



# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DATE:** February 25, 2014

**REQUEST:** Approve and sign the final plat for Haley Court Subdivision

**CHECK ONE:**          X   Consent               CAO

**BACKGROUND:** Transmitted for acceptance by the Board is the short plat for the Haley Court Subdivision (PLD2007-00017/FLD2013-000)

**COMMUNITY OUTREACH:** This land division received the standard land use review and approval process. Notice of application was mailed to the applicant, property owners within 300 feet of the site and the Andresen/St. Johns Neighborhood Association on April 6, 2007. In addition, a public hearing was held for the project on May 31, 2007 giving an additional option for public comment.

**BUDGET AND POLICY IMPLICATIONS:** N/A

**FISCAL IMPACTS**


Yes (see attached form)         No

**ACTION REQUESTED:** It is recommended the Board approve the subdivision plat.

Zoning	Average minimum lot size required	Average maximum lot size required
R1-6	6,000 square feet	8,500 square feet
<b>Actual average lot area</b>	<b>Actual min. lot area</b>	<b>Actual max. lot area</b>
6,389 square feet	5,401 square feet	8,442 square feet

**PROJECT START DATE:** November 3, 2006 (pre-application conference)

**DISTRIBUTION:** Please forward a copy of the approved staff report to Community Development.

  
 \_\_\_\_\_  
 Marty Snell  
 Community Development Director

Approved:   
 \_\_\_\_\_  
 CLARK COUNTY BOARD OF  
 COMMISSIONERS

Attachments: A (Vicinity Map)  
 B (Land Division Map)

