

Mailed to attached parties on  
April 26, 2016 - pb, jc, & rm



## Community Development Department

### Notice of Application

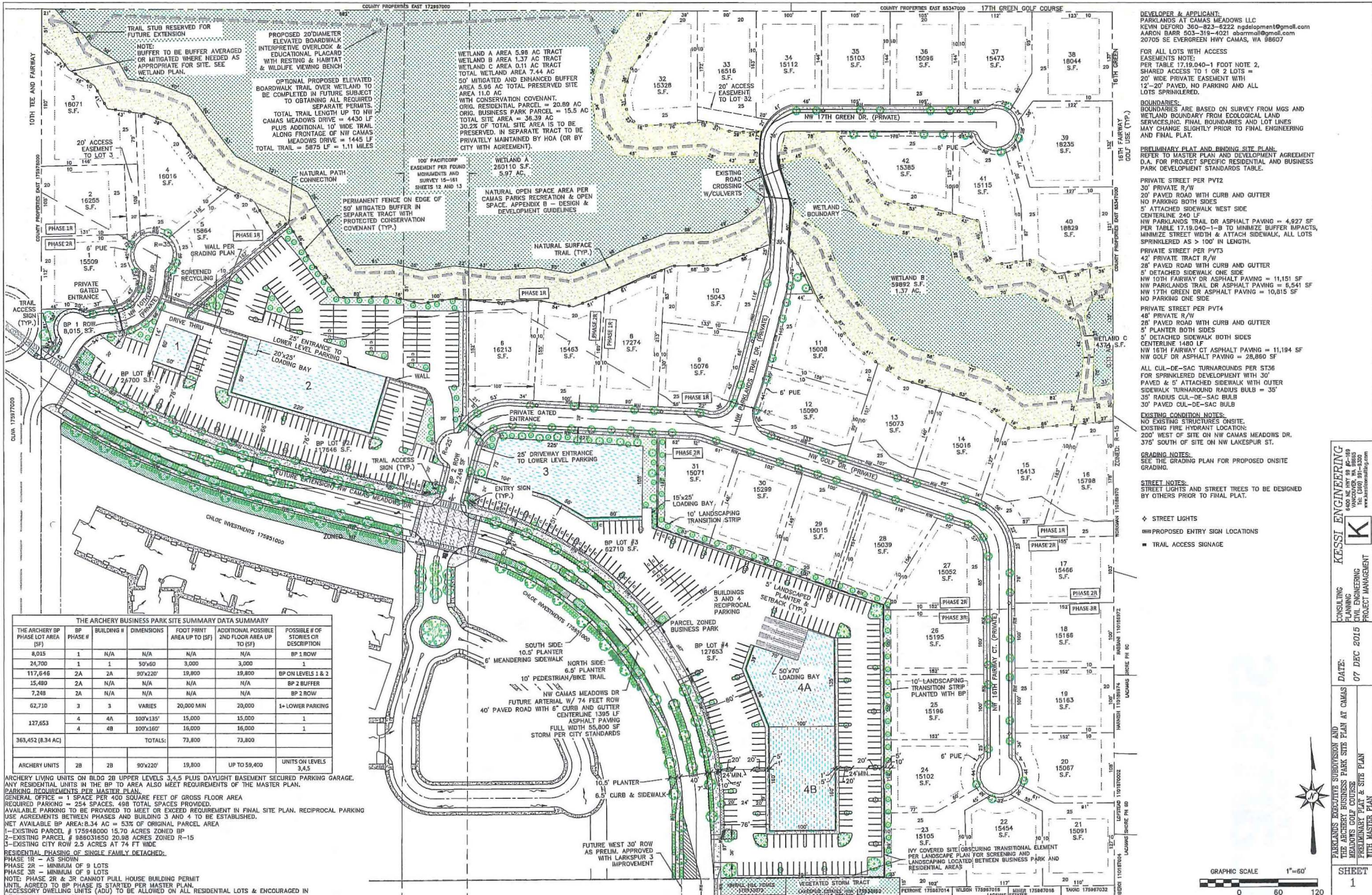
#### Parklands at Camas Meadows Subdivision (File No. SUB15-03)

**“NOTICE IS HEREBY GIVEN”** that an application for “The Parklands at Camas Meadows” has been submitted for subdivision approval. The site consists of four or five commercial buildings, 24 living units integrated into one of the commercial buildings, and 42 single-family residential lots that are accessed from NW Camas Meadows Drive. A portion of the site will be preserved as critical areas open space and an extensive pedestrian soft surface trail system is planned for throughout the site. Parking areas are provided for north and south of the commercial buildings with possible tuck under parking for the upper level living units. This action will be for the land division only. Subsequent site plan approval will be required at a later date for the commercial/apartment component. The subdivision application was deemed complete on March 21<sup>st</sup>, 2016. A public hearing is required for the Subdivision, and will be scheduled at a later time. A separate public notice will be mailed to all property owners within 300-feet of the subject development and published in the Post Record, at least 15 days prior to the scheduled hearing.

