

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DATE:** March 18, 2014  
**REQUEST:** Approve and sign the final plat for The Vale at Pleasant Valley Ph. 2  
**CHECK ONE:**  X  Consent   CAO

**BACKGROUND:** Transmitted for acceptance by the Board is the plat of the Vale at Pleasant Valley Phase 2 (PLD2008-00002/FLD2013-00027)

**COMMUNITY OUTREACH:** This land division received the standard land use review and approval process. Several methods of community outreach were used in processing the application. Notice of application was mailed to the applicant, neighborhood association and property owners within 300 feet of the site on February 20, 2008. One sign was posted on the subject property and two within the vicinity on March 19, 2008. A public hearing was held on April 3, 2008 which offered the public further opportunity to comment on the proposed development.

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

**FISCAL IMPACTS**

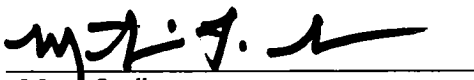
Yes (see attached form)  No

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

Zoning	Minimum lot size required	Average maximum lot size allowed
R1-10 Density Transfer	9,000 sq. ft.	15,000 sq. ft.
<b>Actual average lot area</b>	<b>Actual min. lot area</b>	<b>Actual max. lot area</b>
12,739 sq. ft.	9,439 sq. ft.	16,039 sq. ft.

