

CLARK COUNTY  
STAFF REPORT



DEPARTMENT: Community Development  
DATE: April 7, 2015  
REQUEST: Approve and sign the final plat for Valley Estates Subdivision  
CHECK ONE:  X  Consent   CAO

**BACKGROUND:** Transmitted for acceptance by the Board is the plat of Valley Estates Subdivision (PLD2013-00013/FLD2014-00039)

**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 November 25, 2013. One sign was posted on the subject property and two within the vicinity on December 2, 2013. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" Newspaper on November 25, 2013. A public hearing was held on January 9, 2014 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 plat of Valley Estates Subdivision.

Zoning	Minimum lot size for R1-7.5	Maximum lot size for R1-7.5
R1-7.5	7,500 square feet	10,500 square feet
	Actual minimum lot size	Actual maximum lot size
	7,500 square feet	8,751 square feet

**PROJECT START DATE:** October 17, 2013 (preliminary plat application)

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

Marty Snell  
Community Development Director

Approved:   
CLARK COUNTY COUNCILORS

*mgr  
OK  
N*  
April 7, 2015  
SR 060-15

PREPARED BY  
 HINEMER AND GLAEGER  
 SURVEYING, INC.  
 2300 E. EVERETT BLVD.  
 WANDOVILLE, WA 98141  
 (206) 894-3313

**PLAT NOTES:**

1. SIDEWALKS: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
2. UTILITIES: AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT, SIDEWALK LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SUBJECT REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
3. DRIVEWAYS: NO DIRECT ACCESS IS ALLOWED ONTO NE 119TH ST.
4. DRIVEWAYS: ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
5. MOBILE HOMES: MOBILE HOMES ARE NOT PERMITTED ON LOTS WITHIN THIS PLAT PURSUANT TO CCC 40.260.130.
6. ARCHAEOLOGICAL: IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE VICINITY SHALL CEASE, AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
7. 40' RADIIUS TEMPORARY TURNAROUND EASEMENT TO BE AUTOMATICALLY VACATED UPON EXTENSION OF PUBLIC ROAD TO THE EAST.
8. 20' PRIVATE ACCESS AND UTILITY EASEMENT GRANTED TO LOTS 40 & 41. 20' STORMWATER ACCESS AND INSPECTION EASEMENT DEDICATED TO CLARK COUNTY.
9. 20' PRIVATE ACCESS AND UTILITY EASEMENT GRANTED TO LOTS 44, 20' SANITARY SEWER ACCESS AND INSPECTION EASEMENT DEDICATED TO CLARK REGIONAL WASTE WATER DISTRICT.
10. STORMWATER EASEMENTS DEDICATED TO CLARK COUNTY FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF THE PUBLIC STORMWATER SYSTEM CONTAINED WITHIN SAID EASEMENTS.
11. A PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS THE PRIVATE ROAD TRACT, AS SHOWN ON THIS PLAT, IS GRANTED TO CLARK COUNTY, CLARK REGIONAL WASTE-WATER DISTRICT AND CLARK PUBLIC UTILITIES, FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF THE PUBLIC UTILITIES CONTAINED WITHIN SAID TRACT.
12. THE DEVELOPER(S) WHO EXTEND NE 120TH ST. TO THE EAST AND NE 123RD ST. TO THE WEST WILL BE RESPONSIBLE FOR REMOVING THE WALLS LOCATED WITHIN THE RIGHT-OF-WAY AND WILL OBTAIN ANY NECESSARY PERMITS TO REMOVE THE WALLS.
13. NE 58TH AVE., NE 119TH ST., NE 120TH ST., NE 121ST WAY, NE 123RD ST., NE 123RD ST., NE 58TH CT., AND NE 124TH ST. RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.