February 25, 2014  
 SR 39-14



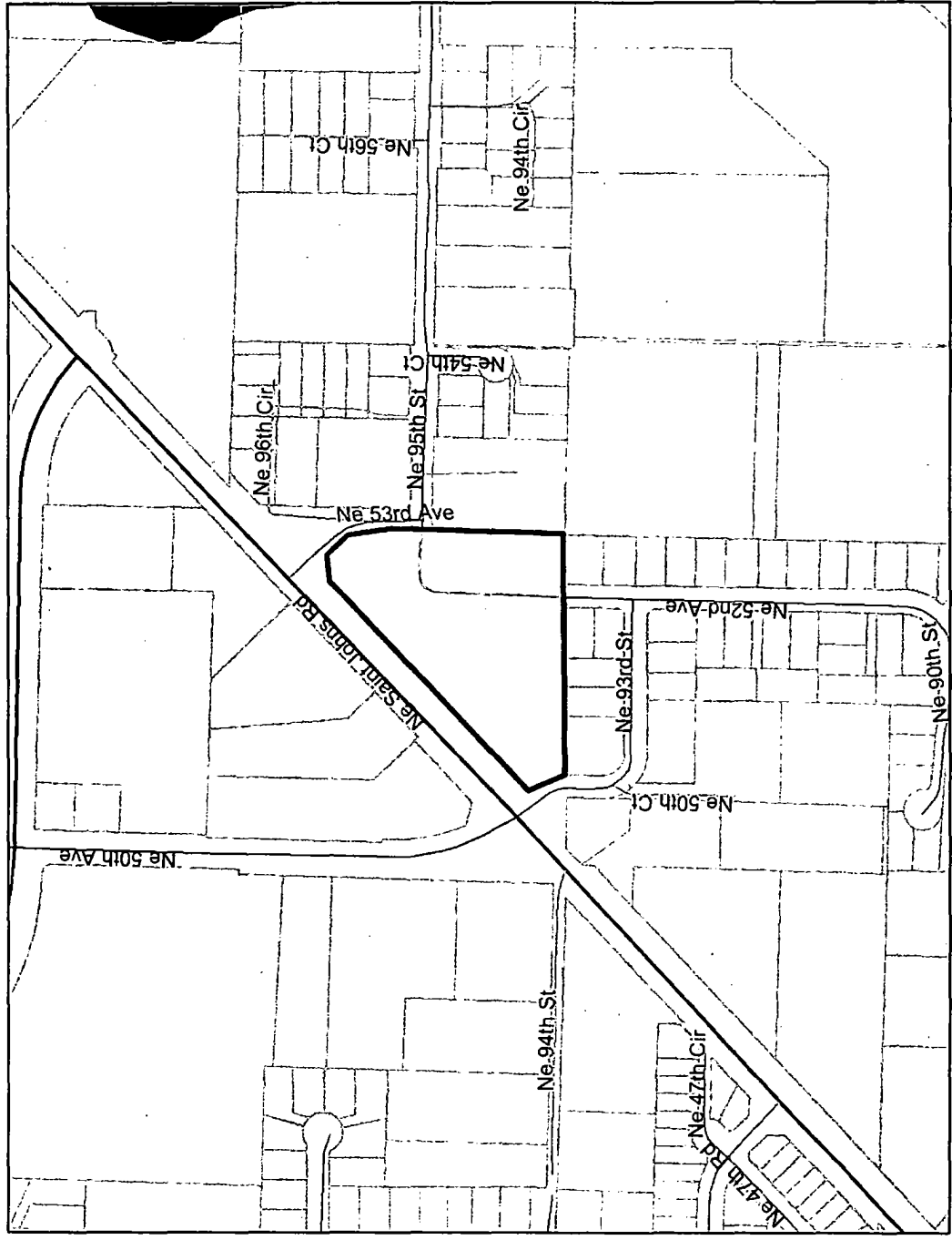
# Attachment A Vicinity Map



**Legend**

- Parcels
- Roads
- Alley
- Arterial
- DNR (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Names
- Public Roads
- SR Ramp
- State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary

Scale: 1:4,028



Map center: 1099045, 137376

This map was generated by Clark County's "Maps Online" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Attachment B Plat Map

**HALEY COURT**  
in the NW 1/4 NW 1/4 of  
SECTION 6, T2N, R2E, W.M.  
CLARK COUNTY, WA.

- NOTES**
- 1) IF ANY ORIGINAL INSTRUMENTS ARE EMPLOYED IN THE COURSE OF SURVEILLANCE THE SURVEYOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INSTRUMENTS AND THE INSTRUMENTS SHALL BE KEPT IN THE SURVEYOR'S OFFICE UNTIL THE INSTRUMENTS HAVE BEEN RECORDED IN THE PUBLIC RECORDS.
  - 2) THE SURVEYOR'S LIABILITY FOR THE CORRECTNESS OF THE INSTRUMENTS SHALL BE LIMITED TO THE INSTRUMENTS WHICH HE HAS RECORDED IN THE PUBLIC RECORDS.
  - 3) THE SURVEYOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INSTRUMENTS WHICH HE HAS RECORDED IN THE PUBLIC RECORDS.
  - 4) THE SURVEYOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INSTRUMENTS WHICH HE HAS RECORDED IN THE PUBLIC RECORDS.
  - 5) THE SURVEYOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INSTRUMENTS WHICH HE HAS RECORDED IN THE PUBLIC RECORDS.
  - 6) THE SURVEYOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INSTRUMENTS WHICH HE HAS RECORDED IN THE PUBLIC RECORDS.
  - 7) THE SURVEYOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INSTRUMENTS WHICH HE HAS RECORDED IN THE PUBLIC RECORDS.
  - 8) THE SURVEYOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INSTRUMENTS WHICH HE HAS RECORDED IN THE PUBLIC RECORDS.
  - 9) THE SURVEYOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INSTRUMENTS WHICH HE HAS RECORDED IN THE PUBLIC RECORDS.
  - 10) THE SURVEYOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INSTRUMENTS WHICH HE HAS RECORDED IN THE PUBLIC RECORDS.

DEPARTMENT OF COMMUNITY DEVELOPMENT  
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR

COUNTY DEPARTMENT OF PUBLIC WORKS  
APPROVED BY: CLARK COUNTY CHIEF

COUNTY ASSESSOR  
THE PLAT MEETS THE REQUIREMENTS OF RCW 66.08.010. THE PLAT IS VALID FOR THE COUNTY OF CLARK STATE OF WASHINGTON.  
APPROVED BY: CLARK COUNTY ASSESSOR

COUNTY AUDITOR  
THE PLAT MEETS THE REQUIREMENTS OF RCW 66.08.010. THE PLAT IS VALID FOR THE COUNTY OF CLARK STATE OF WASHINGTON.  
APPROVED BY: CLARK COUNTY AUDITOR

COUNTY COMMISSIONER  
APPROVED AND ACCOUNTED FOR IN THE NAME OF COUNTY COMMISSIONER  
COUNTY OF CLARK STATE OF WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLARK COUNTY HEALTH DEPARTMENT  
APPROVED BY: CLARK COUNTY HEALTH DEPARTMENT