**LOCATION:** The 15.5 acre site has a an R-15 and Mixed Use Planned Development Overlay zoning designation and is located approximately 2/10ths of a mile east of the Camas Meadows Golf Course Clubhouse and northeast of the intersection of NW Payne Road and NW Camas Meadows Drive intersection. The property is further located just north of the NW Larkspur Road dead end. SE and SW ¼ of Section 28, Township 2 North, Range 3 East of the Willamette Meridian. Clark County Parcel ID 175948-000 & 986031-650 and adjacent right of way.

**APPLICATION MATERIALS:** The application included the following: project narrative; existing conditions plan; preliminary plan set; preliminary storm water report, traffic report, critical areas report, tree survey & landscape plan, State Environmental Policy Act (SEPA) checklist; and other required submittal documents. These documents are available for viewing at the Community Development Department (616 NE 4<sup>th</sup> Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

**Questions/Comments:** For questions related to this application, please contact Robert Maul, Planning Manager, at (360) 817-1568 ext. 4255 or by email at [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us).



**THE ARCHERY BUSINESS PARK SITE SUMMARY DATA SUMMARY**

THE ARCHERY BP PHASE LOT AREA (SF)	BP PHASE #	BUILDING #	DIMENSIONS	FOOT PRINT AREA (UP TO) (SF)	ADDITIONAL POSSIBLE 2ND FLOOR AREA (UP TO) (SF)	POSSIBLE # OF STORES OR DESCRIPTION
8,015	1	N/A	N/A	N/A	N/A	BP 1 ROW
24,700	1	1	50'x60'	3,000	3,000	1
117,646	2A	2A	90'x220'	19,800	19,800	BP ON LEVELS 1 & 2
15,400	2A	N/A	N/A	N/A	N/A	BP 2 BUFFER
7,248	2A	N/A	N/A	N/A	N/A	BP 2 ROW
62,730	3	3	VARIES	20,000 MIN	20,000	1+ LOWER PARKING
127,653	4	4A	100'x135'	15,000	15,000	1
	4	4B	100'x160'	16,000	16,000	1
<b>363,452 (8.34 AC)</b>		<b>TOTALS:</b>		<b>73,800</b>	<b>73,800</b>	

ARCHERY UNITS	2B	2B	90'x220'	19,800	UP TO 59,400	UNITS ON LEVELS 3,4,5
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ARCHERY LIVING UNITS ON BLDG 2B UPPER LEVELS 3,4,5 PLUS DAYLIGHT BASEMENT SECURED PARKING GARAGE. ANY RESIDENTIAL UNITS IN THE BP 2 AREA ALSO MEET REQUIREMENTS OF THE MASTER PLAN. PARKING REQUIREMENTS PER MASTER PLAN. GENERAL OFFICE = 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA. REQUIRED PARKING = 254 SPACES. 480 TOTAL SPACES PROVIDED. AVAILABLE PARKING TO BE PROVIDED TO MEET OR EXCEED REQUIREMENT IN FINAL SITE PLAN. RECIPROCAL PARKING USE AGREEMENTS BETWEEN PHASES AND BUILDING 3 AND 4 TO BE ESTABLISHED. NET AVAILABLE BP AREA: 8.34 AC = 53% OF ORIGINAL PARCEL AREA. 1- EXISTING PARCEL # 175848000 15.70 ACRES ZONED BP 2- EXISTING PARCEL # 96031650 20.80 ACRES ZONED R-15 3- EXISTING CITY ROW 2.5 ACRES AT 74 FT WIDE. RESIDENTIAL PHASING OF SINGLE FAMILY DETACHED: PHASE 1R - AS SHOWN PHASE 2R - MINIMUM OF 9 LOTS PHASE 3R - MINIMUM OF 9 LOTS NOTE: PHASE 2R & 3R CANNOT PULL HOUSE BUILDING PERMIT UNTIL AGREED TO BP PHASE IS STARTED PER MASTER PLAN. ACCESSORY DWELLING UNITS (ADU) TO BE ALLOWED ON ALL RESIDENTIAL LOTS & ENCOURAGED IN RESIDENTIAL CCRS & HOA.