**LEGEND:**

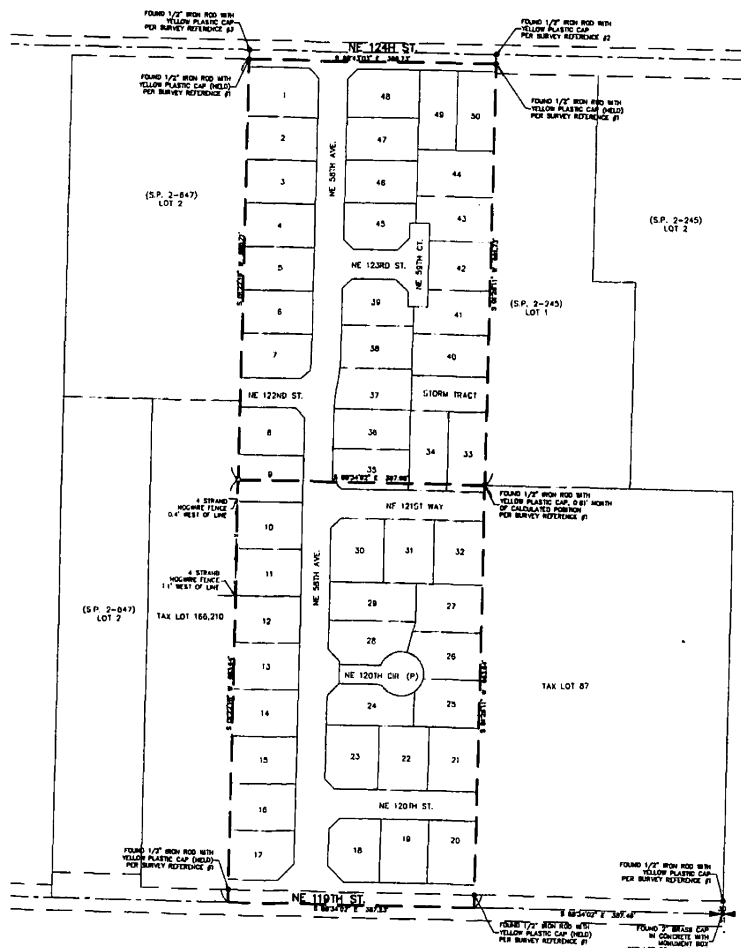
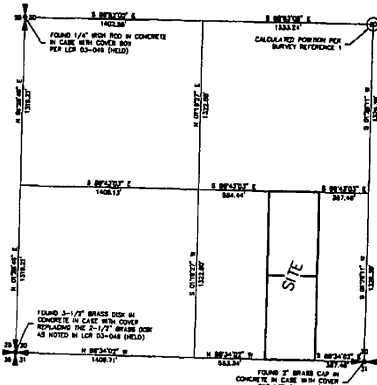
- ⊕ INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 2" IRON ROD WITH (REINFORCING - 37535) CAP SET
- ⊙ INDICATES IRON NAIL WITH BRASS WASHER INCORPORATED NO. 37539 SET AT THE EXTENSION OF LOT LINE IN THE CASE FOR THE PURPOSE OF LINE NOT DISTANCE
- INDICATES CALCULATED POSITION NOTHING SET
- R/W INDICATES RIGHT-OF-WAY
- S.D.E. INDICATES SHORT DISTANCE EASEMENT

**SURVEY REFERENCES:**

- 1) HAZEDORN SURVEY 18-007
- 2) SHORT PLAT 2-243
- 3) SHORT PLAT 2-506
- 4) SHORT PLAT 1-770

**DEED REFERENCE:**

GRANTOR: NORMAN F. PARKER & HELEN L. PARKER  
 GRANTEE: VALLEY ESTATES, LLC  
 INSTRUMENT NO.: 20100708  
 DATE: 09-12-14



**VALLEY ESTATES**

A SUBDIVISION IN A PORTION  
 SE 1/4, OF THE SW 1/4  
 OF SECTION 30  
 T. 3 N., R 2 E., W. M.,  
 CLARK COUNTY, WASHINGTON  
 JOB NO. 13-024 DATE: 02-03-15  
 SHEET 1 OF 3

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: PLANNING DIRECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.070, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS VALLEY ESTATES.  
 PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR \_\_\_\_\_ DATE: \_\_\_\_\_

CLARK COUNTY COUNCILORS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS: \_\_\_\_\_

DEPUTY TO THE BOARD OF CLARK COUNTY COUNCILORS: \_\_\_\_\_

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Valley Estates*  
 CLARK COUNTY, WASHINGTON  
 FILE # 37535 DATE: 02/03/2015

CLARK COUNTY HEALTH DEPARTMENT:

LOTS \_\_\_\_\_ AND \_\_\_\_\_ HAVE BEEN APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

COUNTY HEALTH OFFICER: \_\_\_\_\_

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ AT THE  
 REQUEST OF \_\_\_\_\_ VALLEY ESTATES, LLC  
 AUDITOR'S FILE NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR: \_\_\_\_\_

BASED ON BEARINGS, IN REFERENCE TO ALONG THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND, WERE VERIFIED ON 02-03-15.



