



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

General Application Form

Case Number: **CPA22-01**

Applicant Information

Applicant/Contact: Romano Development, Inc. (Kess Romano) Phone: ( 360 ) 952-3811

Address: 4610 NE 77th Avenue, Suite 102 kess@romanofinancial.com

*Street Address* *E-mail Address*

Vancouver WA 98662

*City* *State* *ZIP Code*

Property Information

Property Address: 4711 NW Camas Meadows Drive 986026-906

*Street Address* *County Assessor # / Parcel #*

Camas WA 98607

*City* *State* *ZIP Code*

Zoning District Light Industrial/Business Park Site Size ± 5.0 Acres

Description of Project

Brief description:  
Proposal to amend the comprehensive plan designation from Industrial to Commercial, and to rezone the parcel from Light Industrial/Business Park (LI/BP) to Mixed Use (MX)

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 Properties LLC Phone: ( 360 ) 949-6688

4610 NE 77th Avenue Suite 102

*Last* *First* *Street Address* *Apartment/Unit #*

E mail Address: korban@romanofinancial.com Vanocuver WA 98662

*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: Korban Romano Date: 1/27/2022

DocuSigned by: 38ACEE162BDBB490

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: 1-31-22 Pre-Application Date: \_\_\_\_\_

Staff: \_\_\_\_\_ Related Cases # PA21-59  Electronic Copy Submitted

Receipt #: 60065852  
\$6,636.00  
Validation of Fees

CPA 22-01  
PA 21-59 (related case)

Application Checklist and Fees [updated on January 1, 2022]

◇ Annexion	\$863 - 10% petition; \$3,669 - 60% petition	001-00-345-890-00	\$
◇ Appeal Fee		001-00-345-810-00	\$399.00 \$
◇ Archaeological Review		001-00-345-810-00	\$137.00 \$
◇ Binding Site Plan	\$1,879 + \$24 per unit	001-00-345-810-00	\$
◇ Boundary Line Adjustment		001-00-345-810-00	\$103.00 \$
◇ Comprehensive Plan Amendment		001-00-345-810-00	\$5,826.00 \$ 5,826.00
◇ Conditional Use Permit			
Residential	\$3,417 + \$105 per unit	001-00-345-810-00	\$
Non-Residential		001-00-345-810-00	\$4,328.00 \$
◇ Continuance of Public Hearing		001-00-345-810-00	\$524.00 \$
◇ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$775.00 \$
(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)			
◇ Design Review			
Minor		001-00-345-810-00	\$433.00 \$
Committee		001-00-345-810-00	\$2,375.00 \$
◇ Development Agreement	\$877 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)		
Modification to Approved Construction Plan Review	(Fee shown for information only)		\$420.00
Single Family Residence (SFR) - Stormwater Plan Review	(Fee shown for information only)		\$208.00
Gates/Barrier on Private Street Plan Review	(Fee shown for information only)		\$1,041.00
◇ Fire Department Review			
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$284.00 \$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$354.00 \$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$424.00 \$
◇ Home Occupation			
Minor - Notification (No fee)			\$0.00
Major		001-00-321-900-00	\$69.00 \$
◇ LI/BP Development	\$4,328 + \$41.00 per 1000 sf of GFA	001-00-345-810-00	\$
◇ Minor Modifications to approved development		001-00-345-810-00	\$346.00 \$
◇ Planned Residential Development	\$35 per unit + subdivision fees	001-00-345-810-00	\$
◇ Plat, Preliminary			
Short Plat	4 lots or less: \$1,936 per lot	001-00-345-810-00	\$
Short Plat	5 lots or more: \$7,175 + \$250 per lot	001-00-345-810-00	\$
Subdivision	\$7,175 + \$250 per lot	001-00-345-810-00	\$
◇ Plat, Final:			
Short Plat		001-00-345-810-00	\$200.00 \$
Subdivision		001-00-345-810-00	\$2,375.00 \$
◇ Plat Modification/Alteration		001-00-345-810-00	\$1,196.00 \$
◇ Pre-Application (Type III or IV Permits)			
No fee for Type I or II			
General		001-00-345-810-00	\$354.00 \$
Subdivision (Type III or IV)		001-00-345-810-00	\$911.00 \$
◇ SEPA		001-00-345-890-00	\$810.00 \$ 910.00
◇ Shoreline Permit		001-00-345-890-00	\$1,196.00 \$
◇ Sign Permit			
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$41.00 \$
Master Sign Permit		001.00.322.400.00	\$126.00 \$
◇ Site Plan Review			
Residential	\$1,151 + \$34 per unit	001-00-345-810-00	\$
Non-Residential	\$2,876 + \$68 per 1000 sf of GFA	001-00-345-810-00	\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00	\$
	\$4,055 + \$34 per res unit + \$68 per 1000 sf of GFA		
◇ Temporary Use Permit		001-00-321-990-00	\$80.00 \$
◇ Variance (Minor)		001-00-345-810-00	\$695.00 \$
◇ Variance (Major)		001-00-345-810-00	\$1,295.00 \$
◇ Zone Change (single tract)		001-00-345-810-00	\$3,345.00 \$

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  
 Revised by RES20-014 DEC 2020

Fees reviewed & approved by Planner:

Initial Date

For office use only

Total Fees Due: \$ 6,636.00