

FOR SALE | \$3,000,000

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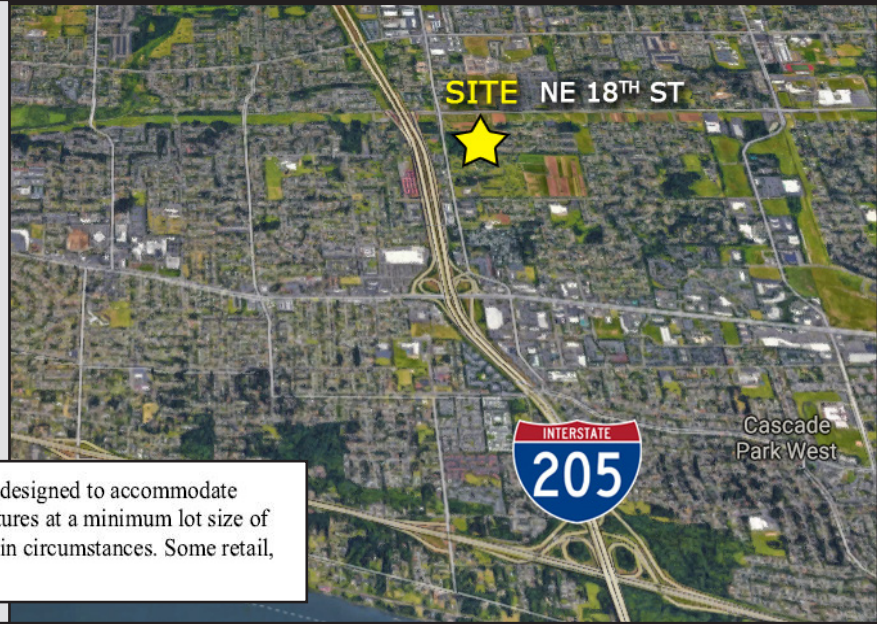


5.69^{+/-} Acres R-22
 1421 NE 112th Ave.
 Vancouver, WA 98684

PROPERTY INFORMATION

- Apx. 125 units as zoned
- Super access to I-205
- 15 minutes to PDX
- Apartments, PUDs
- Attached SF Housing
- Medical Centers (CUP)

B. R-22: Higher-Density Residential District. The R-22 zoning district is designed to accommodate rowhouses, garden-type apartments, and lower-density multi-dwelling structures at a minimum lot size of 1,500 square feet per unit. Professional office uses are permitted under certain circumstances. Some retail, civic and institutional uses are allowed conditionally.