SCALE 1 INCH = 80 FEET

HINEMER AND GLAEGER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND, WERE VERIFIED ON 02-03-15.

WAC 332-130-090

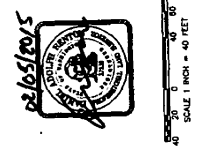
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SE 1/4, OF THE SW 1/4  
OF SECTION 30  
T. 3 N., R. 2 E., W. M.,  
CLARK COUNTY, WASHINGTON  
JOB NO. 13-024 SHEET 2 OF 3  
DATE: 02-20-19

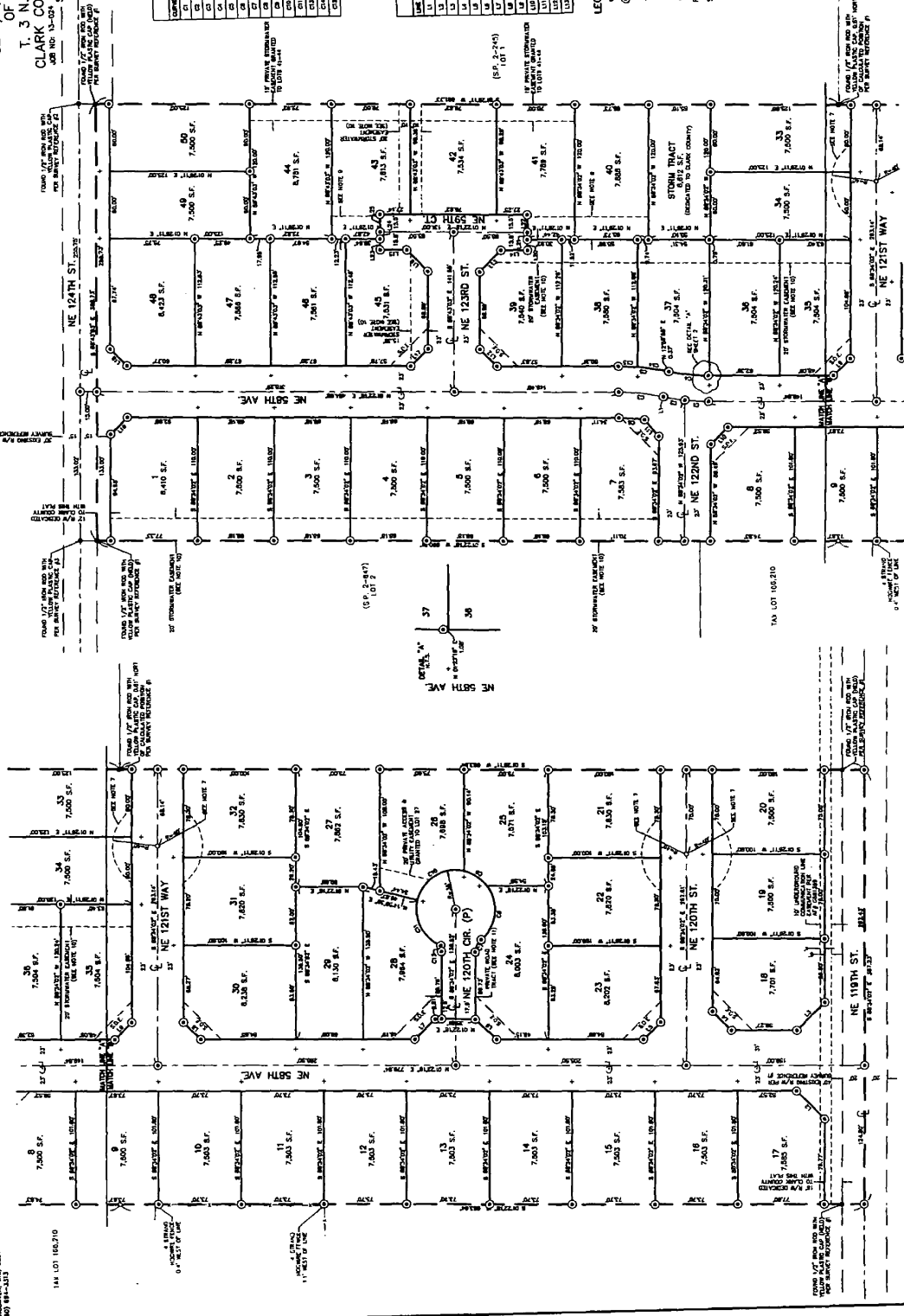
LINE NUMBER	BEARING	DISTANCE	REMARKS
1	N 89° 57' 30" E	100.00	TO CORNER OF NE 121ST ST.
2	S 89° 57' 30" E	100.00	TO CORNER OF NE 121ST ST.
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**LEGEND:**  
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 (ROUTING - 37533) CAP SET  
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 (ROUTING - 37533) CAP SET  
 O INDICATES CALCULATED POSITION MONUMENT SET  
 P/W INDICATES RIGHT-OF-WAY  
 S/S INDICATES SHORT DISTANCE CASSETT



