

From: Joshua Owens <owensaudit@gmail.com>
Sent: Wednesday, May 29, 2019 12:25 PM
To: Ellen Burton; Greg Anderson
Subject: CPA19-05 10th Avenue Zoning correction
Attachments: CCF_000416.pdf; CCF_000417.pdf

Mrs. Burton and Mr. Anderson,

My name is Joshua Owens and I have lived at 1505 NW 10th Ave, Lot 85796004 since 2014. I am also the CFO / Co owner of Floorcity.com, an eCommerce company operated in Clark County. I love my community and as my neighbors can attest to my character, I am charitable, helpful, kind, industrious and respectful.

We remodeled a home built in 1910 and ALL our neighbors are happy with what we have done to the neighborhood.

I wish to state my position and give ample reasoning, as to why I'm in favor of the zoning correction. My intention is to see the rezoning of 10th avenue according to CPA19-05 OR atleast the upper half of 10th avenue, reflect that of the surrounding zoning of R-10 in that area.

I propose that, at least, the upper section of 10th avenue, ie. lots 986036993, 85796008, 85796002, 85796004, 85797003, 85797008, 85797005, and 85797007, a Zoning change to reflect that of it's neighbors as either an R-10 or similar to Lot 85796010, 85796003, 85797006 and 8579601 that have a zoning of both R-10 & R-15.

I have attached a petition of my neighbors who wish to have their homes reflect R-10 zoning with the lots mentioned above. All signed are 10th avenue residents. I did not approach the lower 10th avenue to sign the petition as my interests are inclined to the top of 10th avenue. There were only two neighbors that were not of interest. Lots 85796011 which already has the R-10 & R-15 zoning and Lot 85796002 which already has the legal description of two lots. Lots 85796010 and 85796003 were not interested in signing the petition but I have correspondence stating they are not opposed and feel that the rezoning makes sense.

I've attached a map of the area and specified:

1. Lot number
2. Current zoning of lot
3. Current area of each lot
4. Marked in blue are lots with a legal description stating more than one lot

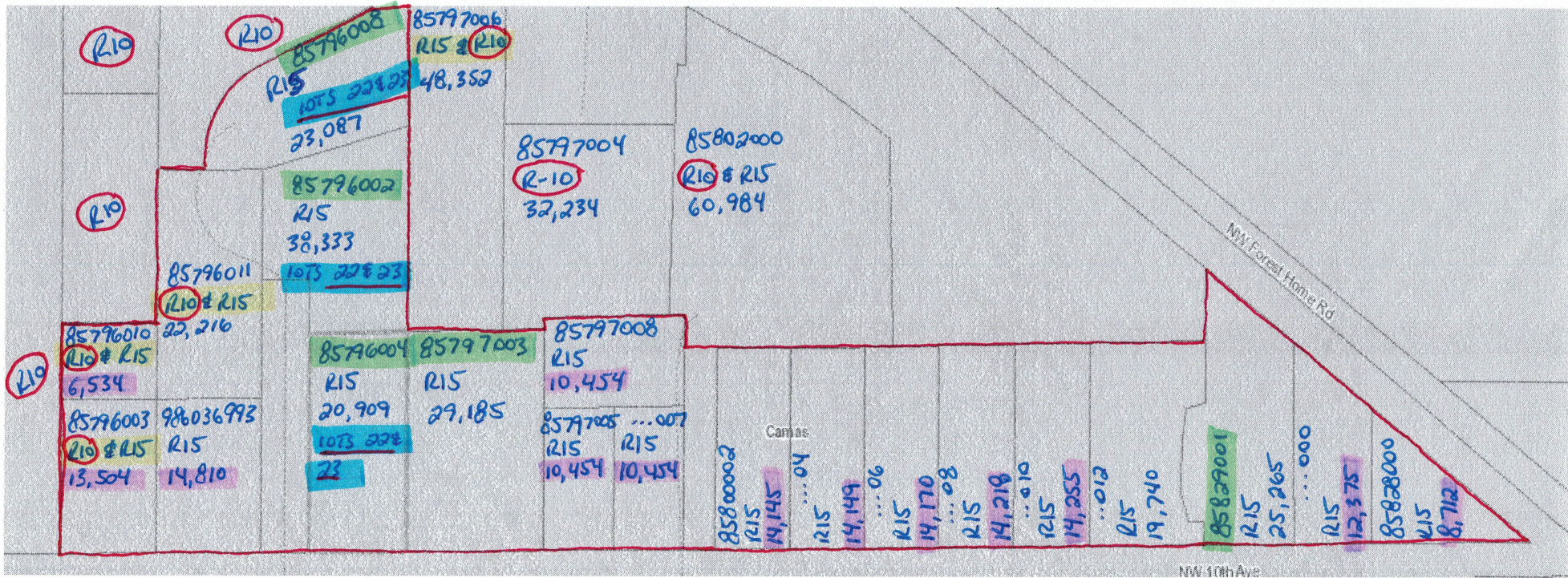
My personal findings that give reasons for this request are as follows and can be correlated with the attached map.

1. There are 2 lots in the proposal 85796008 & 85796004 that are zoned R-15 though have legal descriptions stating they are 2 lots ie. 22 & 23, and have past maps showing the lots division. R-15 requires 15,000 to divide, though lot 85796008 is 23,087 ft2 and lot 85796004 20,909 ft2. The Legal description and zoning do not allow for one another to reflect what is true.
2. There are 10 property lots surrounding lots 85796008, 85796002, 85796004, 85797003, 85797008, 85797005, and 85797007, that are currently R-10.
3. There are 20 total lots in the CPA19-05 proposal for zoning change. Of those lots ONLY 5 lots fit within the guidelines R-15 has set as a necessary 15,000 square feet of land or more to be designated as such. The remaining 15 lots are either zoned R-10 & R-15 or have less than 15,000 square feet.

Thank you for your time and commitment to our community. I hope to, in the future, also attribute greatly to this wonderful town of Camas, that I am proud to call my home.

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Joshua Owens



○ = R-10 ZONING

■ = LEGAL DESCRIPTION TWO LOTS

■ = LAND AREA SQ.FT. UNDER R-15 REQUIREMENTS

■ = CURRENTLY ZONED R10 & R15