



**NOTICE OF PUBLIC HEARING
Longview Appeal Board of Adjustment
February 14, 2012 starting at 4:30 P.M.**

Case No: ABA 2012-1

Applicant: Valley Christian Fellowship Church

Location: 2844 30th Avenue and 2911 Pacific Way (Parcel Numbers: 884002, 0203001, 0203004), described as AP 8 LOT: 25A, 26 LOT: 26A and CASCADE HILLS BLK:6 LOT:1B, & 1B-2.

Request: **Special Property Use Permit for the expansion of a religious assembly use in the R-1 Residential District.**

Why You Are Receiving This Notice: You own real property located adjacent to or abutting the property affected by the Special Property Use request. The Longview Municipal Code requires all property owners owning real property located adjacent to or abutting a land use proposal subject to a public hearing to be notified of the proposal and of the hearing date, place, and time. Contact: Adam Trimble, Planner 360-442-5092

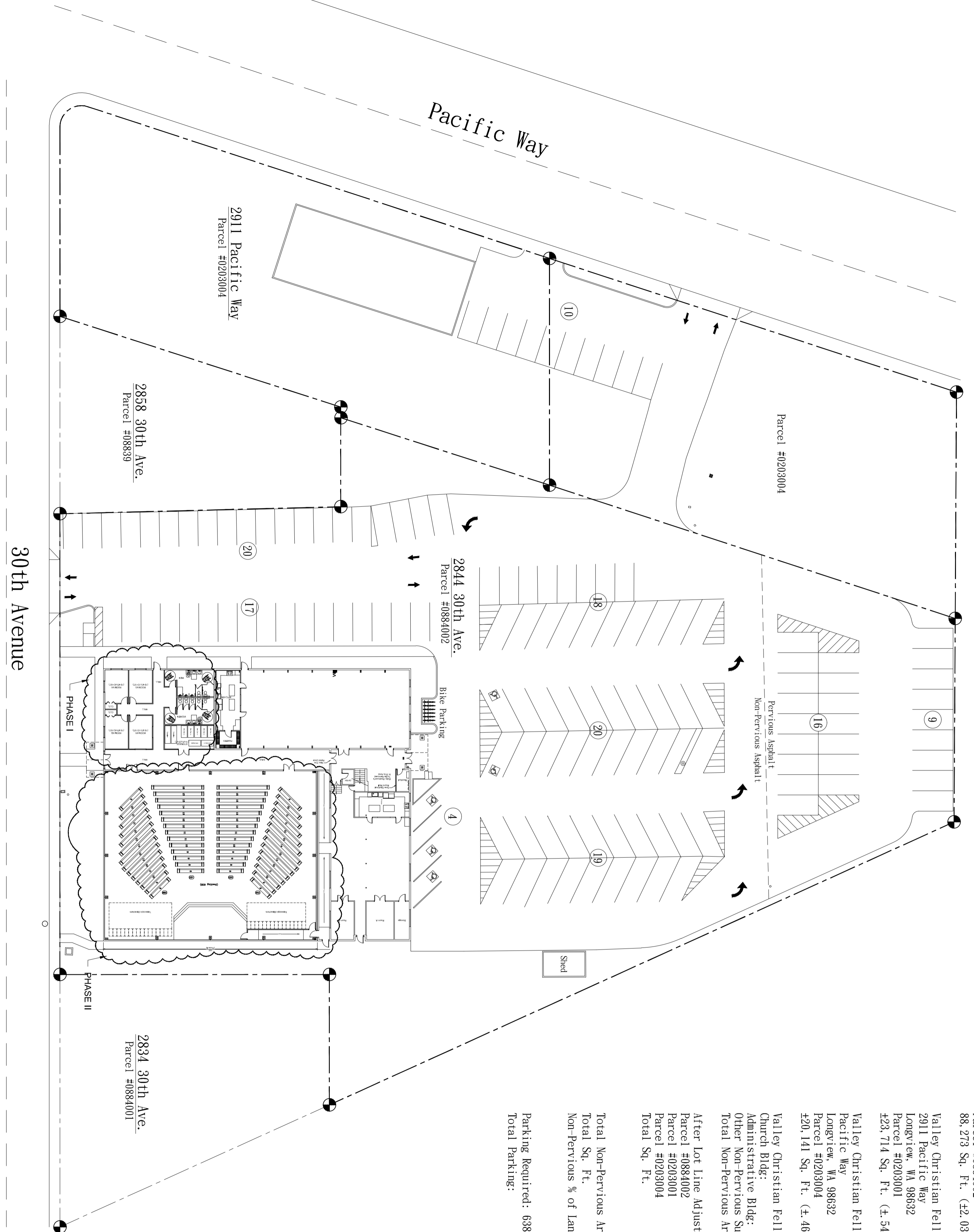
Copies of the Special Property Use application are available for review at the City of Longview Community Development Department located at 1525 Broadway Street, between the hours of 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays.

