



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
 (360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

NOTICE OF PRE-APPLICATION CONFERENCE Paradise Found PUD (PLZ-18-0070)

Conference Date: Meeting to be held Tuesday, July 17, 2018 at 1:00 pm Conference

Location: Clark County Fire & Rescue, 911 N 65th Avenue, Ridgefield, WA

Project Proposal	Subdivide parcels eighteen parcels totaling 111 acres into 204 up to 300 single family detached residential lots and approximately seven acres of active and passive open space with appurtenant pavement, utility, stormwater management and frontage improvements.
Location	28216 NW 31st Avenue, Ridgefield, 98642, Located in a portion of the SE ¼ of Section 17, T4N, R1E WM, City of Ridgefield, Clark County Washington.
Applicant	Joel Stirling, Sterling Design. 2208 E. Evergreen Blvd., Vancouver, WA 98661 360.759.1794 Joel@SterlingDesign.biz
Applicant's Representative	Same
Property Owner	Milton O. Brown; RDGB Royal Farms LLC.; RDGK Restview Estates LLC.; RDGF River View Estates, LLC.; and RDGS Real View LLC. 8320 NE Highway 99, Vancouver, WA 98665
Public Access	N. 45th Ave
Zoning	RLD-4/UL
Review Required	Pre-Application Conference
Potential Issues	Planned Unit Development, preliminary plat, density transfer, mandatory neighborhood meeting, critical areas, SEPA, site access, stormwater, sanitary sewer, traffic impacts
Purpose	Meet with applicant, identify potential site issues, discuss the appropriate application and permitting process, and help facilitate development review
Conference Invitees	Property Owner, Applicant, City Public Works Director, City Building Official, City Engineer, City Planner, Clark County Fire & Rescue, CRWWD, Ridgefield Business Association, Ridgefield Junction Neighborhood Association, Clark Regional Wastewater District, and other interested persons
Staff Contact	Jeff Niten, Community Development Director, City of Ridgefield, 360.857.5013, jeff.niten@ci.ridgefield.wa.us (Pre-App Conference leader, Jeff Niten)

Date Issued

July 10, 2018

Please review the enclosed information and be prepared to discuss at the scheduled pre-application conference. The file is available for review at the Ridgefield Community Development Department office at the address listed above. If you are unable to attend, please fax or e-mail written comments prior to the meeting date. Your comments and participation are welcomed and appreciated.