



Land use pre-application conferences will not be held at this time unless a virtual conference is requested by the applicant (the times listed below are tentative times if the pre-application virtual conference is held). Whether a pre-application conference is held or not, the pre-application reports will be available on the City's ePlans system the day the pre-application was scheduled to be held. Applicants, neighborhood associations and citizens are encouraged to reach out to the case manager listed below if you would like further information, comment or have questions on a proposed project.

Pre-application reports for the following projects are ready for review as of January 11, 2024.

- 9 a.m. PRJ-169164/PIR-83873 Rigdon Cottage Cluster**
- Applicant** Anthony Ridgon  
**Description** Four additional dwelling units in a cottage cluster arrangement  
**Location** 8105 NE 32nd  
**Assessed Parcel Size** 0.64 acres  
**Zoning Designation** R-6  
**Neighborhood Association** Ogden  
**Case Manager** Anthony Tortorici  
**E-mail** [anthony.tortorici@cityofvancouver.us](mailto:anthony.tortorici@cityofvancouver.us)
- 10 a.m. PRJ-169165/PIR-83899 Kelly Pipe Modular Building**
- Applicant** Kelly Pipe Company  
**Description** Addition of one modular building  
**Location** 3103 NW Lower River Road  
**Assessed Parcel Size** 9.89 acres  
**Zoning Designation** IH  
**Neighborhood Association** Fruit Valley  
**Case Manager** Krystal Sanchez  
**E-mail** [krystal.sanchez@cityofvancouver.us](mailto:krystal.sanchez@cityofvancouver.us)
- 11 a.m. PRJ-165963/PIR-83886 HQ Vancouver**
- Applicant** Hurley Development  
**Description** Modifications to approved master plan  
**Location** 17784 SE Evergreen Hwy  
**Assessed Parcel Size** 98.5 acres  
**Zoning Designation** RGX  
**Neighborhood Association** Columbia River  
**Case Manager** Keith Jones  
**E-mail** [keith.jones@cityofvancouver.us](mailto:keith.jones@cityofvancouver.us)
- 1:30 p.m. PRJ-169166/PIR-83884 SEH America Warehouse Addition**
- Applicant** Rotschy Inc.  
**Description** Adding 54,000 square feet to existing warehouse  
**Location** 4111 NE 112th Avenue  
**Assessed Parcel Size** 137 acres  
**Zoning Designation** IL  
**Neighborhood Association** Image  
**Case Manager** Kristian Corbin  
**E-mail** [kristian.corbin@cityofvancouver.us](mailto:kristian.corbin@cityofvancouver.us)
- 2:30 p.m. PRJ-169170/PIR-83902 HIG Office**
- Applicant** Hoff Investment Group  
**Description** Demo existing structure and build a 2-story 4,000-square-foot office building  
**Location** 514 E 16th Street  
**Assessed Parcel Size** 5,800 square feet  
**Zoning Designation** CX  
**Neighborhood Association** Arnada  
**Case Manager** Josie Rademacher  
**E-mail** [Josie.Rademacher@cityofvancouver.us](mailto:Josie.Rademacher@cityofvancouver.us)