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VANCOUVER, WA
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Vancouver, WA 98682
(360) 882-0419

Date: 1/2/2020
To: Jose Alvarez
From: Seth Halling
Project Name: NE 152nd Avenue TSR Property
AKS Job No.: 5974
Project Site: 9000 NE 152nd Avenue
Subject: Annual Review Narrative Update

Through this application, the Applicant (TSR Investments, LLC) requests approval from Clark County through an Annual Review to change the subject site (Parcel Serial Number 154246-000) from Community Commercial (CC) to CC and Residential (R1-6), requiring a Clark County Comprehensive Plan Map change from Commercial (C) to Urban Low Density Residential (UL). As shown on the legal descriptions and exhibit accompanying this narrative, the subject site has a gross area of 7.1 acres. This application will result in 80/20 split with the northern 5.67 acres of the site being rezoned to R1-6 and the southern 1.43 acres that abut the airport will remain CC zone.



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EXHIBIT __
SITE 1 LEGAL DESCRIPTION

Located in the Southeast Quarter of the Northeast Quarter of Section 2, Township 2 North, Range 2 East, Willamette Meridian, Clark County, Washington, more particularly described as follows:

Commencing at the Northeast corner of Cosgrove Short Plat Book 4 Page 48; thence along the west right-of-way line of NE 152nd Avenue South 00°54'58" West 748.25 feet to Point of Beginning; thence leaving said west right-of-way line North 89°27'15" West 444.78 feet to the east right-of-way line of NE 150th Avenue; thence along said east right-of-way line North 01°05'01" East 88.69 feet to a point of curvature; thence continuing along said east right-of-way line along a curve to the right with a Radius of 49.00 feet, a Delta of 11°28'41", a Length of 9.82 feet, and a Chord of North 06°49'21" East 9.80 feet to a point of reverse curvature; thence continuing along said east right-of-way line along a curve to the left with a Radius of 151.00 feet, a Delta of 11°28'41", a Length of 30.25 feet, and a Chord of North 06°49'21" East 30.20 feet to a point of tangency; thence continuing along said east right-of-way line North 01°05'01" East 417.30 feet to a point of curvature; thence along a curve to the right with a Radius of 16.00 feet, a Delta of 89°27'35", a Length of 24.98 feet, and a Chord of North 45°48'48" East 22.52 feet to a point of tangency; thence along the south right-of-way line of NE 93rd Street South 89°27'24" East 398.29 feet; thence South 44°16'13" East 35.24 feet to the west right-of-way line of NE 152nd Avenue; thence along said west right-of-way line South 00°54'58" West 536.60 feet to the Point of Beginning.

The above described tract contains 5.67 acres, more or less.

Together with and subject to easements and restrictions of record.





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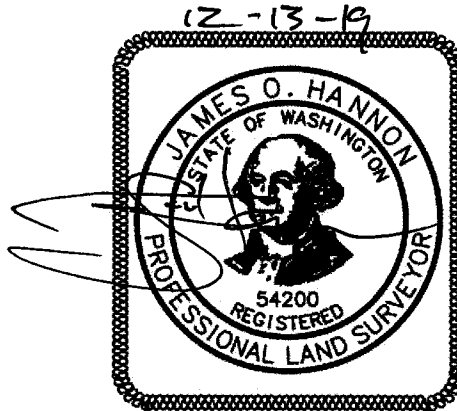
EXHIBIT __
SITE 2 LEGAL DESCRIPTION

Located in the Southeast Quarter of the Northeast Quarter of Section 2, Township 2 North, Range 2 East, Willamette Meridian, Clark County, Washington, more particularly described as follows:

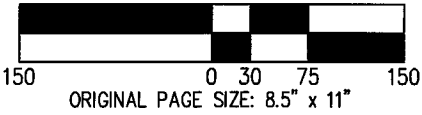
Commencing at the Northeast corner of Cosgrove Short Plat Book 4 Page 48; thence along the west right-of-way line of NE 152nd Avenue South 00°54'58" West 748.25 feet to Point of Beginning; thence continuing along said west right-of-way line South 00°54'58" West 140.00 feet to the south line of the tract per Auditor's File No. 5373244, Clark County Deed Records; thence along said south line North 89°27'15" West 445.19 feet to the east right-of-way line of NE 150th Avenue; thence along said east right-of-way line North 01°05'01" East 140.01 feet; thence leaving said east right-of-way line South 89°27'15" East 444.78 feet to the Point of Beginning.

The above described tract contains 1.43 acres, more or less.

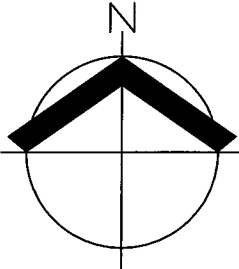
Together with and subject to easements and restrictions of record.



