



Community Development Department | Planning
 616 NE Fourth Avenue | Camas, WA 98607
 (360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number: SUB20-02

Applicant Information

Applicant/Contact: CJ Dens Lacamas II LLC Phone: (360)606-6217

Address: PO Box 2239 carl@lawsoninvestments.com
 Street Address E-mail Address
Kalama WA 98625
 City State ZIP Code

Property Information

Property Address: 715 SE Leadbetter Road
 Street Address County Assessor # / Parcel #
Camas WA 98607
 City State ZIP Code

Zoning District Single-family Residential (R-7.5) Site Size 49.62 AC (2,161,423 SF)

Description of Project

Brief description:
 The applicant proposes to subdivide three parcels (177906-000, 178172-000, and 178236-000) into 152 lots with open spaces and protected critical areas.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☒

Permits Requested: ☐ Type I ☐ Type II ☒ Type III ☐ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: CJ Dens Lacamas II LLC Phone: (360)606-6217
 Last First
PO Box 2239
 Street Address Apartment/Unit #
Kalama WA 98625
carl@lawsoninvestments.com City State Zip

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: [Signature] Date: 11/20/20

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: <u>11/25/20</u>	Pre-Application Date:	# 590544 # 49,233.00 Validation of Fees
Staff: <u>LH</u>	Related Cases # <u>PA20-09</u>	

☐ Electronic Copy Submitted

ARCH20-08, CA20-07, SHOR20-01, TUP20-05

Revised: 01/22/2019

Application Checklist and Fees [updated on January 1, 2020]

Annexation	\$849 - 10% petition; \$3,608. - 60% petition	001-00-345-890-00	\$	
Appeal Fee		001-00-345-810-00	\$392.00	\$
Archaeological Review		001-00-345-810-00	\$135.00	\$ 135.00
Binding Site Plan	\$1,848. + \$24 per unit	001-00-345-810-00	\$	
Boundary Line Adjustment		001-00-345-810-00	\$101.00	\$
Comprehensive Plan Amendment		001-00-345-810-00	\$5,729.00	\$
Conditional Use Permit				
Residential	\$3,360 + \$103 per unit	001-00-345-810-00	\$	
Non-Residential		001-00-345-810-00	\$4,256.00	\$
Continuance of Public Hearing		001-00-345-810-00	\$515.00	\$
Critical or Sensitive Areas (fee per type)	X 4	001-00-345-810-00	\$762.00	\$ 3,048.00
(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)				
Design Review				
Minor		001-00-345-810-00	\$426.00	\$
Committee		001-00-345-810-00	\$2,335.00	\$
Development Agreement	\$862 first hearing; \$530 ea. add'l hearing/continuance	001-00-345-810-00	\$	
Engineering Department Review - Fees Collected at Time of Engineering Plan Approval				
Construction Plan Review & Inspection	(3% of approved estimated construction costs)			TBD
Modification to Approved Construction Plan Review	(Fee shown for information only)		\$415.00	
Single Family Residence (SFR) - Stormwater Plan Review	(Fee shown for information only)		\$205.00	
Gates/Barrier on Private Street Plan Review	(Fee shown for information only)		\$1,024.00	
Fire Department Review				
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$280.00	\$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$348.00	\$ 348.00
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$416.00	\$
Home Occupation				
Minor - Notification (No fee)			\$0.00	
Major		001-00-321-900-00	\$68.00	\$
LI/BP Development	\$4,256+ \$40.00 per 1000 sf of GFA	001-00-345-810-00	\$	
Minor Modifications to approved development		001-00-345-810-00	\$340.00	\$
Planned Residential Development	\$34 per unit + subdivision fees	001-00-345-810-00	\$	
Plat, Preliminary				
Short Plat	4 lots or less: \$1,904 per lot	001-00-345-810-00	\$	
Short Plat	5 lots or more: \$7,055 + \$246 per lot	001-00-345-810-00	\$	
Subdivision	\$7,055 + \$246 per lot	001-00-345-810-00	\$	\$ 44,447.00
Plat, Final:				
Short Plat		001-00-345-810-00	\$197.00	\$
Subdivision		001-00-345-810-00	\$2,335.00	\$
Plat Modification/Alteration		001-00-345-810-00	\$1,176.00	\$
Pre-Application (Type III or IV Permits)				
No fee for Type I or II				
General		001-00-345-810-00	\$348.00	\$
Subdivision (Type III or IV)		001-00-345-810-00	\$896.00	\$
SEPA		001-00-345-890-00	\$796.00	\$
Shoreline Permit		001-00-345-890-00	\$1,176.00	\$ 1,176.00
Sign Permit				
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$40.00	\$
Master Sign Permit		001.00.322.400.00	\$124.00	\$
Site Plan Review				
Residential	\$1,132 + \$33 per unit	001-00-345-810-00	\$	
Non-Residential	\$2,828 + \$67 per 1000 sf of GFA	001-00-345-810-00	\$	
Mixed Residential/Non Residential	(see below)	001-00-345-810-00	\$	
	\$3,987 + \$33 per res unit + \$67 per 1000 sf of GFA			
Temporary Use Permit		001-00-321-990-00	\$79.00	\$ 79.00
Variance (Minor)		001-00-345-810-00	\$683.00	\$
Variance (Major)		001-00-345-810-00	\$1,273.00	\$
Zone Change (single tract)		001-00-345-810-00	\$3,289.00	\$

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;
Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;
Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019

Fees reviewed & approved by Planner:

[Signature]
Initial

11/24/2020

Date

For office use only

Total Fees Due: \$ **46,947.00** \$49,233.00