**DEVELOPER & APPLICANT:**  
 PARKLANDS AT CAMAS MEADOWS LLC  
 KEVIN DEFORD 360-823-6222 ngd@parksllc.com  
 AARON BARR 503-319-4021 abarr@parksllc.com  
 20705 SE EVERGREEN HWY CAMAS, WA 98607

**FOR ALL LOTS WITH ACCESS EASEMENTS NOTE:**  
 PER TABLE 17.0400-1 FOOT NOTE 2, SHARED ACCESS TO 1 OR 2 LOTS = 20' WIDE PRIVATE EASEMENT WITH 12'-20' PAVED, NO PARKING AND ALL LOTS SPRINKLERED.

**BOUNDARIES:**  
 BOUNDARIES ARE BASED ON SURVEY FROM MGS AND WETLAND BOUNDARY FROM ECOLOGICAL LAND SERVICES. FINAL BOUNDARIES AND LOT LINES MAY CHANGE SLIGHTLY PRIOR TO FINAL ENGINEERING AND FINAL PLAN.

**PRELIMINARY PLAT AND BINDING SITE PLAN:**  
 REFER TO MASTER PLAN AND DEVELOPMENT AGREEMENT D.A. FOR PROJECT SPECIFIC RESIDENTIAL AND BUSINESS PARK DEVELOPMENT STANDARDS TABLE.

**PRIVATE STREET PER PV12**  
 30' PRIVATE R/W  
 20' PAVED ROAD WITH CURB AND GUTTER  
 NO PARKING BOTH SIDES  
 5' ATTACHED SIDEWALK WEST SIDE  
 CENTERLINE 240 LF  
 NW PARKLANDS TRAIL DR ASPHALT PAVING = 4,927 SF  
 NW 10TH FARWAY DR ASPHALT PAVING = 11,151 SF  
 NW PARKLANDS TRAIL DR ASPHALT PAVING = 5,541 SF  
 NW 17TH GREEN DR ASPHALT PAVING = 10,815 SF  
 NO PARKING ONE SIDE

**PRIVATE STREET PER PV13**  
 42' PRIVATE TRACT R/W  
 28' PAVED ROAD WITH CURB AND GUTTER  
 5' DETACHED SIDEWALK ONE SIDE  
 CENTERLINE 240 LF  
 NW PARKLANDS TRAIL DR ASPHALT PAVING = 11,151 SF  
 NW 10TH FARWAY DR ASPHALT PAVING = 5,541 SF  
 NW 17TH GREEN DR ASPHALT PAVING = 10,815 SF  
 NO PARKING ONE SIDE

**PRIVATE STREET PER PV14**  
 48' PRIVATE R/W  
 28' PAVED ROAD WITH CURB AND GUTTER  
 5' PLANTER BOTH SIDES  
 5' DETACHED SIDEWALK BOTH SIDES  
 CENTERLINE 1480 LF  
 NW 15TH FARWAY CT ASPHALT PAVING = 11,194 SF  
 NW GOLF DR ASPHALT PAVING = 28,860 SF

**ALL CUL-DE-SAC TURNAROUNDS PER ST36**  
 FOR SPRINKLERED DEVELOPMENT WITH 30' PAVED & 5' ATTACHED SIDEWALK WITH OUTER SIDEWALK TURNAROUND RADIUS BULB = 35' 35' RADIUS CUL-DE-SAC BULB 30' PAVED CUL-DE-SAC BULB

**EXISTING CONDITION NOTES:**  
 NO EXISTING STRUCTURES ON-SITE.  
 EXISTING FIRE HYDRANT LOCATIONS:  
 200' WEST OF SITE ON NW CAMAS MEADOWS DR.  
 375' SOUTH OF SITE ON NW LAKESIDE ST.

