



**NOTICE OF APPLICATION FOR
CAMAS STATION COMMERCIAL DEVELOPMENT**
Conditional Use Permit (file no. CUP22-02)

Consolidated files: Short Plat (SP22-01); Site Plan Review (SPRV22-02); Design Review (DR22-02); State Environmental Policy Act (SEPA22-07)

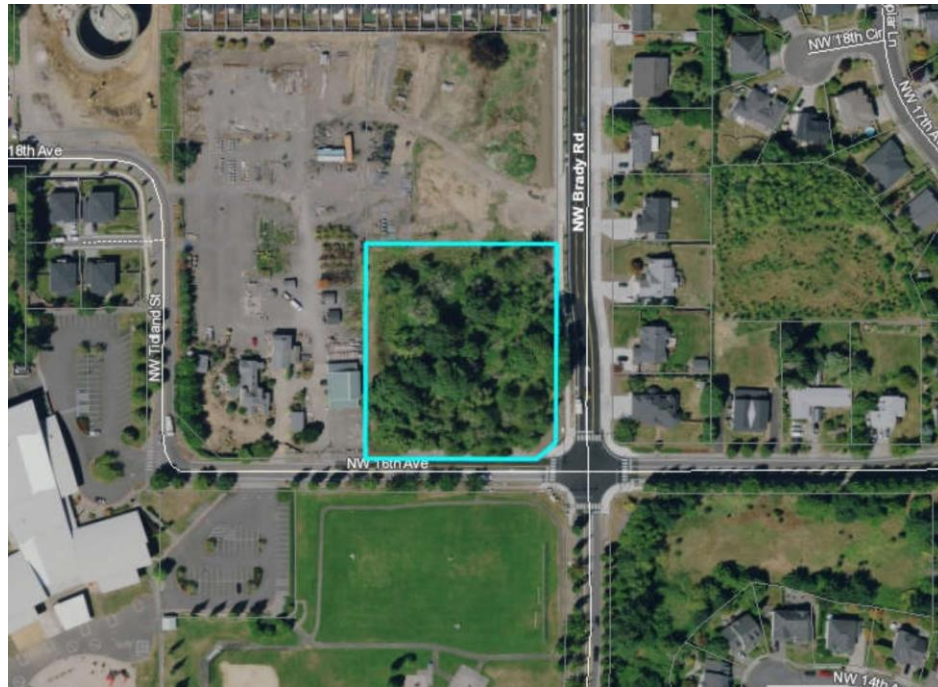
NOTICE IS HEREBY GIVEN that an application for the “Camas Station”, a 3-lot commercial development for the construction of a 7,350 square foot convenience store/car wash and 12-pump gas station, a 3,900 square foot drive thru coffee shop/retail building, and a 2,800 square foot retail building, requesting conditional use permit approval was received on February 24, 2022 and deemed technically complete on April 4, 2022. A public hearing is required for the Conditional Use Permit 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 including parties of interest, published in the Post Record and posted on the City website.

Location: The 2.16-acre site is zoned Community Commercial (CC) in the City of Camas. The site is located at the northwest corner of the intersection NW 16th Avenue and NW Brady Road, Camas, WA in the NW ¼ of Section 9, Township 1 North, Range 3 East, Parcel Number: 127357000.

Application Materials: The application included the following: project narrative, SEPA checklist, preliminary plat plans, tree survey, traffic study, preliminary stormwater report, geotechnical report, traffic study and building elevations. Application materials are available for review from the Community Development Department during regular business hours Monday – Friday 8am-5pm.

Questions/Comments: For questions related to this application, please contact Lauren Hollenbeck, Senior Planner, at (360) 817-7253 or by email at communitydevelopment@cityofcamas.us.

VICINITY MAP



SITE PLAN

