

From: [Sonja Wiser](#)
To: jeronimojc@gmail.com; [Cnty 2025 Comp Plan](#); [Bart Catching](#); [Jose Alvarez](#); [Oliver Orjiako](#)
Subject: Request for Comprehensive Plan Designation Plan Change and Zone Change - 117480-000
Date: Tuesday, December 26, 2023 7:00:32 AM
Attachments: [Comprehensive Plan Designation Change and Zoning Request - 117480-000.pdf](#)

Good morning Jeronimo: Thank you for your comments related to the 2025 Comp Plan. Your comments have been forwarded to staff and will be added to the 2025 Comp Plan Index of Record. Your name and email have been added to our database to receive future communications related to the 2025 Comp Plan. Please let us know if you have further questions. Thank you.

<https://clark.wa.gov/community-planning/2025-update-public-comment>

From: Jeronimo Cruz jeronimojc@gmail.com
Sent: Monday, December 25, 2023 1:42 PM
To: Cnty 2025 Comp Plan <comp.plan@clark.wa.gov>
Subject: Request for Comprehensive Plan Designation Plan Change and Zone Change - 117480-000

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached Request for Comprehensive Plan Designation Plan Change and Zone Change.

Thank you!,

Jeronimo Cruz
(360) 210-2378

December 25, 2023

Clark County Board of County Council
c/o Oliver Orjiako, Community Planning Director
Clark County
1200 Franklin Street
Vancouver, WA 98660

RE: Request for Comprehensive Plan Designation Plan Change and Zone Change

Dear Chair Bowerman, Councilors Young, Belkot, Medgivy, and Marshall:

I am the Owner of the parcel Tax ID No.: 117480-000, (Property). The property is 2.92 acres in size and is currently zoned Industrial Light (IL) with a comprehensive plan designation of Industrial (I). This letter requests Clark County (County) to modify the Property's comprehensive plan designation from Industrial (I) to Commercial (C) and the Property's zoning designation from IL to General Commercial (GC).

The abutting parcel to the West (Tax ID No.: 117490-000) is also under my ownership. Said parcel is currently zoned as IL and is being utilized as an outdoor RV storage facility. The parcel to the North and West is also zoned IL, while the parcel to the South is zoned Business Park (BP).

Property is a corner lot with possible access from NE 194th Street and NE Delfel Rd. Additionally, the property has approximately 600 feet of I-5 frontage. These and other features make this Property suitable for several development types consistent with GC zoning that would generate additional employment opportunities.

This request is submitted for consideration during the current Comprehensive Plan Period Update 2025 in compliance with Clark County Unified Development Code 40.560.010. I respectfully request the County implement these modifications to the Property to promote further job growth and economic development in the County.