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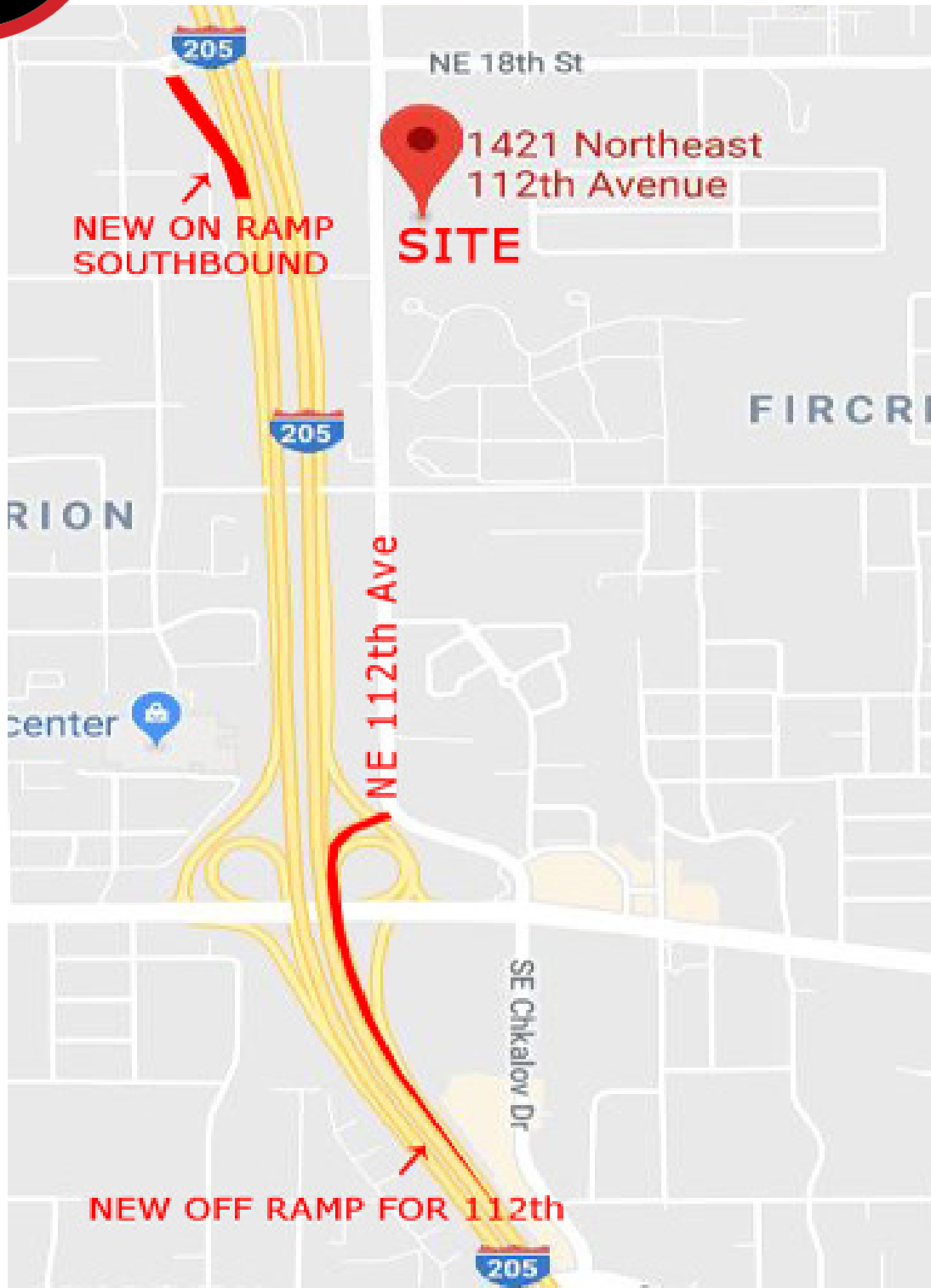


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FREEWAY ACCESS NORTH & SOUTH