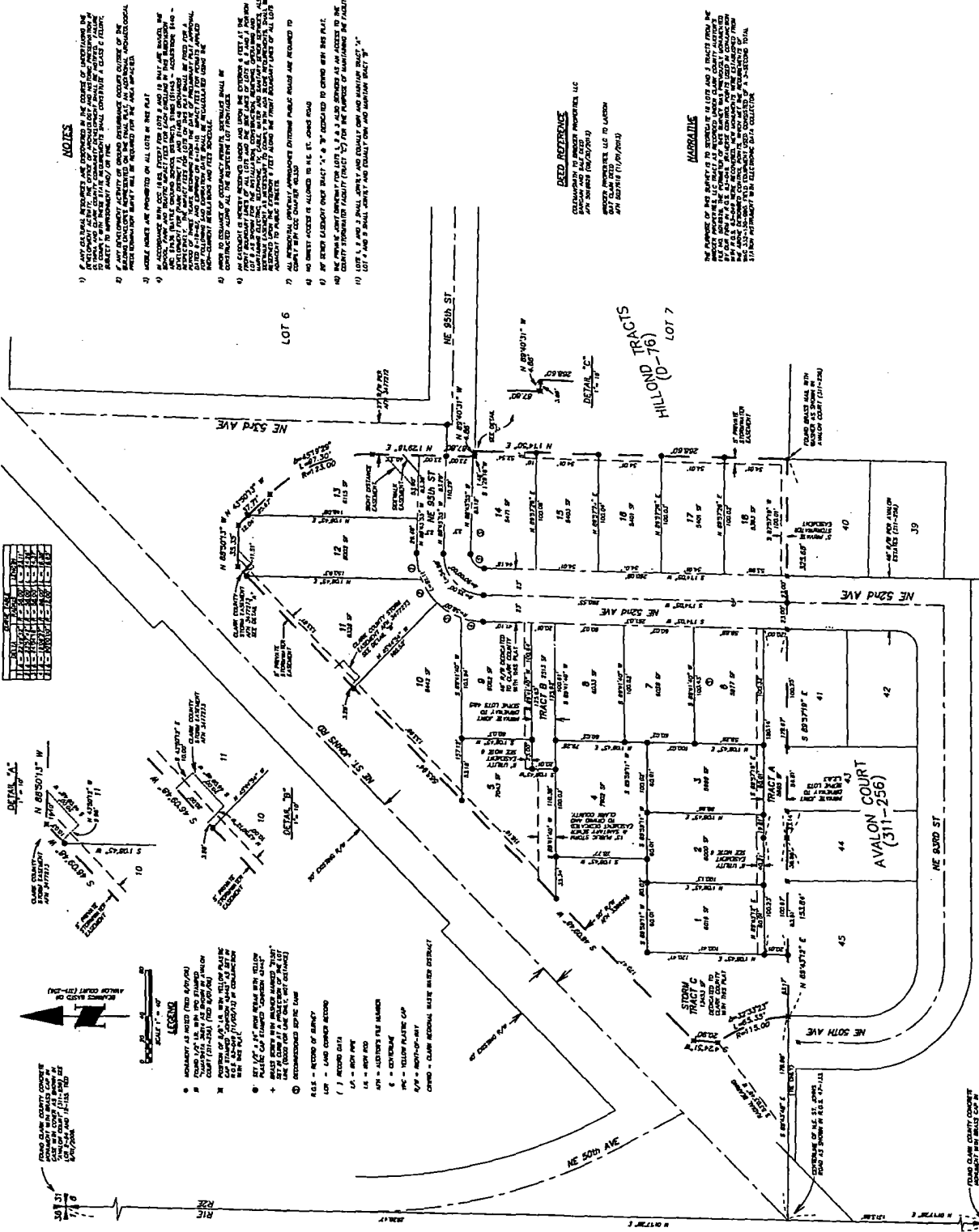
UTILITY AND SIDEWALK EASEMENT  
APPROVED BY: CLARK COUNTY HEALTH DEPARTMENT

LAND SURVEYOR'S CERTIFICATE  
I, \_\_\_\_\_, LAND SURVEYOR, HAVE SURVEYED AND PLATED THE ABOVE DESCRIBED TRACTS AND HAVE FOUND THEM TO BE ACCORDING TO THE INSTRUMENTS WHICH I HAVE RECORDED IN THE PUBLIC RECORDS.