**GRADING NOTES:**  
 SEE THE GRADING PLAN FOR PROPOSED ON-SITE GRADING.

**STREET NOTES:**  
 STREET LIGHTS AND STREET TREES TO BE DESIGNED BY OTHERS PRIOR TO FINAL PLAN.

◆ STREET LIGHTS  
 ■ PROPOSED ENTRY SIGN LOCATIONS  
 ■ TRAIL ACCESS SIGNAGE

CONSULTING PLANNING ENGINEERING PROJECT MANAGEMENT  
**K**  
 KESSI ENGINEERING

DATE: 07 DEC 2015

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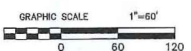
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CONSULTING PLANNING ENGINEERING PROJECT MANAGEMENT  
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 10000 NE 10TH AVE, SUITE 1000  
 BELLEVUE, WA 98004  
 TEL: 206.461.1000  
 WWW.KESSIENGINEERING.COM

SHEET 1

Lacamas Shores  
Homeowners Association  
Po Box 751  
Camas, WA 98607

Far From Par LLC  
504 NE 5th Ave  
Camas, WA 98607

*Dup*  
~~Larkspur Estates  
Homeowners Association  
4317 NE Thurston Way #100  
Vancouver, WA 98662~~

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5999 New Wilke Rd #203  
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915 W 11th St  
Vancouver, WA 98660

~~Kluka Partnership  
7021 NW Friberg Strunk St  
Camas, WA 98607~~

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Camas, WA 98607~~

Lacamas Grove  
Homeowner Association  
6228 NW El Rey Dr  
Camas, WA 98607

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Homeowner Association  
6228 NW El Rey Dr  
Camas, WA 98607

Harry & James Friberg  
2501 NW 37th Ave  
Camas, WA 98607

~~City Of Camas  
616 NE 4th Ave  
Camas, WA 98607~~

Lofts At Camas Meadows  
Phase LLC  
2300 E 3rd Loop #100  
Vancouver, WA 98661

Far From Par LLC  
504 NE 5th Ave  
Camas, WA 98607

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~~Steven & Janice Oliva  
915 W 11th St  
Vancouver, WA 98660~~

Chinook Land Owners Group LLC  
1400 NW 63rd St  
Vancouver, WA 98663

Chinook Land Owners Group LLC  
6101 NW Nightshade St  
Camas, WA 98607

Rian & Donna Sherwood  
3520 NW 59th Cir  
Camas, WA 98607

Ming Xie  
777 Comet Dr  
Foster City, CA 94404

Lii Cherng Leu  
3539 NW 59th Cir  
Camas, WA 98607

Matt Mandrones  
3600 NW 59th Cir  
Camas, WA 98607

Kevin & Jamie Smithline  
3443 NW 60th Ave  
Camas, WA 98607

Jennifer Schodowski  
3444 NW 60th Ave  
Camas, WA 98607

John Gerardo  
3535 NW 60th Ave  
Camas, WA 98607

Andrew Mitchell  
3536 NW 60th Ave  
Camas, WA 98607

Dominic Susi  
3540 NW 60th Ave  
Camas, WA 98607

Alex & Jennifer Johnson  
3541 NW 60th Ave  
Camas, WA 98607

Nirav & Sheela Sheth  
3552 NW 60th Ave  
Camas, WA 98607

Chad & Lori Lackland  
3553 NW 60th Ave  
Camas, WA 98607

Anthony & Shannon Adams  
3602 NW 60th Ave  
Camas, WA 98607

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Po Box 457  
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43632 Altamura Ct  
Temecula, CA 92592

~~Yu-Chi Lin  
3518 NW 61st Cir  
Camas, WA 98607~~

James Tearney  
3521 NW 61st Cir  
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~~Shahid Alam  
3608 NW 61st Cir  
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~~County Properties East LLC  
4600 NW Camas Meadows Dr  
#200  
Camas, WA 98607~~