**PROJECT START DATE:** January 28, 2008 (preliminary plat application)

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

  
Marty Snell  
Community Development Director

Approved:   
CLARK COUNTY BOARD OF COMMISSIONERS

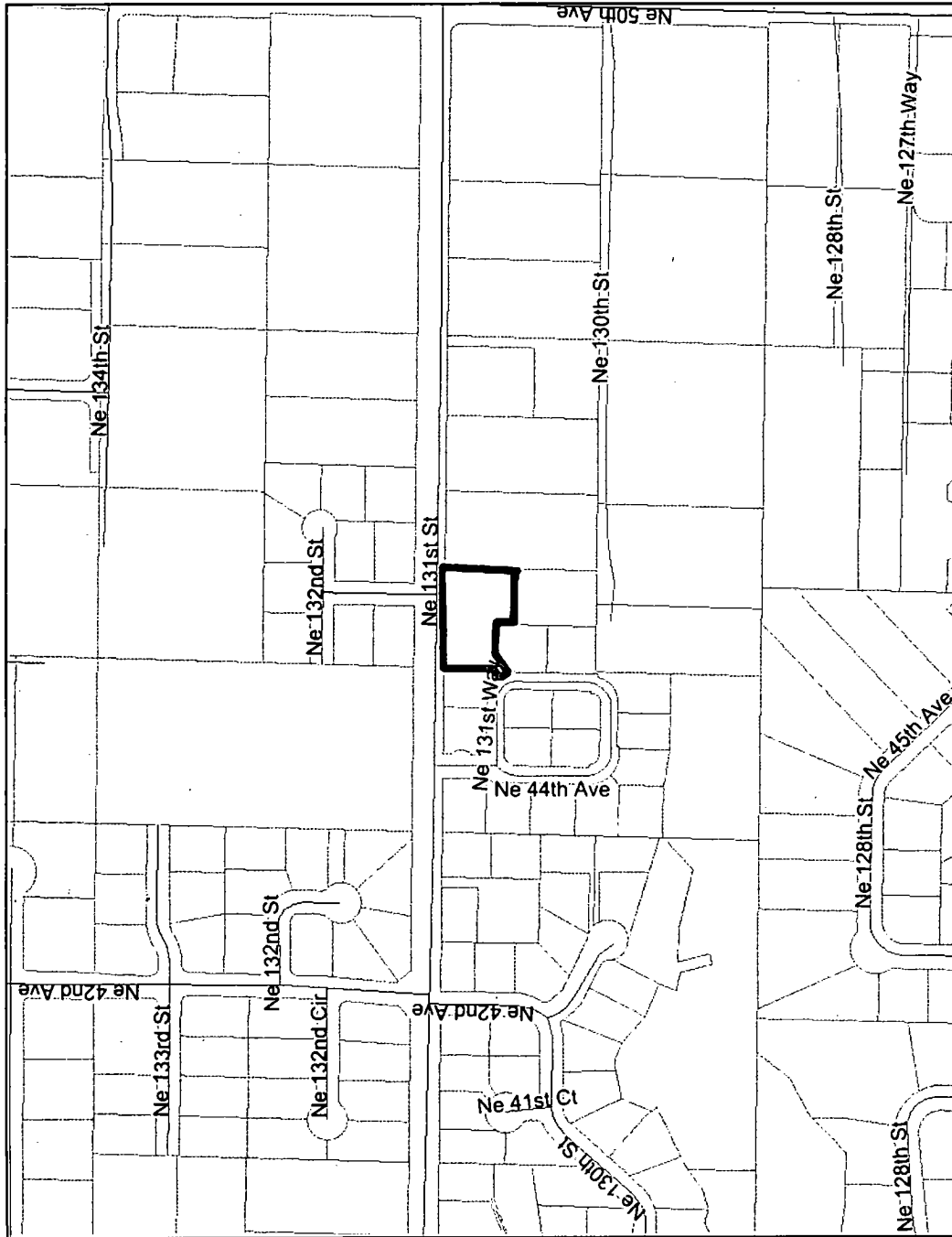
March 18, 2014  
SR 56-14

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

*mjs*  
*OK*  
*2/2*



# Attachment A Vicinity Map



Map center: 1097587, 147003

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.



## 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: 1:4,024

Attachment B Plat Map

**THE VALE AT PLEASANT VALLEY PHASE 2'**  
 SUBDIVISION  
 LOCATED IN A PORTION OF  
 THIS SW 1/4 OF THE NE 1/4 OF SECTION 23,  
 T. 3 N., R. 1 E., W. 4 N.,  
 CLARK COUNTY, WASHINGTON

**CLARK COUNTY PLANNING DIRECTOR:**  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
**CLARK COUNTY AUDITOR:**  
 ATTESTED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**CLARK COUNTY ASSESSOR:**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.  
 AUDITORS FILE NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**CLARK COUNTY COMMISSIONERS:**  
 APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, CLARK  
 COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2012.

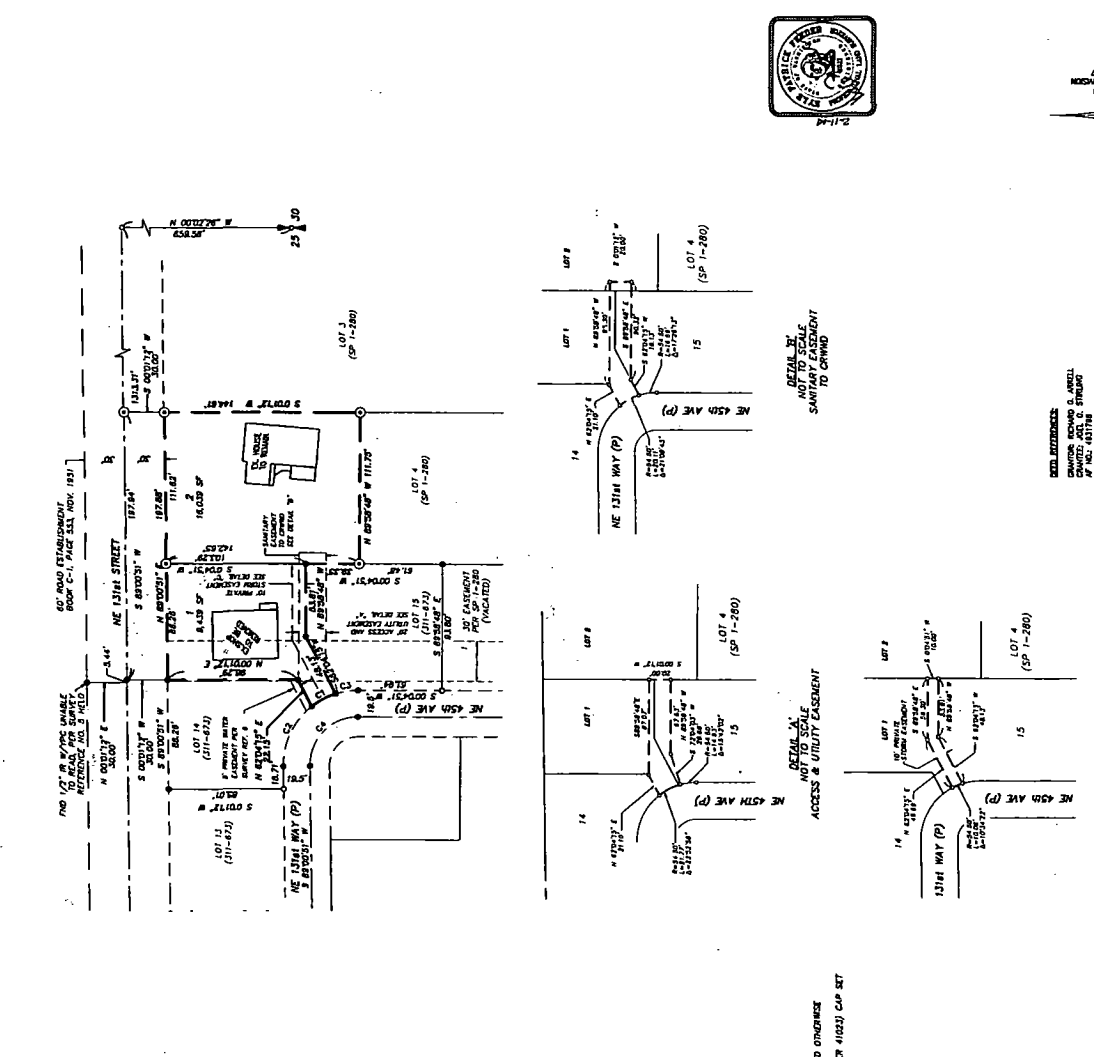
**CLARK COUNTY ENGINEER:**  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**CLARK COUNTY HEALTH DEPARTMENT:**  
 WATER SUPPLY AND PUBLIC SANITARY SYSTEMS ARE APPROVED. CLARK  
 COUNTY HEALTH DEPARTMENT HAS REVIEWED THE PLAT AND FOUND IT  
 TO BE IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS.  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 I, \_\_\_\_\_, SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT  
 WERE MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF WASHINGTON  
 AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING.  
 FILE # \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR, P.L.S. NO. \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY AND SIDEWALK EASEMENT:**  
 AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE LOT AND LOTS  
 SHOWN ON THIS PLAT FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT,  
 CONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF UTILITY,  
 SIDEWALK AND SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ALL STATE REQUIREMENTS  
 AND ORDINANCES. THIS EASEMENT SHALL BE CONVEYED TO THE UTILITY COMPANY  
 THROUGH THE FRONT BOUNDARY LINES OF ALL LOTS  
 SHOWN ON THIS PLAT.