Comments: If you would like to provide comments in writing on this proposal, please submit them **no later than 4:00 p.m. Tuesday, February 14, 2012** to the City of Longview Community Development Department, PO Box 128, Longview, WA 98632, **ATTN: Adam Trimble, Planner.** For electronic submissions, provide your comments along with full name, address and contact information to adamt@mylongview.com
RE: ABA 2012-1

Public Hearing: You are invited to attend the Appeal Board of Adjustment public hearing scheduled for **4:30 p.m. on Tuesday, February 14, 2012.** You may provide comments either for or against this petition at this meeting. The public hearing will be held in the Longview City Council Chambers, located on the 2nd floor of City Hall at 1525 Broadway Street, Longview, Washington.

Attachment: Proposed Site Plan and vicinity map.

Date Mailed: Wednesday, February 1, 2012



Valley Christian Fellowship Church:
 2844 30th Avenue
 Longview, WA 98632
 Parcel #0884002
 88,273 Sq. Ft. (±2.03 Acre)

Valley Christian Fellowship Administrative Bldg.
 2911 Pacific Way
 Longview, WA 98632
 Parcel #0203001
 423,714 Sq. Ft. (±5.54 Acre)

Valley Christian Fellowship Vacant Lot
 Pacific Way
 Longview, WA 98632
 Parcel #0203004
 420,141 Sq. Ft. (±4.46 Acre)

Valley Christian Fellowship Sanctuary Expansion Project
 Church Bldg.: 17,669 Sq. Ft.
 Administrative Bldg.: 3,221 Sq. Ft.
 Other Non-PerVIOUS Surfaces: 53,535 Sq. Ft.
 Total Non-PerVIOUS Area: 74,425 Sq. Ft.

After Lot Line Adjustment
 Parcel #0884002 88,273 Sq. Ft.
 Parcel #0203001 23,714 Sq. Ft.
 Parcel #0203004 20,141 Sq. Ft.
 Total Sq. Ft. 132,128 Sq. Ft.

Total Non-PerVIOUS Area: 74,425 Sq. Ft.
 Total Sq. Ft. ±132,128 Sq. Ft.
 Non-PerVIOUS % of Land Used 56%

Parking Required: $638 \div 5 = 127.6$ 128
 Total Parking: 133

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Corporate Office
 1081 Columbia Blvd.
 Longview, WA 98632
 Phone:(360) 423-2245
 Fax:(360) 423-2272

www.pnecorp.com

Valley Christian Fellowship Sanctuary Expansion Project

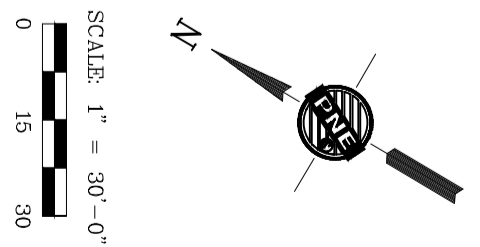
2844 30th Avenue

Longview, Washington 98632

Drawn by: W.D.J.
 Approved: B.W.
 Issued Date: 01/11/12
 Revisions

Drawing Title:
 Site Plan
 (Proposed)

Project No:
 DSL
 2





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Valley Christian Fellowship Church

Expansion proposal and lot combination map



1" = 126'



CityGIS