Christine & Marc Reimer  
5823 NW Inglewood Ct  
Camas, WA 98607

Andrew & Brenda Hiegel  
5826 NW Inglewood Ct  
Camas, WA 98607

Bryan & Elizabeth Grant  
5827 NW Inglewood Ct  
Camas, WA 98607

Marvin & Laurie Serhan  
5835 NW Inglewood Ct  
Camas, WA 98607

Philip & Nancy Heil  
5903 NW Inglewood Ct  
Camas, WA 98607

Ryan & Summer Silva  
5915 NW Inglewood Ct  
Camas, WA 98607

Frank & Ursula Hood  
5933 NW Inglewood Ct  
Camas, WA 98607

Ronald Juve  
5831 NW Jackson Ct  
Camas, WA 98607

George Iv & Alexandra Korum  
5905 NW Jackson Ct  
Camas, WA 98607

Clifton George Mallett  
5915 NW Jackson Ct  
Camas, WA 98607

Michael & Raina McSherry  
5931 NW Jackson Ct  
Camas, WA 98607

Gary Dedmore  
6010 NW Jackson St  
Camas, WA 98607

John & Wu-Shaun Shih  
6012 NW Klickitat Ct  
Camas, WA 98607

Tracy Gonia  
6013 NW Klickitat Ct  
Camas, WA 98607

~~Bryan & Rachel Williams  
6110 NW Klickitat Ct  
Camas, WA 98607~~

Robert Fullerton  
6115 NW Klickitat Ct  
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Asia Citi Limited  
13215 SE Mill Plain Blvd #C8  
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Eric & Andrea Hieronymus  
6140 NW Klickitat Ct  
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~~Joel Jonathan Levine  
600 SE 177th Ave #94  
Vancouver, WA 98683~~

Felix Tai  
6210 NW Klickitat Ct  
Camas, WA 98607

Joy & Ryan Erickson  
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Camas, WA 98607

Michael Takac  
6228 NW Klickitat Ct  
Camas, WA 98607

*Duplicate*  
~~Petrone  
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Solarus 0301 LLC  
Po Box 871478  
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~~Carl David Wilson  
6231 NW Klickitat Ct  
Camas, WA 98607~~

Robert Miner  
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Camas, WA 98607

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Michael & Linda Harnish  
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Sarah Dedmore  
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Carl Bartkowski  
9803 NE 339th St  
La Center, WA 98629

Carl Little  
3443 NW Lake Rd  
Camas, WA 98607

Jerry & Marlene Walters  
3515 NW Lake Rd  
Camas, WA 98607

Bharwinder Singh  
908 NW 35th Ave  
Camas, WA 98607

Kluka Partnership  
3937 NW Lake Rd  
Camas, WA 98607

Long Lake Commercial LLC  
515 NW Saltzman Rd  
Portland, OR 97229

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Kluka Partnership  
7021 NW Friberg Strunk St  
Camas, WA 98607

Jerry Jewell  
4245 NW Lake Rd  
Camas, WA 98607

Mason Sports LLC  
4325 NW Lake Rd  
Camas, WA 98607

Lake Road Storage LLC  
17310 SE 23rd Way  
Vancouver, WA 98683

Sergey & Svetlana Tupikov  
2016 NW 7th Ave  
Camas, WA 98607

Christopher Lap  
5920 NW Larkspur St  
Camas, WA 98607

Jay & Vicki Ponce  
5955 NW Larkspur St  
Camas, WA 98607

Sergey & Svetlana Tupikov  
2016 NW 7th Ave  
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Timothy & Dianne Johnson  
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Gerald Jenkins  
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Ronald & Margaret Mygrant  
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Craig & Michelle Hersh  
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Devinder & Arvinder Oberoi  
20525 SE Deerfern Loop  
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David & Diana Lofstead  
6339 NW Michaelbrook Ln  
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Earl Shuler  
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Teresa & David Murray  
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Camas, WA 98607

William & Sue Derrey  
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Camas, WA 98607

Robert & April Treacy  
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Grandview, WA 98930

Loran A P Eckard Jr.  
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Camas, WA 98607

Chloe Investments LLC  
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Camas, WA 98607

~~Gary Knopp  
6201 NW Payne St  
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Vancouver, WA 98660~~

Wafertech, LLC  
5509 NW Parker St  
Vancouver, WA 98607

# stewart title<sup>®</sup>

**Prepared For:**

Heather DeFord  
Cascade Sotheby's International Realty  
400 E Mill Plain Blvd, #105  
Vancouver, WA 98660

**Today's Date:**

3/17/2016

**NOTE:**

6101 NW Nightshade St-300 Ft Radius  
Set 1 of 3

We appreciate this opportunity to be of service to you.  
If you have any questions regarding this report, please call:

**Stewart Title Customer Resources**

CUSTOMER RESOURCES

Phone: 503.290.5555

Email: [customerresources@stewart.com](mailto:customerresources@stewart.com)

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insured's, indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.





County Properties East LLC  
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Lacamas Shores  
Homeowners Association  
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Camas, WA 98607

Steven & Janice Oliva  
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Vancouver, WA 98660

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**Prepared For:**

Heather DeFord  
Cascade Sotheby's International Realty  
400 E Mill Plain Blvd, #105  
Vancouver, WA 98660

**Today's Date:**

3/17/2016

**NOTE:**

175948 000 & 986031 650-300 Ft Radius (03-17-16)  
Set 1 of 3

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