**KPF SURVEYING INC.**  
 10144 S. 20TH AVENUE, CAMAS, WA 98607  
 PHONE: 509-835-1111 FAX: 509-835-1112



**FIELD REFERENCES:**  
 1. PULLMAN RECORDS, BOOK 311, PAGE 187  
 2. SHORT PLAT, BOOK 311, PAGE 210  
 3. CLARK COUNTY RECORDS, BOOK 11, PAGE 90  
 4. THE VALE AT PLEASANT VALLEY PHASE 1'  
 BOOK 311, PAGE 93

**RECORD NOTES:**  
 1) ALL RESIDENTIAL DRIVEWAYS APPROACHED EXISTING PUBLIC ROADS ARE  
 LOCATED TO THE RIGHT OF THE DRIVEWAY. THE DRIVEWAY SHALL BE  
 CONVEYED TO THE PUBLIC ROAD DISTRICT. THE DRIVEWAY SHALL BE  
 MAINTAINED BY THE PUBLIC ROAD DISTRICT.  
 2) THE FOLLOWING PARTY(IES) IS/ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE  
 OF THE PRIVATELY OWNED STORMWATER FACILITIES, LOT OWNERS.

**LEGEND:**  
 \* INDICATES FOUND APPROXIMATELY AS NOTED  
 PER SURVEY REFERENCE AND UNLESS NOTED OTHERWISE  
 O INDICATES 1/2" x 24" ROSS ROD WITH (FEEDER 41023) CAP SET  
 O INDICATES CALCULATED POSITION  
 --- INDICATES RIGHT-OF-WAY  
 --- INDICATES CONTRIBUTE  
 --- INDICATES SUBJECT PROPERTY  
 --- INDICATES EASEMENT  
 --- INDICATES LOT LINE

COUNTY	UNIDENTIFIED	DATE	OWNER	EN. LENGTH
CL	2011	8-28	210845	41.00
CL	2011	8-28	210845	41.00
CL	2011	8-28	210845	41.00
CL	2011	8-28	210845	41.00

**NOTICE TO BUYERS:**  
 THE BUYER IS ADVISED THAT THE SURVEY AND PLAT WERE MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF WASHINGTON AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES.

**NOTICE TO SELLERS:**  
 THE SELLER IS ADVISED THAT THE SURVEY AND PLAT WERE MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF WASHINGTON AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING. THE SELLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES. THE SELLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES. THE SELLER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES.

**NOTICE TO ADJACENT OWNERS:**  
 THE ADJACENT OWNERS ARE ADVISED THAT THE SURVEY AND PLAT WERE MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF WASHINGTON AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING. THE ADJACENT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES. THE ADJACENT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES. THE ADJACENT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES.

**NOTICE TO THE PUBLIC:**  
 THE PUBLIC IS ADVISED THAT THE SURVEY AND PLAT WERE MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF WASHINGTON AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING. THE PUBLIC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES. THE PUBLIC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES. THE PUBLIC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPLICABLE AGENCIES.