SCALE 1 INCH = 40 FEET



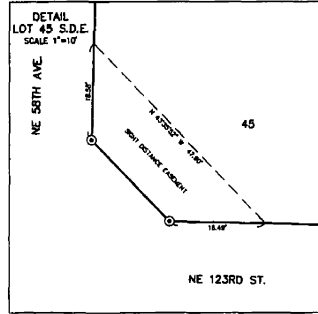
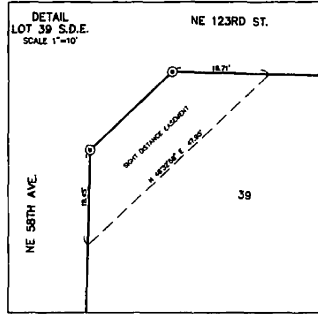
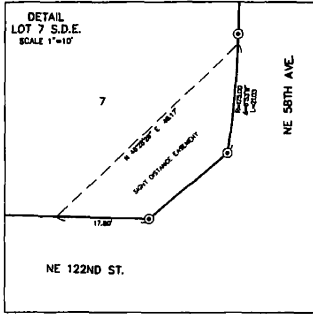
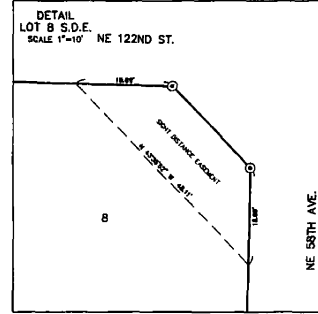
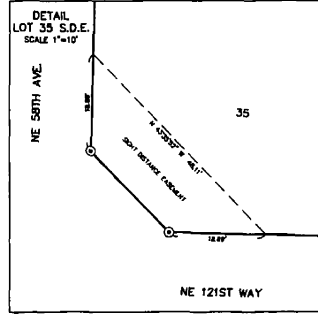
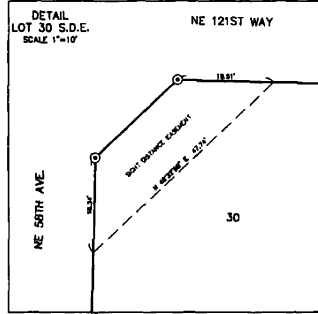
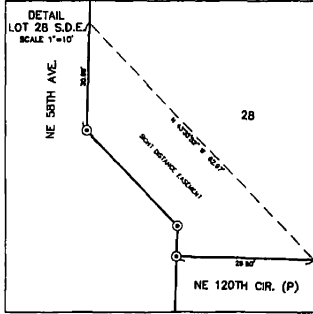
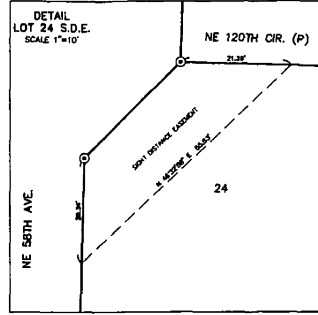
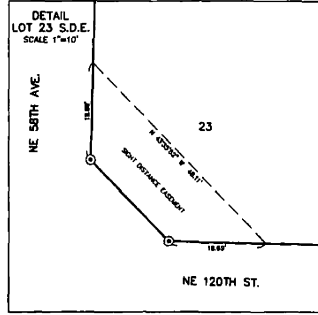
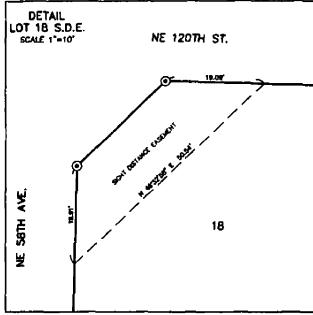
PREPARED BY: [Name]  
 SURVEYOR AND ENGINEER  
 CLARK COUNTY, WASH.  
 (200) 894-2375

NOT TO SCALE. DISTANCE BETWEEN LOTS MAY VARY.