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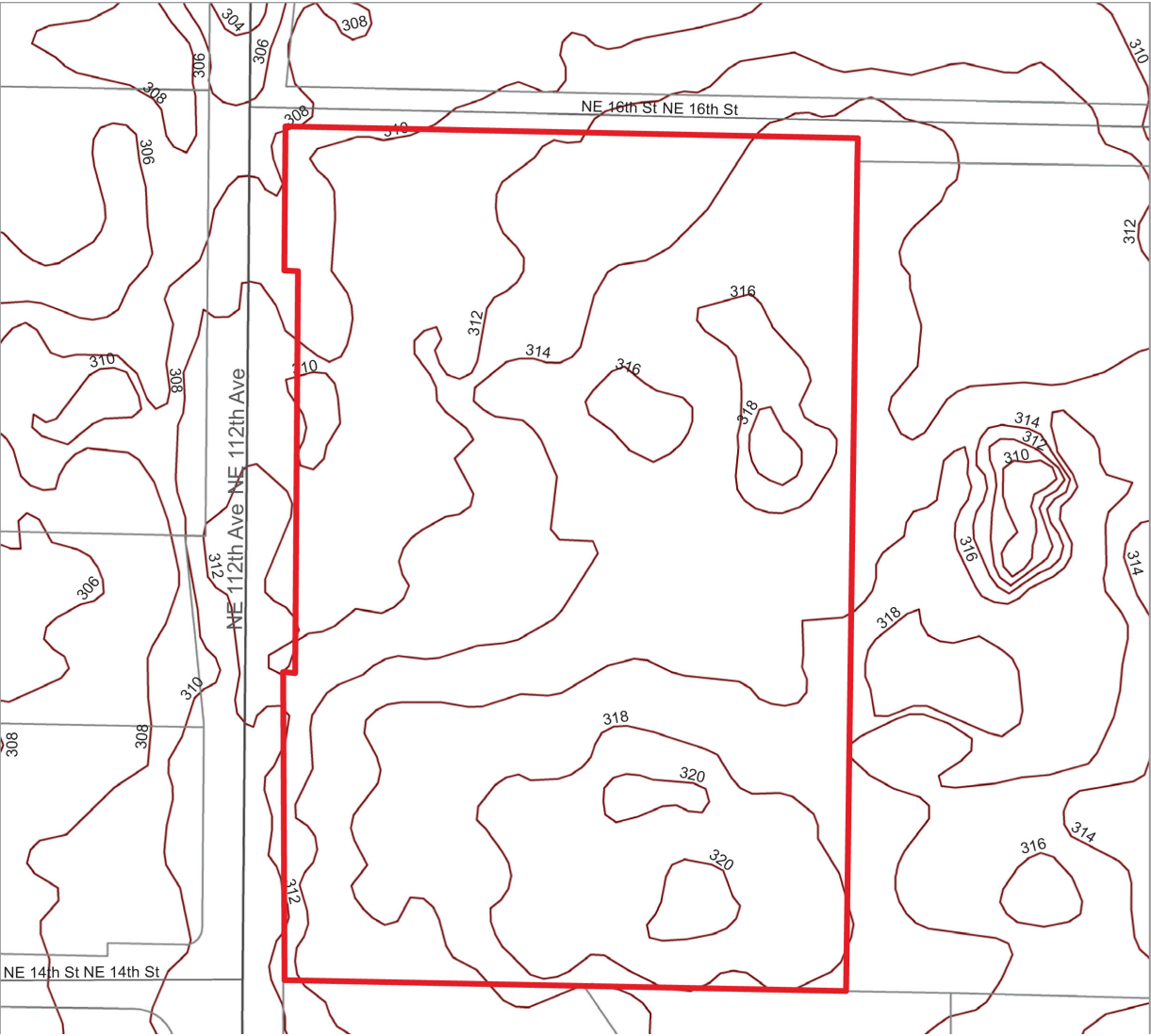
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TOPOGRAPHY

Topography

— Topography - 2'



Map created: 8/2/2018
by McKenzie Walker, Property Information Specialist

NOTE
THIS DATA IS COMPILED FROM MANY SOURCES AND SCALES.
CHICAGO TITLE AND FIDELITY NATIONAL TITLE MAKE THIS
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UTILITIES



Utilities

- Septic System
- Power Sub Station
- Major Well
- Olympic Pipeline
- NW Pipeline
- BPA Power Lines
- Fire Hydrants
- Sewer Lines
- Water Lines
- Electric Lines
- Storm Water
- Sewer District
- Water District

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DEVELOPMENT STANDARDS

Section 20.420.050 Development Standards.

A. Compliance Required. All developments must comply with:

1. All of the applicable development standards contained in the underlying zoning district, except where the applicant has obtained variances in accordance with Chapter 20.270 VMC Site Plan Review.
2. All other applicable standards and requirements contained in this title.

B. Development standards. Development standards in residential zoning districts are contained in Table 20.420.050-1. These apply to all primary dwellings and accessory buildings on the site. For additional regulations governing accessory buildings, see Chapter 20.902 VMC.

Table 20.420.050– 1 Development Standards				
Standard	R-18	R-22	R-30	R-35
Minimum Lot Size	1,800 sf ¹	1,500 sf ¹	1,500 sf ¹	1,200 sf ¹
Maximum Lot Coverage	50%	50%	50%	50%
Minimum Lot Width	20'	20'	20'	20'
Minimum Lot Depth	50'	50'	60'	60'
Minimum Setbacks				
Front yard	10'	10'	10'	10'
Rear and Through lot yard	0' ² / ₅ '	0' ² / ₅ '	0' ² / ₅ '	0' ² / ₅ '
Side yard	0' ² / ₅ '	0' ² / ₅ '	0' ² / ₅ '	0' ² / ₅ '
Street side yard	10'	10'	10'	10'
Garage/carport from public/private street right of way or sidewalk easement	18'	18'	18'	18'
Garage/carport from alley	5' ⁴	5' ⁴	5' ⁴	5' ⁴
Maximum Height	50'	50'	50'	60'
Minimum Landscaping Requirement (percentage of total net area)	10%	10%	10%	10%

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