**HAGEDORN, INC.**  
1924 Broadway, Vancouver, WA 98663  
Ph: (360) 580-4420

DATE OF SURVEY: 11/11/2011  
DATE OF PLAT: 11/11/2011  
SHEET 1 OF 1



**LEGEND**

- 1. Hatched - Easement (see plat)
- 2. Dotted - Easement (see plat)
- 3. Dashed - Easement (see plat)
- 4. Solid - Easement (see plat)
- 5. Dotted - Easement (see plat)
- 6. Dashed - Easement (see plat)
- 7. Solid - Easement (see plat)
- 8. Dotted - Easement (see plat)
- 9. Dashed - Easement (see plat)
- 10. Solid - Easement (see plat)
- 11. Dotted - Easement (see plat)
- 12. Dashed - Easement (see plat)
- 13. Solid - Easement (see plat)
- 14. Dotted - Easement (see plat)
- 15. Dashed - Easement (see plat)
- 16. Solid - Easement (see plat)
- 17. Dotted - Easement (see plat)
- 18. Dashed - Easement (see plat)
- 19. Solid - Easement (see plat)
- 20. Dotted - Easement (see plat)
- 21. Dashed - Easement (see plat)
- 22. Solid - Easement (see plat)
- 23. Dotted - Easement (see plat)
- 24. Dashed - Easement (see plat)
- 25. Solid - Easement (see plat)
- 26. Dotted - Easement (see plat)
- 27. Dashed - Easement (see plat)
- 28. Solid - Easement (see plat)
- 29. Dotted - Easement (see plat)
- 30. Dashed - Easement (see plat)
- 31. Solid - Easement (see plat)
- 32. Dotted - Easement (see plat)
- 33. Dashed - Easement (see plat)
- 34. Solid - Easement (see plat)
- 35. Dotted - Easement (see plat)
- 36. Dashed - Easement (see plat)
- 37. Solid - Easement (see plat)
- 38. Dotted - Easement (see plat)
- 39. Dashed - Easement (see plat)
- 40. Solid - Easement (see plat)
- 41. Dotted - Easement (see plat)
- 42. Dashed - Easement (see plat)
- 43. Solid - Easement (see plat)
- 44. Dotted - Easement (see plat)
- 45. Dashed - Easement (see plat)
- 46. Solid - Easement (see plat)
- 47. Dotted - Easement (see plat)
- 48. Dashed - Easement (see plat)
- 49. Solid - Easement (see plat)
- 50. Dotted - Easement (see plat)
- 51. Dashed - Easement (see plat)
- 52. Solid - Easement (see plat)
- 53. Dotted - Easement (see plat)
- 54. Dashed - Easement (see plat)
- 55. Solid - Easement (see plat)
- 56. Dotted - Easement (see plat)
- 57. Dashed - Easement (see plat)
- 58. Solid - Easement (see plat)
- 59. Dotted - Easement (see plat)
- 60. Dashed - Easement (see plat)
- 61. Solid - Easement (see plat)
- 62. Dotted - Easement (see plat)
- 63. Dashed - Easement (see plat)
- 64. Solid - Easement (see plat)
- 65. Dotted - Easement (see plat)
- 66. Dashed - Easement (see plat)
- 67. Solid - Easement (see plat)
- 68. Dotted - Easement (see plat)
- 69. Dashed - Easement (see plat)
- 70. Solid - Easement (see plat)
- 71. Dotted - Easement (see plat)
- 72. Dashed - Easement (see plat)
- 73. Solid - Easement (see plat)
- 74. Dotted - Easement (see plat)
- 75. Dashed - Easement (see plat)
- 76. Solid - Easement (see plat)
- 77. Dotted - Easement (see plat)
- 78. Dashed - Easement (see plat)
- 79. Solid - Easement (see plat)
- 80. Dotted - Easement (see plat)
- 81. Dashed - Easement (see plat)
- 82. Solid - Easement (see plat)
- 83. Dotted - Easement (see plat)
- 84. Dashed - Easement (see plat)
- 85. Solid - Easement (see plat)
- 86. Dotted - Easement (see plat)
- 87. Dashed - Easement (see plat)
- 88. Solid - Easement (see plat)
- 89. Dotted - Easement (see plat)
- 90. Dashed - Easement (see plat)
- 91. Solid - Easement (see plat)
- 92. Dotted - Easement (see plat)
- 93. Dashed - Easement (see plat)
- 94. Solid - Easement (see plat)
- 95. Dotted - Easement (see plat)
- 96. Dashed - Easement (see plat)
- 97. Solid - Easement (see plat)
- 98. Dotted - Easement (see plat)
- 99. Dashed - Easement (see plat)
- 100. Solid - Easement (see plat)

PLAT CLARK COUNTY COMMISSIONER  
DATE OF SURVEY: 11/11/2011  
DATE OF PLAT: 11/11/2011  
SHEET 1 OF 1