



Community Development Department
616 NE 4th Ave. | Camas, WA 98607

NOTICE OF DECISION

13TH STREET GAS STATION (FILE NO. SPRV23-06)

(CONSOLIDATED FILES: ARCH23-07, CA23-08, DR23-09, SEPA23-12)

DECISION ISSUED: September 16, 2024

CITY STAFF CONTACT: Yvette Sennewald, Senior Planner
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APPLICANT: Taz Khan: tkhanusa@gmail.com
 PLS Engineering: pm@plsengineering.com

LOCATION: The property is located on the southwesterly corner of the intersection at NE 13th Street and NW Friberg-Strunk Street. The parcel number is 176148000, situated in the NW 1/4 of Section 29, Township 2 North, Range 3 East of the Willamette Meridian, Clark County.

THIS IS TO SERVE AS NOTICE that a decision of APPROVAL has been rendered for a Type II Site Plan Review Application for the **13th Street Gas Station**. The proposal includes the construction of an 8-pump gas station, a 4,100 square-foot convenience store, and a drive-thru car wash, located at 20101 NE 13th Street, in the BP - Business Park Zone.

A detailed staff report and decision with conditions of approval, including application materials, are available upon request. See City staff contact information above.

APPEAL PROCEDURES:

Decisions may be appealed to the hearing examiner. All appeals are initiated by filing a notice of appeal with the appeal fee of \$456.00 to the Community Development Director within fourteen (14) days of issuance of the decision being appealed.

The notice of appeal shall be in writing and contain the following information:

- (1) Appellant's name, address, and phone number;
- (2) Appellant's statement describing his or other standing to appeal;
- (3) Identification of the application which is the subject of the appeal;
- (4) Appellant's statement of grounds for the appeal and the facts upon which the appeal is based;
- (5) The relief sought, including the specific nature and extent;
- (6) A statement that the appellant has read the notice of appeal and believes the content to be true, followed by the appellant's signature.

13th Street Gas Station