Sincerely,

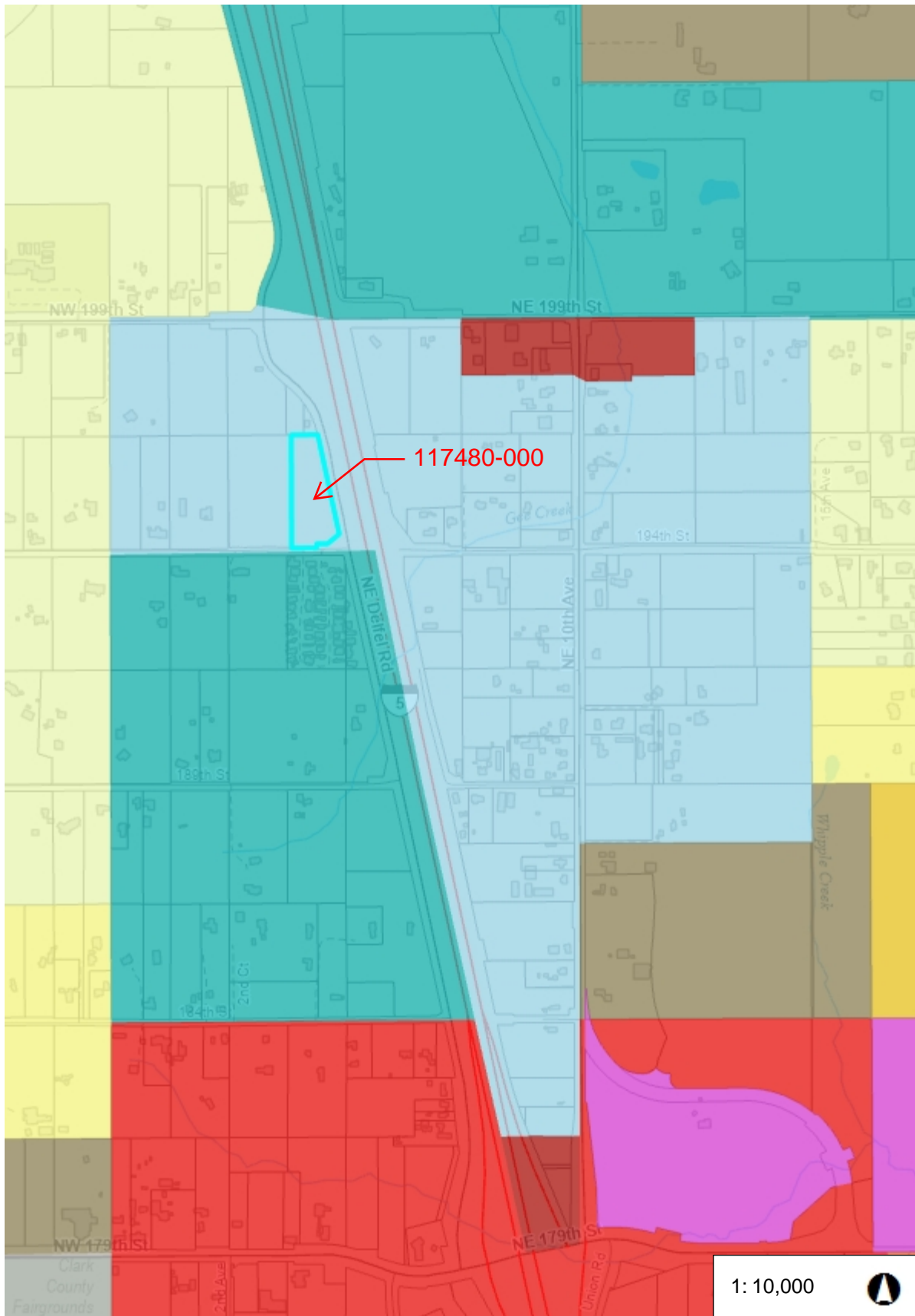
A handwritten signature in black ink, appearing to read 'Jeronimo Cruz', with a stylized flourish at the end.

Jeronimo Cruz

3519 SE 186th Ave,
Vancouver, WA 98683



117480-000



Legend

Zoning

- Single-Family residential (R1-20, R-
- Single-Family residential (R1-15, R-
- Single-Family residential - 12 (R-12
- Single-Family residential (R1-10, R-
- Single-Family residential (R1-7.5, R
- Single-Family residential (R1-6, R-f
- Single-Family residential (R1-5)
- Residential (R-12, R12)
- Residential (R-18, MF-18)
- Residential (R-22, AR-22)
- Residential (R-30)
- Residential (R-43)
- Office residential-15 (OR-15)
- Office residential-18 (OR-18)
- Office residential-22 (OR-22)
- Office residential-30 (OR-30)
- Office residential-43 (OR-43)
- Neighborhood commercial (NC, C1
- Community commercial (CC, C2, C
- General commercial (GC, CG)
- Mixed use (MX)
- Business park (BP, OFF)
- Light industrial (IL, ML, LI, IND, LI/E
- Heavy industrial (IH, MH, HI)
- University (U)
- Airport (A)
- Public facilities (PF, IP, UP)
- Rural-5 (R-5)
- Rural-10 (R-10)
- Rural-20 (R-20)
- Rural center residential 1 ac min (R
- Rural center residential 2.5 ac min i
- Rural comm. inside city centers (CP

Notes:

Request for Comprehensive Plan Designation Plan Change and Zone Change

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