



**Community Development Department | Planning Division**  
 616 NE Fourth Ave, Camas, WA 98607  
 360-817-1568 | [permits@cityofcamas.us](mailto:permits@cityofcamas.us)

General Application Form Camas Meadows Hole 9 Mixed Use Case Number: MAJVAR24-01

**Applicant Information**

Applicant/Contact: Romano Development (Attn: Stacey Shields) AKS Engineering & Forestry (Attn: Michael Andreotti) Phone: (360) 904-4759 (360) 882-0419

Address: Last 4600 NE 77th Avenue, Suite 200 First 9600 NE 126th Avenue, Suite 2520

Street Address Vancouver, WA 98662 Apartment/Unit # Vancouver, WA 98682

City Vancouver, WA 98662 State ZIP Code

Email Address: stacey@romanofinancial.com andreottim@aks-eng.com

**Property Information**

Property Address: 4525, 4555, 4615, 4711 NW Camas Meadows Drive, Unit A/B 172970-000, 986035-733, 986035-734, 172963-000, 172973-000, 175980-000, 986026-906

Street Address County Assessor # / Parcel #

Camas WA 98607

City State ZIP Code

Zoning District Mixed Use (MX) Site Size 13.81 acres

**Description of Project**

The Applicant is requesting a Major Modification and Variance request to reduce the required side yard setback from 10 feet to 5 feet.

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: Romano Development Phone: (360) 904-4759

Last First

4660 NE 77th Avenue Suite 200

Street Address Apartment/Unit #

Vancouver WA 98662

City State Zip Code

Email Address: stacey@romanofinancial.com

**Signature**

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

Signature: Date: 2-22-24

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: 2/27/24	Pre-Application Date:	\$1,481.00 Receipt# 808642 2/27/24 by AB Validation of Fees
Staff: Madeline Sutherland	Related Cases # <input type="checkbox"/> Electronic Copy Submitted	

PA22-49 ARCH23-02  
 CA23-03 CUP23-01  
 DR23-03 SUB23-01  
 SEPA23-03 SPRV23-02

Revised: 01/01/2024

**Application Checklist and Fees [updated on January 1, 2024]**

◇ Annexion	\$987 - 10% petition; \$4,195 - 60% petition	001-00-345-890-00	\$
◇ Appeal Fee		001-00-345-810-00	\$456.00
◇ Archaeological Review		001-00-345-810-00	\$157.00
◇ Binding Site Plan	\$2,148 + \$25 per unit	001-00-345-810-00	\$
◇ Boundary Line Adjustment		001-00-345-810-00	\$118.00
◇ Comprehensive Plan Amendment		001-00-345-810-00	\$6,662.00
◇ <u>Conditional Use Permit</u>			
Residential	\$3,908 + \$110 per unit	001-00-345-810-00	\$
Non-Residential		001-00-345-810-00	\$4,949.00
◇ Continuance of Public Hearing		001-00-345-810-00	\$599.00
◇ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$886.00
(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)			
◇ <u>Design Review</u>			
Minor		001-00-345-810-00	\$495.00
Committee		001-00-345-810-00	\$2,716.00
◇ Development Agreement	\$1,002 first hearing; \$617 ea. add'l hearing/continuance	001-00-345-810-00	\$366.00
◇ Director's Intrepretation			\$366.00
◇ <b>Engineering Department Review - <u>Fees Collected at Time of Engineering Plan Approval</u></b>			
Construction Plan Review & Inspection	(3% of approved estimated construction costs)		
Modification to Approved Construction Plan Review	(Fee shown for information only)		\$480.00
Single Family Residence (SFR) - Stormwater Plan Review	(Fee shown for information only)		\$238.00
Gates/Barrier on Private Street Plan Review	(Fee shown for information only)		\$1,191.00
◇ <u>Fire Department Review</u>			
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$322.00
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$402.00
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$480.00
◇ Franchise Agreement Administrative Fee			\$5,954.00
◇ <u>Home Occupation</u>			
Minor - Notification (No fee)			\$0.00 <sup>0.00</sup>
Major		001-00-321-900-00	\$78.00
◇ LI/BP Development	\$4,949 + \$43.00 per 1000 sf of GFA	001-00-345-810-00	\$
◇ Minor Modifications to approved development		001-00-345-810-00	\$480.00
◇ Planned Residential Development	\$40 per unit + subdivision fees	001-00-345-810-00	\$
◇ <u>Plat, Preliminary</u>			
Short Plat	4 lots or less: \$2,214 per lot	001-00-345-810-00	\$
Short Plat	5 lots or more: \$8,204 + \$261 per lot	001-00-345-810-00	\$
Subdivision	\$8,204 + \$261 per lot	001-00-345-810-00	\$
◇ <u>Plat, Final:</u>			
Short Plat		001-00-345-810-00	\$229.00
Subdivision		001-00-345-810-00	\$2,716.00
◇ Plat Modification/Alteration		001-00-345-810-00	\$1,367.00
◇ <u>Pre-Application (Type III or IV Permits)</u>			
<i>No fee for Type I or II</i>			
General		001-00-345-810-00	\$405.00
Subdivision (Type III or IV)		001-00-345-810-00	\$1,041.00
◇ SEPA		001-00-345-890-00	\$926.00
◇ Shoreline Permit		001-00-345-890-00	\$1,367.00
◇ <u>Sign Permit</u>			
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$47.00
Master Sign Permit		001.00.322.400.00	\$144.00
◇ <u>Site Plan Review</u>			
Residential	\$1,316 + \$36 per unit	001-00-345-810-00	\$
Non-Residential	\$3,289 + \$71 per 1000 sf of GFA	001-00-345-810-00	\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00	\$
	\$4,636 + \$36 per res unit + \$71 per 1000 sf of GFA		
◇ Temporary Use Permit		001-00-321-990-00	\$92.00
◇ Variance (Minor)		001-00-345-810-00	\$794.00
◇ <b>Variance (Major)</b>		<b>001-00-345-810-00</b>	<b>\$1,481.00</b>
◇ Zone Change (single tract)		001-00-345-810-00	\$3,825.00

*Fees reviewed & approved by Planner:*      MS      2/27/24  
*Initial*      *Date*

**Total Fees Due:**      \$  
1,481.00

City of Camas  
616 NE 4th Avenue  
Camas, WA 98607  
360-834-2462

Finance Office Hours:  
Monday-Friday 9:00 - 5:00 p.m.

Date/Time 02/27/2024 09:50 AM  
Receipt No. 00808642  
Receipt Date 02/27/2024  
CR plan 1,481.00  
variance  
variance 1,481.00

Cash: 0.00  
Other: 1,481.00  
0.00  
Check: 0.00

Total: 1,481.00  
Change: 0.00

Check No: Camas Mead. Hole 9  
Romano Financial - Alex  
Customer #: 000000

Cashier: abaldwin  
Station: IS02593

CITY OF CAMAS-LIC PERM  
616 NE 4TH AVE  
CAMAS, WA 98607

02/27/2024 09:47:29

CREDIT CARD  
VISA SALE

Card # XXXXXXXXXXXX8900  
SEQ #: 8  
Batch #: 636  
INVOICE 8  
Approval Code: 06759G  
Entry Method: Manual  
Mode: Online  
Tax Amount: \$0.00

SALE AMOUNT \$1481.00

CUSTOMER COPY