

## Notice of Type II Application

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: December 16, 2017**

**Project Name:** FOUR CORNER PLAZA

**Case Number:** PSR2017-00028

**Request:** The applicant is requesting Site Plan Review approval to construct 4 commercial buildings totaling 14,269 square feet located on 1.96 acres in the CC zoning district.

**Location:** 9905 NE 117<sup>th</sup> Avenue

**Applicant/Contact:** Kia Keyvani  
203 E Reserve Street  
Vancouver, WA 98661  
Phone: (360) 696-4448  
Email: [kiakeyvani@gmail.com](mailto:kiakeyvani@gmail.com)

**Property owner:** (same as applicant)

**Staff contact:** Jan Bazala  
(360) 397-2375 #4499

**Neighborhood contact:** Greater Brush Prairie Neighborhood Association  
Ray Steiger, President  
Email: [steiger@teleport.com](mailto:steiger@teleport.com)

**Legal description of property:** Southwest quarter of Section 34, T3N, R2E; taxlots 200127-000 and 200134-000

**Plan/Zone designation:** Commercial/Community Commercial

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)

**Approval Standards/Applicable Laws**

Clark County Code: Title 15 (Fire Prevention), Section 40.230.010 (Commercial Districts), Section 40.320 (Landscaping), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Section 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water Drainage and Erosion Control), Section 40.410 (Critical Aquifer Recharge Area), Sections 40.500 and 40.510 (Procedures), Section 40.520.040 (Site Plan Review), Section 40.570 (SEPA Archaeological), Section 40.610 (Impact Fees), and Title 24 (Public Health).

**Application and Fully Complete Date**

Application date: August 15, 2017

Fully Complete date: November 16, 2017

**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

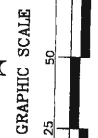
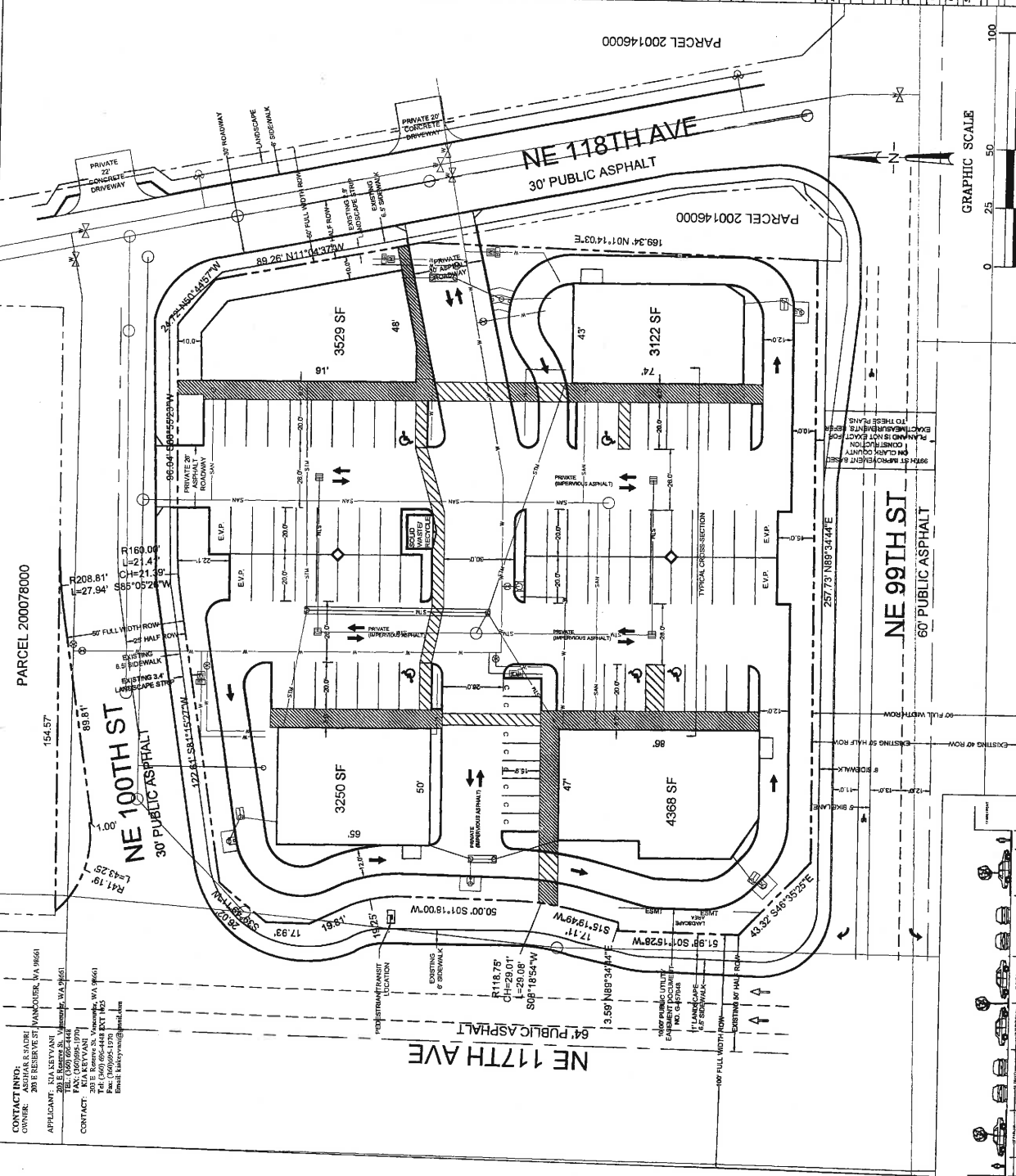
Email: [jan.bazala@clark.wa.gov](mailto:jan.bazala@clark.wa.gov)