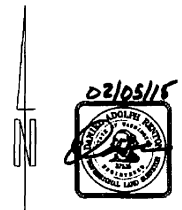
PREPARED BY:  
 HANSTON AND OLSEN  
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 2320 E. EVERGREEN BLVD.  
 TACOMA, WA, 98401  
 (206) 894-3312

# VALLEY ESTATES

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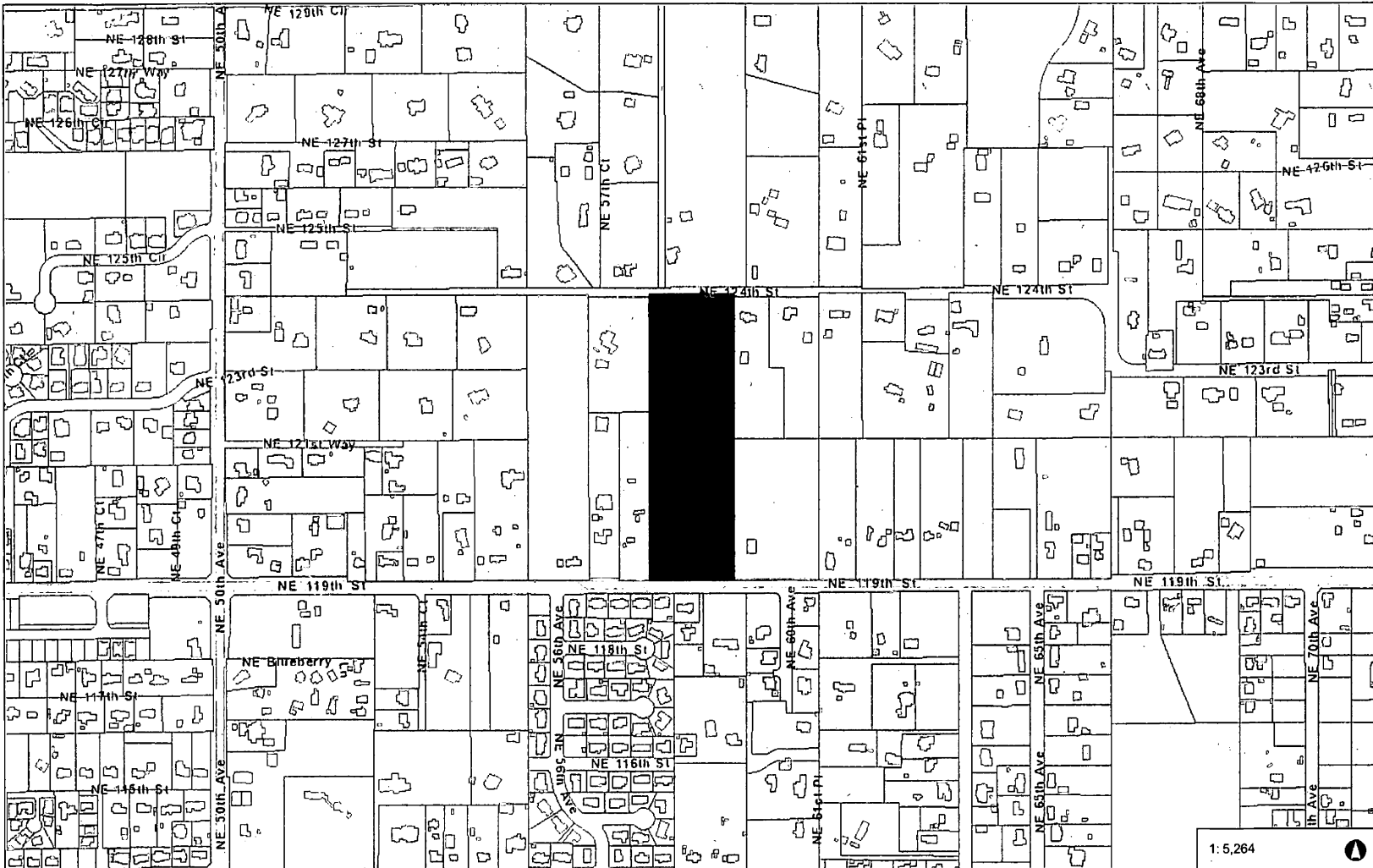


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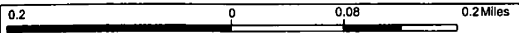
### VICINITY MAP



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

Notes:

1:5,264



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**