SCALE: 1" = 150 FEET



ORIGINAL PAGE SIZE: 8.5" x 11"



EXHIBIT

LOCATED IN THE SE 1/4 OF THE
NE 1/4 OF SECTION 2, T2N, R2E,
W.M., CLARK COUNTY, WASHINGTON

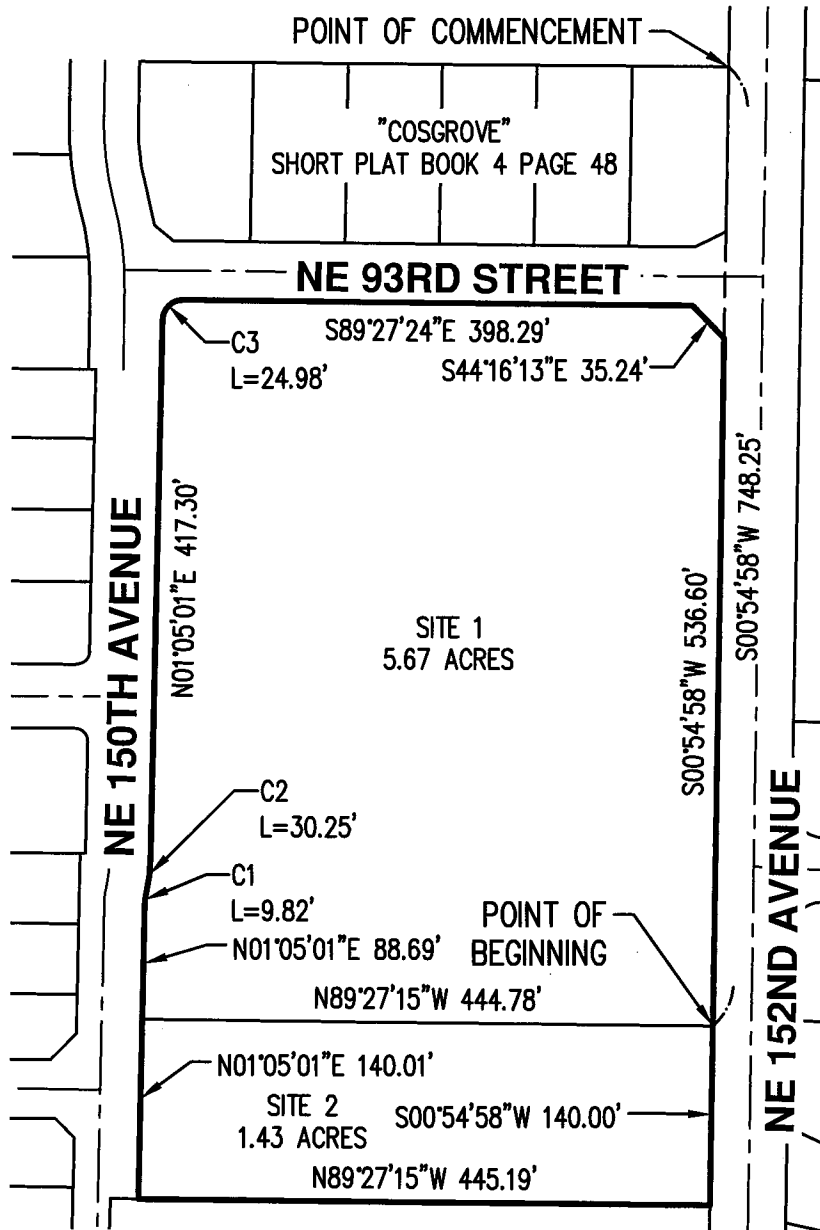
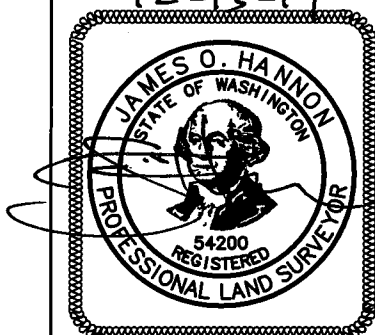
POINT OF COMMENCEMENT

"COSGROVE"
SHORT PLAT BOOK 4 PAGE 48

NE 93RD STREET

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	
C1	49.00'	11°28'41"	9.82'	N6°49'21"E 9.80'	
C2	151.00'	11°28'41"	30.25'	N6°49'21"E 30.20'	
C3	16.00'	89°27'35"	24.98'	N45°48'48"E 22.52'	

PREPARED FOR
TSR INVESTMENTS LLC
1904 SE 6TH PLACE
BATTLE GROUND, WA 98604
12-13-19



DATE: 12-13-2019

EXHIBIT MAP

DRAWN BY: JOH | CHECKED BY: JOH | DWG: 5974 20191213 EXH | JOB: 5974

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