

CLARK COUNTY
STAFF REPORT



DEPARTMENT: Community Development
DATE: December 9, 2014
REQUEST: Approve and sign the final plat for Avalon Grand Phase 2
CHECK ONE: X Consent CAO

BACKGROUND: Transmitted for acceptance by the Board is the plat of Avalon Grand Phase 2 (PLD2007-00035/FLD2014-00020)

COMMUNITY OUTREACH: This land division received the standard land use review and approval process. Notice of application was mailed to the applicant, neighborhood association and property owners within 300 feet of the site on June 18, 2007.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS

Yes (see attached form) No

ACTION REQUESTED: It is recommended the Board approve the short plat for the Oberreuter 68th Street Infill..

Zoning	Average Minimum lot size	Average Maximum lot size
R1-5 (Planned Unit Development)	N/A Planned Unit Development	N/A Planned Unit Development
	Actual minimum lot size	Actual maximum lot size
	3,680	5,746

PROJECT START DATE: April 26, 2007 (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

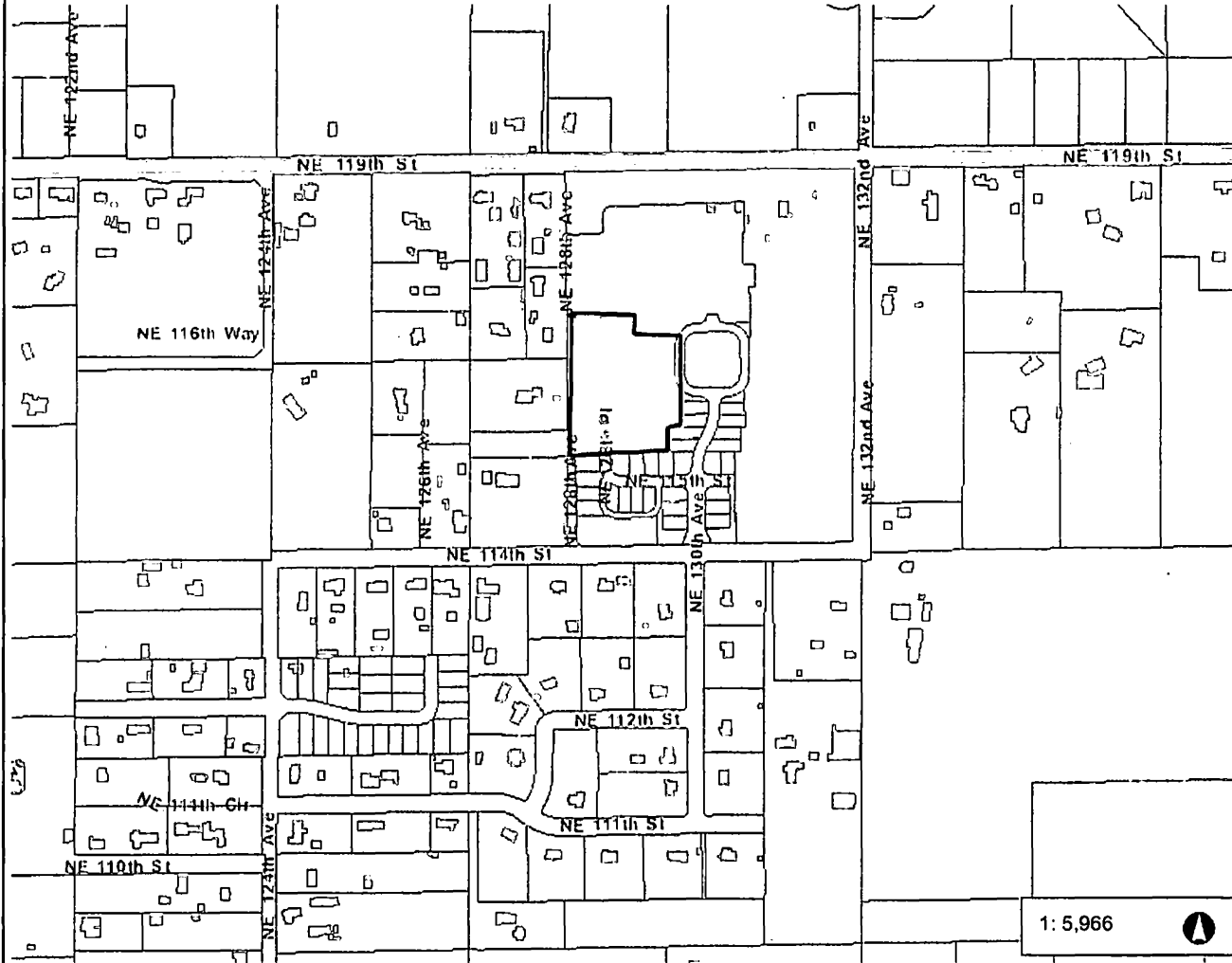
Dec. 9, 2014

Attachments: A (Vicinity Map)
B (Subdivision Map)

SR 278-14



Attachment A Vicinity Map



- Legend**
- Building Footprints
 - Taxlots
 - County Outline
 - World Street Map

Notes:

1: 5,966

994.3 0 497.15 994.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" 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.