**Date of this notice: December 1, 2017**

**FOUR CORNER PLAZA**

PRELIMINARY SITE PLAN FOR:

DATE	10/20/17
CHECKED BY	JACOB
DESIGNED BY	JACOB
PROJECT NO.	170101
CITY	VANCOUVER
CLIENT	CLARK COUNTY
ADDRESS	17010 1ST AVE N
CITY	VANCOUVER
STATE	WA
ZIP	98048
DATE	10/20/17
CHECKED BY	JACOB
DESIGNED BY	JACOB
PROJECT NO.	170101
CITY	VANCOUVER
CLIENT	CLARK COUNTY
ADDRESS	17010 1ST AVE N
CITY	VANCOUVER
STATE	WA
ZIP	98048



PARCEL 986028494 1 inch = 20 ft.

PARCEL 200078000

PARCEL 200091000

**CONTACT INFO:**  
OWNER: CLARK COUNTY  
201 F RESERVE ST VANCOUVER, WA 98041

**APPLICANT:** JACOB JACOB  
201 F RESERVE ST VANCOUVER, WA 98041

**CONTACT:** JACOB JACOB  
201 F RESERVE ST VANCOUVER, WA 98041

**VICINITY MAP**  
(NOT TO SCALE)  
SQUAREFOOTAGE: 13,340 SF  
ZONING: CU-1  
MAXIMUM LOT COVERABLE: TO BE DETERMINED  
MINIMUM LOT SIZE: 10,000 SF  
MINIMUM LOT DEPTH: 100 FT  
MINIMUM BUILDING HEIGHT: 10 FT  
MINIMUM REAR SETBACK: 10 FT  
MINIMUM SIDE SETBACK: 10 FT  
MINIMUM FRONT SETBACK: 10 FT  
MINIMUM LANDSCAPING AREA: 10%

**REQUIREMENTS:**  
1. 3 SPACES OF FLAKE AREA  
2. 1 SPACE OF FLOOR AREA  
3. PROVIDED 45 (STANDING) & 4 (COMPACT)  
4. ELECTRIC VEHICLE PARKING (E.V.P.) REQ. (ENCL-415)  
5. FUTURE TRUCKING

**ADDITIONAL DATA:**  
1. 2,800 SF 2/4 ACRES  
2. 14,200 SF 10% OF SITE AREA  
3. 7600 SF (GROSS) BLDG 1,210 SF ROW  
4. 60 SF ENDMENT 3/4 OF SITE AREA  
5. 12,400 SF 10% OF NET AREA

