouver Yes Wednesday 1/11/2021		
Census Tract Jurisdiction Fire District Park District School District Elementary Middle School High School Sewer District Water District Neighborhood Section-Township-Rai Urban Growth Area C-Tran Benefit Area School Impact Fee Transportation Impact Transportation Analys Waste Connections Garbage Collection D Last Street Sweeping	411.05 Clark County FD 5 District 7 Vancouver Minnehaha Jason Lee Hudsons Bay Vancouver Vancouver Andresen/St.Johns nge NE 1/4,S12,T2N,R1E Vancouver Yes Vancouver Yes Vancouver Yes Vancouver Yes Wednesday 1/11/2021		



Wetlands	and	Soil	Typ	es
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Indicators
Indicators
d Area
HIB HIC
lecharge Areas
D
Creek
Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	Slopes > 15%
NEHRP Class	D
Liquefaction	Low to Moderate Very Low to Low

Forest Practice Moratorium

none

Cultural Resources

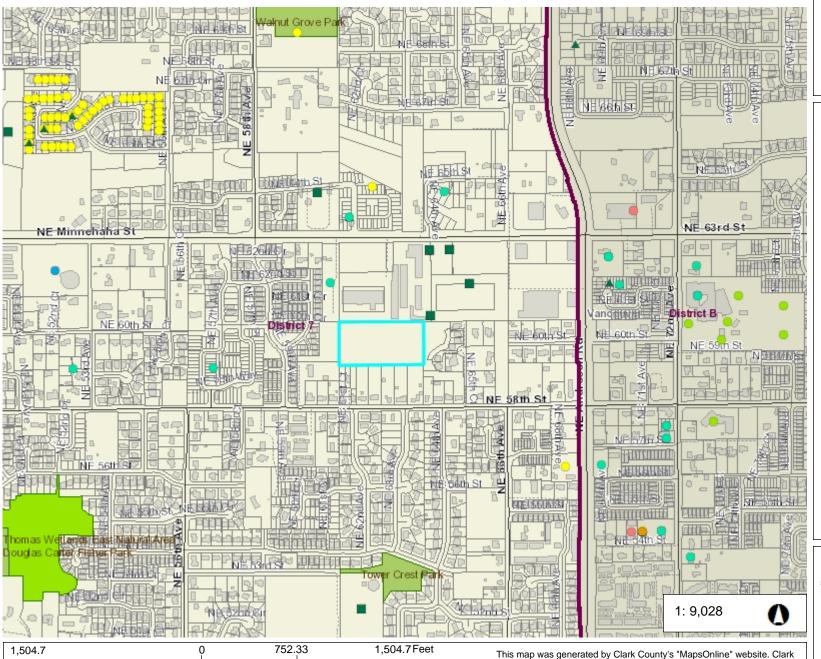
Archaeological Probability	Low-Moderate Moderate Moderate-High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

Habitat and Species Impacts: No Mapping Indicators



Clark County, WA. GIS - http://gis.clark.wa.gov

Parcel 156669000





Legend

Permits - Active Building

- Single Family and Duplex New
- Multi-family Permit
- Mobile Home Placement Permit
- Residential Addition/Alteration
- Demolition Permit
- Preapplication Conference
- Commercial Building Permit
- Engineering Plan Review & Inspect

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use
- Pre-Application Conference
- Preliminary Land Division
- Final Land Division
- Preliminary Site Plan Review
- Final Site Plan Review
- Planned Unit Development
- Conditional Use Application

Permits - Building

Notes:

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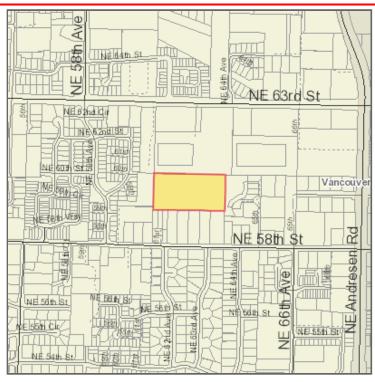
using this information.

