

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: July 3, 2020

Project Name:	Beber Short Plat
Case Number:	PLD-2020-00047
Request:	The applicant requests approval to divide a 1.0acre site zoned R1-6 into six (6) individual lots for single family residential development.
Location:	8004 NE 158 th Avenue
Applicant:	Beber Investments, Inc. Michael Beber, contact 6314 NE 137 th Avenue Vancouver, WA 98682 503.381.4401 beberinvestments@yahoo.com
Property owner:	Michael Beber & Michele Dunn 8004 NE 158 th Avenue Vancouver, WA 98682
Contact Person:	AKS Engineering & Forestry Michael Andreotti, contact 9600 NE 126 th Avenue, Suite 2520 Vancouver, WA 98682 360.882.0419 andreottim@aks-eng.com
Staff contact:	Amy Wooten, Planner III 564.397.5683 amy.wooten@clark.wa.gov

Revised 7/9/13



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
www.clark.wa.gov/development



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov

Neighborhood contact:	Heritage Neighborhood Association - Inactive Contact Neighborhood Program Coordinator 564.397.2316 marilee.mccall@clark.wa.gov
Legal description of property:	#81 SEC 1 T2N R2EWM 1A
Plan/Zone designation:	UL (Urban low density residential)

Approval Standards/Applicable Laws

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrence), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Section 40.550.010 (Road Modifications), 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: April 21, 2020
Fully Complete date: May 29, 2020

Timelines/Process

Preliminary approval of a plat alteration shall be considered a Type II application pursuant to CCC 40.510.020. Under this provision, a public hearing shall be required for plat alteration proposals if a hearing is requested by any person within twenty-one (21) days from the date the public comment period began or if the department determines that the public hearing is within the public interest.

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 564.397.4319, 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.

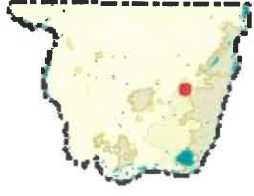
Mail: Attn: Amy Wooten
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

Email: amy.wooten@clark.wa.gov

Date of this notice: June 18, 2020



Beber Short Plat 300' List

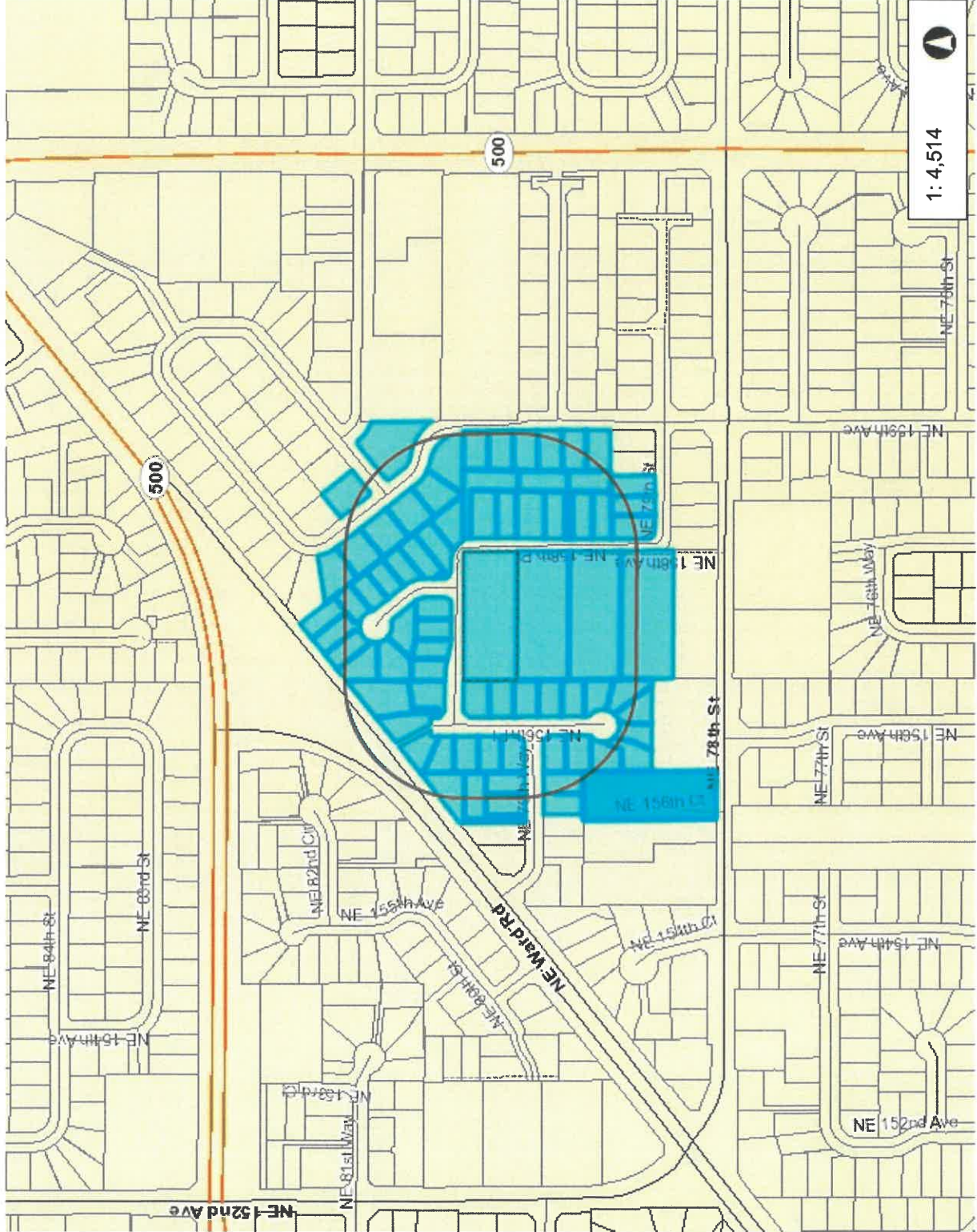


Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 300 foot radius of the project.



1 : 4,514

752.3

376.17

0

752.3 Feet

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.

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