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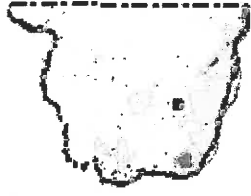
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**LEGEND:**  
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# Four Corner Plaza 300' List

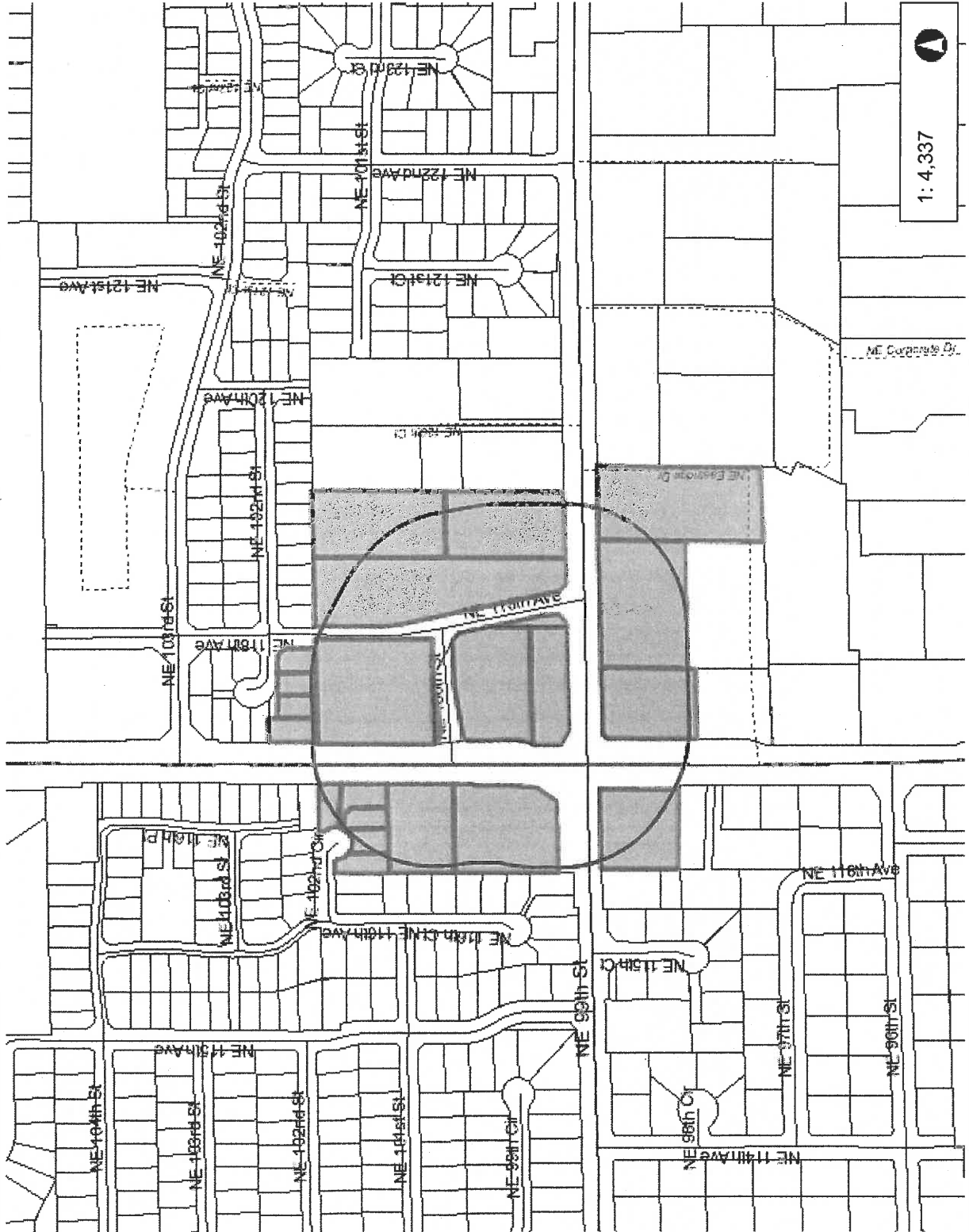


### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

Parcels within 300 foot radius of the project.



1 : 4,337



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