AVALON GRAND PHASE 2

(APPROVED AS NE 118TH STREET PUD SUBDIVISION)

A SUBDIVISION IN THE
NE 1/4 NE 1/4
SEC. 34, T3N, R2E, W.M.,
CLARK COUNTY, WASHINGTON
JUNE 2014

COUNTY PLANNING DIRECTOR

APPROVED BY: _____ COUNTY PLANNING DIRECTOR

CLARK COUNTY PUBLIC WORKS

APPROVED BY: _____ CLARK COUNTY PUBLIC WORKS

COUNTY ASSESSOR

APPROVED BY: _____ COUNTY ASSESSOR

COUNTY AUDITOR

APPROVED BY: _____ COUNTY AUDITOR

COUNTY COMMISSIONER

APPROVED BY: _____ COUNTY COMMISSIONER

COUNTY HEALTH DEPARTMENT

APPROVED BY: _____ COUNTY HEALTH DEPARTMENT

LINE TABLE

LINE NO.	FROM	TO	LENGTH
1	118th Way	118th Way	100.00
2	118th Way	118th Way	100.00
3	118th Way	118th Way	100.00
4	118th Way	118th Way	100.00
5	118th Way	118th Way	100.00
6	118th Way	118th Way	100.00
7	118th Way	118th Way	100.00
8	118th Way	118th Way	100.00
9	118th Way	118th Way	100.00
10	118th Way	118th Way	100.00

CURVE TABLE

LINE NO.	FROM	TO	LENGTH	CHORD	ANGLE
11	118th Way	118th Way	100.00	100.00	90.00
12	118th Way	118th Way	100.00	100.00	90.00
13	118th Way	118th Way	100.00	100.00	90.00
14	118th Way	118th Way	100.00	100.00	90.00
15	118th Way	118th Way	100.00	100.00	90.00

BUILDING SETBACKS

FRONT YARD SETBACK - 10 FEET
REAR YARD SETBACK - 10 FEET
SIDE YARD SETBACK - 5 FEET FOR CORNER LOTS
SIDE YARD SETBACK - 5 FEET
SIDE YARD SETBACK - 5 FEET

TRACT NOTES

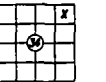
TRACT # 1 IS A 1/2 ACRE LOT AND IS OWNED BY THE
PROPERTY RECORDS WITH THIS PLAN. IT IS ALSO A BOUNDARY
RECORDING BY REFERENCE TO THIS PLAN.
TRACT # 2 IS A 1/2 ACRE LOT AND IS OWNED BY THE
PROPERTY RECORDS WITH THIS PLAN.
TRACT # 3 IS A 1/2 ACRE LOT AND IS OWNED BY THE
PROPERTY RECORDS WITH THIS PLAN.
TRACT # 4 IS A 1/2 ACRE LOT AND IS OWNED BY THE
PROPERTY RECORDS WITH THIS PLAN.

CLARK COUNTY REQUIRED NOTES

- 1) ALL CLEARING, ERECTION AND REMOVAL OF BUILDINGS IN THE COURSE
OF DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL AND PERMITS
ISSUED BY CLARK COUNTY PUBLIC WORKS.
- 2) THE FOLLOWING PARTY IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PUBLIC
UTILITY LINES AND SHALL BE RESPONSIBLE FOR THE COST OF THE SAME.
- 3) CLARK COUNTY HAS NO RESPONSIBILITY IN PROVIDING OR MAINTAINING PUBLIC UTILITY
LINES UNLESS OTHERWISE PROVIDED BY THE PROPERTY RECORDS
TO THE TRACT.
- 4) NEIGHBORING OWNERS TO BE SET OFF BY RECORDS TO THE TRACT ARE INDICATED BY
DASHED LINES. UNLESS OTHERWISE PROVIDED BY THE PROPERTY RECORDS,
THEY SHALL REMAIN SUBJECT TO THE APPROVAL AND PERMITS OF CLARK
COUNTY PUBLIC WORKS.
- 5) BOUNDARIES AND PERMITS/INSURANCE RECORDS SHALL BE CHECKED BEFORE ANY
CONSTRUCTION SHALL BE INITIATED. UNLESS OTHERWISE PROVIDED BY
RECORDS TO THE TRACT, THE TRACT OWNER SHALL BE RESPONSIBLE FOR
OBTAINING ANY NECESSARY PERMITS AND INSURANCE RECORDS.