5 Acres PIF District 7



March 11, 2021

General Information		
Property Account	156669000	
Site Address		
Owner	GRIMM JOSEI TRUSTEES	PH D & GRIMM CAROLYN M
Mail Address	GRIMM LIVIN VANCOUVER	G TRUST 6315 NE 63RD STREET WA , 98661
Land Use	UNUSED LAN	D TIMBERED.
Property Status	Active	
Tax Status	Regular	
1st Line Legal	#16 OF SEC	7 T2NR2EWM 5A
Area (approx.)	217,800 sq. f	t. / 5 acres
Assessment (2020	Values for 2021	Tayes)
Land Value	Values for 2021	\$68,443.00
Building Value		\$00,443.00
Total Property Value		\$68,443.00
Total Taxable Value		\$68,443.00
Total laxable value		φυυ,τ+3.00
Most Recent Sale		
Sale Date		11/11/2008
Document Type		D-SWD
Sale Number		650468
Sale Amount		\$0.00
Administrative		
Zoning Designation		Single Family Residential (R1-6)
Zoning Overlay(s)		none
Comprehensive Plan		Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract		411.05
Jurisdiction		Clark County
Fire District		FD 5
Park District		District 7
School District		Vancouver
Elementary Middle School		Walnut Grove Gaiser
High School		Fort Vancouver
Sewer District		Vancouver
Water District		Vancouver
Neighborhood		East Minnehaha
Section-Township-Ran	ige	SE 1/4,S07,T2N,R2E
Urban Growth Area		Vancouver
C-Tran Benefit Area		Yes
School Impact Fee		Vancouver
Transportation Impact	t Fee	Orchards
Transportation Analys		201
Waste Connections Garbage Collection Da		Monday
Last Street Sweeping	•	n/a
CPU Lighting Utility Di	istrict	0
		No
Wildland Urban Interf	ace/Intermiy	No
whalana orban milen	acc/ Intermix	110



Wetlands and Soil Types

Wetland Class	PSS/EMC
Wetland Inventory	Presence
Flood Hazard Area	Floodway Fringe
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HIB Hydric / Su
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0386D
Watershed	Burnt Bridge Creek
Sub Watershed	Lower Burnt Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	D PEAT
Liquefaction	Low to Moderate Peat

Forest Practice Moratorium

none

Cultural Resources

Archaeological Probability	Moderate-High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators

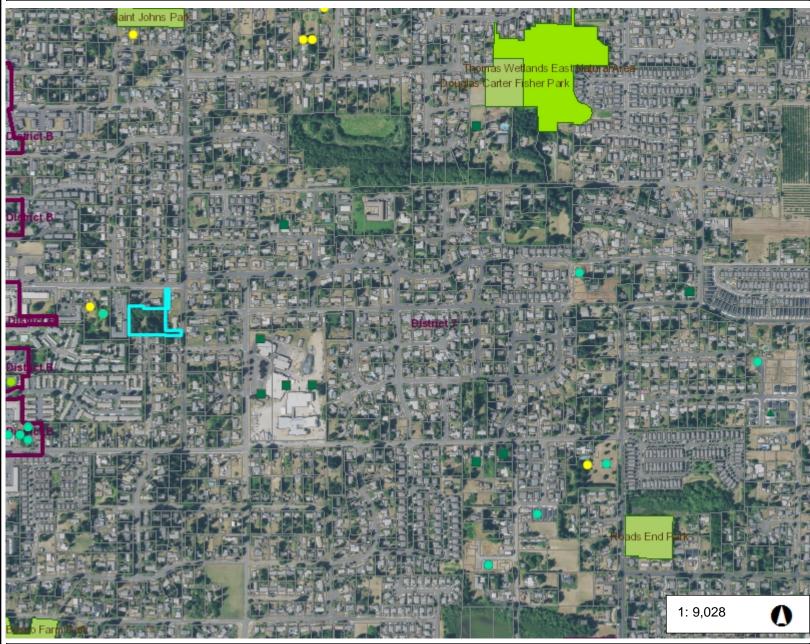
Habitat and Species Impacts:

