



P.O. Box 1995 • Vancouver, WA 98668-1995
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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 Oct. 2, 2025.

9 a.m.	PRJ-169901 /PIR-85390	Quail Oaks Subdivision
	Applicant	Quail Homes
	Description	88 single-family residential lots with concurrent zone change from R-9 to R-17
	Location	6233 NE 162nd Ave
	Assessed Parcel Size	23.22 acres
	Zoning Designation	R-9
	Case Manager	Anthony Tortorici
	E-mail	Anthony.tortorici@cityofvancouver.us
10 a.m.	PRJ-169902/PIR-85407	3324 Residence
	Applicant	Wilson Architects
	Description	Demo existing structure build an 8-bedroom adult-family home
	Location	3324 E 21st Street
	Assessed Parcel Size	6,450 square feet
	Zoning Designation	R-18
	Neighborhood Association	Maplewood
	Case Manager	Krystal Sanchez
	E-mail	Krystal.sanchez@cityofvancouver.us

11 a.m.	PRJ-169903/PIR-85345	Speeds Towing Service Building
Applicant	Two Guys Holding, LLC	
Description	Install 10,500-sqaure-foot industrial services building with associated parking	
Location	6601 E 18th Street	
Assessed Parcel Size	1.45 acres	
Zoning Designation	IL	
Neighborhood Association	Meadow Homes	
Case Manager	Keith Jones	
E-mail	keith.jones@cityofvancouver.us	
1:30 p.m.	PRJ-169904/PIR-85401	POR Nepar
Applicant	Verizon Wireless	
Description	Wireless communication facility collocated onto an existing BPA transmission tower with ground equipment in a fenced area	
Location	6718 NE Meadows Drive	
Assessed Parcel Size	1.44 acres	
Zoning Designation	R-9	
Neighborhood Association	Green Meadows	
Case Manager	Kristian Corbin	
E-mail	Kristian.corbin@cityofvancouver.us	
2:30 p.m.	PRJ-169905/PIR-85403	Riverhouse Estates
Applicant	Jack Loranger	
Description	Divide parcel into three residential lots; two single-family homes and one duplex	
Location	9917 SE Evergreen Hwy	
Assessed Parcel Size	1.1 acres	
Zoning Designation	R-4	
Neighborhood Association	Old Evergreen Highway	
Case Manager	Keith Jones	
E-mail	Keith.jones@cityofvancouver.us	