

**From:** [Amy Wooten](#)  
**To:** [Luri Djioev](#)  
**Cc:** [Jose Alvarez](#); [Cnty Community Planning](#); [Bart Catching](#)  
**Subject:** RE: Question  
**Date:** Thursday, April 23, 2026 10:41:22 AM  
**Attachments:** [image009.png](#)  
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[image011.png](#)  
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[image019.png](#)  
[image020.png](#)

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Mr. Djioev

Thanks for reaching out to Community Planning. I do not have any information to indicate there will be zoning or comprehensive plan map changes for the property located at 14104 NE 76th Ave , Vancouver WA 98662 under the current comprehensive plan amendment cycle, although nothing is set in stone until the County Council approves a final plan. I encourage you to keep abreast of the county's ongoing work with comp plan update. A link to the project page is here: <https://clark.wa.gov/community-planning/2025-update> .

A property owner could submit an [annual review](#) application next fall when that process resumes and we would evaluate it at that time. Beyond that, I encourage you to continue to work with the current planners in Community Development to explore the development options of that property (or any others you are interested in) under the existing zoning designation.

Thank you.



**Amy Wooten**  
She/her/hers  
Planner III  
COMMUNITY PLANNING

564.397.4913



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**From:** Cnty Community Planning <CommunityPlanning@clark.wa.gov>

**Sent:** Thursday, April 23, 2026 8:57 AM

**To:** Cnty CommDev Land Use <landuse@clark.wa.gov>; Luri Djioev <djioevrealty@gmail.com>; Bart Catching <Bart.Catching@clark.wa.gov>; Amy Wooten <Amy.Wooten@clark.wa.gov>

**Cc:** Cnty Community Planning <CommunityPlanning@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>

**Subject:** RE: Question

Good day, Iuri,

Thank you for your inquiry. I am looping in Long-Range Planning Staff to review and advise.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Cnty CommDev Land Use <[landuse@clark.wa.gov](mailto:landuse@clark.wa.gov)>

**Sent:** Thursday, April 23, 2026 8:40 AM

**To:** Iuri Djioev <[djioevrealty@gmail.com](mailto:djioevrealty@gmail.com)>

**Cc:** Cnty Community Planning <[CommunityPlanning@clark.wa.gov](mailto:CommunityPlanning@clark.wa.gov)>

**Subject:** RE: Question

Good morning,

I have CC'ed the Community Planning Department to assist with your question.

Community Planning, please see customer's request regarding parcel number 196491000.

Thank You,



**Jonathan Moua** *he/him/his*

Planning Technician I

COMMUNITY DEVELOPMENT – LAND USE

(564) 397-4489

**Land Use Department Forms and Fees:** <https://clark.wa.gov/community-development/land-use-forms-and-fees>

**Land Use Department LMS Guide:**

<https://clark.wa.gov/sites/default/files/media/document/2024-01/LUR%20-%20applying%20for%20a%20land%20use%20review.pdf>

**Land Use Department How to Apply:**

<https://clark.wa.gov/sites/default/files/media/document/2024-01/LUR-application-submittal.pdf>

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**From:** Iuri Djioev <[djioevrealty@gmail.com](mailto:djioevrealty@gmail.com)>

**Sent:** Thursday, April 23, 2026 7:56 AM

**To:** Cnty CommDev Land Use <[landuse@clark.wa.gov](mailto:landuse@clark.wa.gov)>

**Subject:** Question

**EXTERNAL:** 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.

Hello, my name is Iuri Djioev

My address is 14104 NE 76th Ave , Vancouver WA 98662.

I have a question about my property . I have 5.88 acres .

Zoning is R5 .

What is the Comprehensive Growth Management Plan, or development plan for my property for example for next 5, 10 years . Can I expect the county council will initiate anytime soon the zone change so I can divide my property in to small parcels - 1 acre for example. Do I have any chance of success if I as an owner will initiate this process of zone change for my property .

Can I make an appointment to talk to someone in person to have all my questions answered .

Thank you

503-505-8997



*iuri djioev*

Realtor/ Real Estate Broker OR&WA

**Professional Realty Services**

**Email: [djioevrealty@gmail.com](mailto:djioevrealty@gmail.com)**

**Cell: 503-505-8997**