Riparian Habitat Area: Floodway fringe

Yes



Parcel 149759000





Legend

Permits - Active Building

- Single Family and Duplex New
- Multi-family Permit
- ▲ Mobile Home Placement Permit
- Residential Addition/Alteration
- Demolition Permit
- Preapplication Conference
- Commercial Building Permit
- Engineering Plan Review & Inspect

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use
- Pre-Application Conference
- Preliminary Land Division
- Final Land Division
- Preliminary Site Plan Review
- Final Site Plan Review
- Planned Unit Development
- Conditional Use Application

Permits - Building

Notes:

1.56 Acres PIF Dist. 7

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" 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.



March 11, 2021

General Information		
Property Account	149759000	
Site Address	3905 NE 49TH ST, VANCOUVER, WA 98661	
Owner	ISAACSON JERRY A	
Mail Address	13109 NE 93RD AVE VANCOUVER WA , 98662 US	
Land Use	PRIME DEVELOPABLE GROUND	
Property Status	Active	
Tax Status	Regular	
1st Line Legal	#53 GRATIEN LABLANC HD CL 1.56A	
Area (approx.)	67,954 sq. ft. / 1.56 acres	
Assessment (202	20 Values for 2021 Taxes)	

Land Value	\$448,828.00
Building Value	\$0.00
Total Property Value	\$448,828.00
Total Taxable Value	\$448,828.00

Most Recent Sale

Sale Date	01/01/1900
Document Type	D-SWD
Sale Number	5059672
Sale Amount	\$0.00

Sale Amount	\$0.00
Administrative	
Zoning Designation	Single Family Residential (R1-6)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	411.10
Jurisdiction	Clark County
Fire District	FD 5
Park District	District 7
School District Elementary Middle School High School	Vancouver Truman Gaiser Fort Vancouver
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Truman
Section-Township-Range	SW 1/4,S13,T2N,R1E SE 1/4,S13,T2N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Orchards
Transportation Analysis Zone	196
Waste Connections Garbage Collection Day	Monday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No



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 / HIB
Critical Aquifer Recharge Area	Category 2 Recharge Areas
Critical Aquifer Recharge Area FEMA Map / FIRM Panel	Category 2 Recharge Areas 53011C0367D 53011C0369D
	53011C0367D
FEMA Map / FIRM Panel	53011C0367D 53011C0369D

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	D
Liquefaction	Very Low to Low

Forest Practice Moratorium

none

Cultural Resources

-	Archaeological Probability	Moderate-High High
-	Archaeological Site Buffer	No
-	Historic Site	No Mapping Indicators

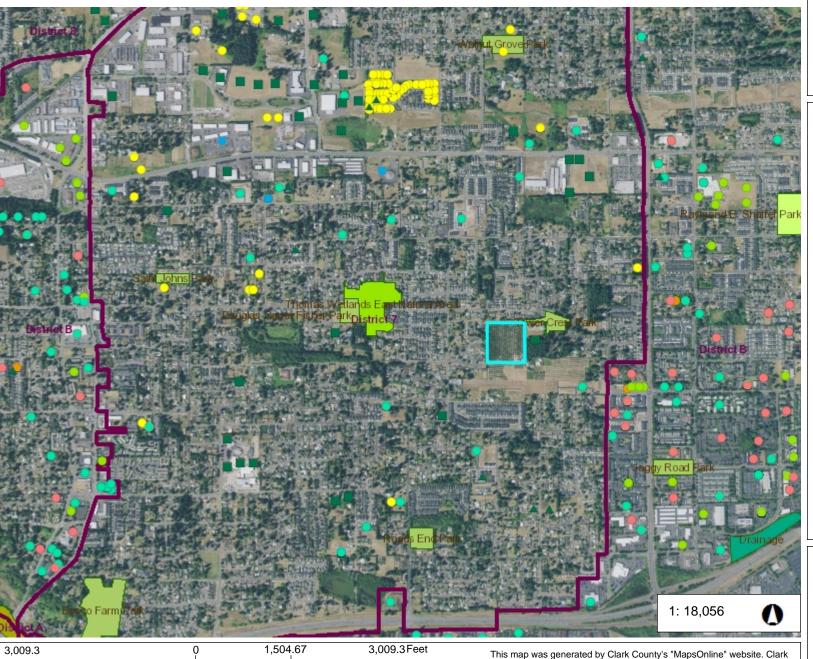
Habitat and Species Impacts:

No Mapping Indicators



Clark County, WA. GIS - http://gis.clark.wa.gov

Parcel 160717000





Legend

Permits - Active Land Develop

- Commercial, Industrial and Multifan
- Site Development Plan
- Land Use Fianl Planning Review
- Preliminary Information Request
- Land Use Project
- Preliminary Land Use
- Tromminary Land Co
- Pre-Application Conference
- Preliminary Land Division
- Final Land Division
- Preliminary Site Plan Review
- Final Site Plan Review
- Planned Unit Development
- Conditional Use Application

Park District

Park Type

Unknown

Neighborhood Park

Community Park

Regional Park

State Park

]

Undefined Park

Pocket Park

Signature Park

Notes:

8.19 acres PIF Dist. 7

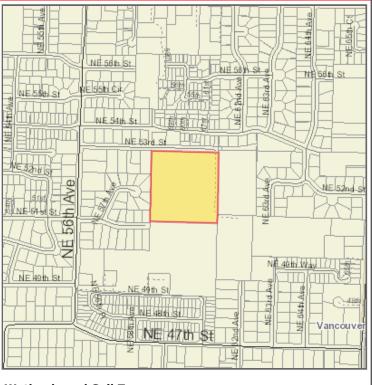
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using this information.



March 11, 2021

Property Account	1607170	00
Site Address		
Owner	KUNZE F	ARMS LLC
Mail Address		53RD ST VER WA , 98661 US
and Use	PRIME D	EVELOPABLE GROUND
Property Status	Active	
Tax Status	Regular	
1st Line Legal	#13 OF :	SEC 18 T2NR2EWM 8.19A
Area (approx.)	356,756	sq. ft. / 8.19 acres
Assessment (2020 Value	es for 2021	Taxes)
and Value		\$2,854,051.00
Building Value		\$0.00
Total Property Value		\$2,854,051.00
otal Taxable Value		\$5,757.00
lost Recent Sale		
Sale Date		12/15/1999
Oocument Type		D-QCD
Sale Number		0464508
ale Amount		\$0.00
dministrative		
oning Designation		Residential (R-18)
Zoning Overlay(s)		none
Comprehensive Plan		Urban Medium Density Residential
Comp. Plan Overlay(s)		none
Census Tract		411.12
urisdiction		Clark County
ire District		FD 5
ark District		District 7
School District		Vancouver
Elementary Middle School		Minnehaha Jason Lee
High School		Hudsons Bay
Sewer District		Vancouver
Vater District		Vancouver
leighborhood		East Minnehaha
Section-Township-Range		NW 1/4,S18,T2N,R2E
Irban Growth Area		Vancouver
C-Tran Benefit Area		Yes
chool Impact Fee		Vancouver
ransportation Impact Fee	9	Orchards
ransportation Analysis Zo	one	200
Vaste Connections Garbage Collection Day		Monday
ast Street Sweeping		n/a
CPU Lighting Utility Distric	ct	0
Burning Allowed		No
	Intermix	



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 / HIB Non-Hydric / HIC
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0386D
Watershed	Burnt Bridge Creek
Sub Watershed	Lower Burnt Bridge Creek

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	D
Liquefaction	Very Low to Low

Forest Practice Moratorium

none

Cultural Resources

-	Archaeological Probability	Moderate Moderate-High
-	Archaeological Site Buffer	No
-	Historic Site	No Mapping Indicators

Habitat and Species Impacts:

No Mapping Indicators