SURVEY REFERENCE
BRIEF SUMMARY OF SURVEY DATA FROM L. STUBBS
RECORDED 1885

DEED REFERENCES
BRIEF SUMMARY OF DEED DATA FROM L. STUBBS
RECORDED 1885
BRIEF SUMMARY OF DEED DATA FROM L. STUBBS
RECORDED 1885



LEGEND

- SET 1/2" X 1/4" NON-FERROUS CAP (PLAIN OR PLATED) OVER THE SURVEY
- SET 1/2" X 1/4" NON-FERROUS CAP (PLAIN OR PLATED) OVER THE SURVEY
- SET 1/2" X 1/4" NON-FERROUS CAP (PLAIN OR PLATED) OVER THE SURVEY
- SET 1/2" X 1/4" NON-FERROUS CAP (PLAIN OR PLATED) OVER THE SURVEY
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- SET 1/2" X 1/4" NON-FERROUS CAP (PLAIN OR PLATED) OVER THE SURVEY
- SET 1/2" X 1/4" NON-FERROUS CAP (PLAIN OR PLATED) OVER THE SURVEY
- SET 1/2" X 1/4" NON-FERROUS CAP (PLAIN OR PLATED) OVER THE SURVEY

BASS OF BEARINGS

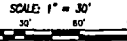
NOTE:
FOR THE BOUNDARY RECORDS
SEE THE BOUNDARY RECORDS
FOR THE BOUNDARY RECORDS

PROCEDURE

THIS SURVEY WAS PERFORMED BY A LICENSED
SURVEYOR IN ACCORDANCE WITH THE WASHINGTON
UNIFORM SURVEYING ACT AND THE RULES
AND REGULATIONS OF THE WASHINGTON SURVEYING
BOARD.

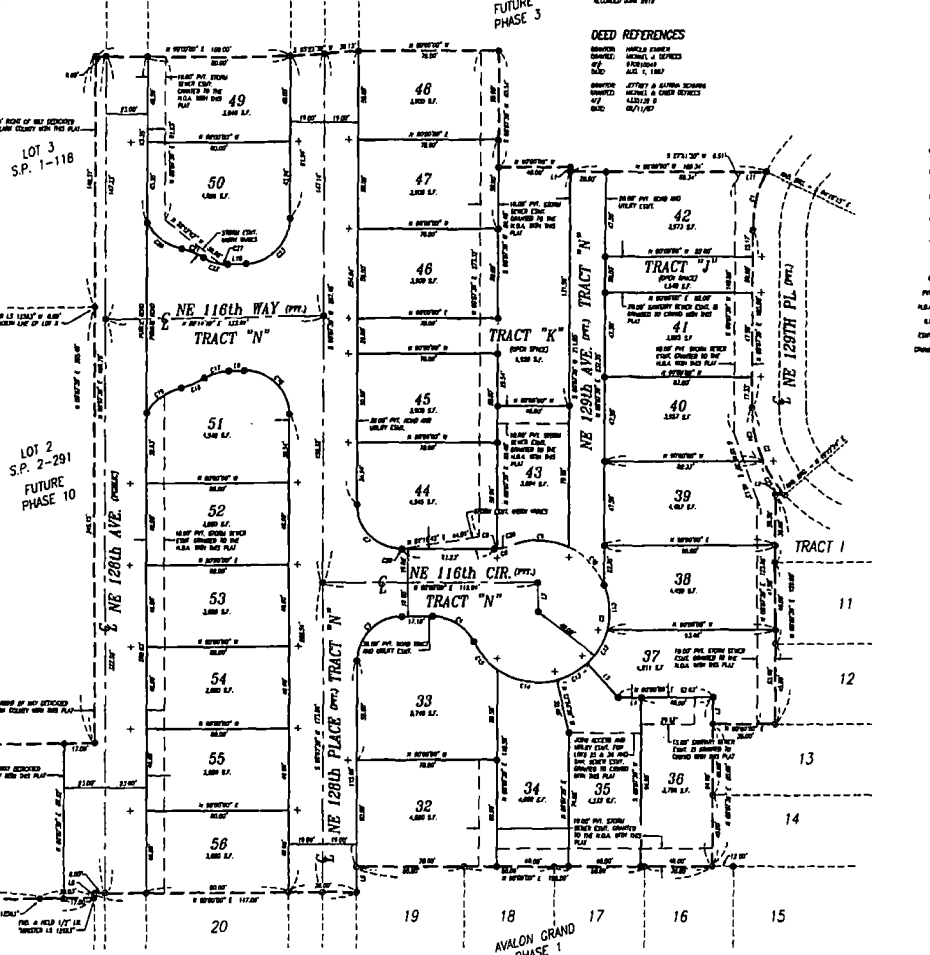


1/1/14



PG. 1 OF 1 JOB# 7787.01.02

GILSON ENGINEERS
ENGINEERING INC. 1111 BROADWAY, TACOMA, WA 98402



LOT 2
S.P. 1-663

LOT 1
S.P. 1-663

TRACT Q
58.57 AC

LOT 1
S.P. 2-291

LOT 2
S.P. 2-291
FUTURE
PHASE 10

LOT 1
S.P. 2-291
FUTURE
PHASE 1