

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Community Development

DATE: FINAL PLAT CONSENT AGENDA - April 28, 2015

REQUEST: Acceptance of Plat for Recording – FLD2015-00005 Creekwood 1

CHECK ONE: Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of Creekwood 1
FLD2015-00005; PLD2006-00087

Zoning: R-43; **Lot Size:** The minimum density 20 units per acre; maximum density 43 units per acre and minimum lot area 1,000 square feet and maximum lot area 4,000 square feet, respectively. **Actual Lot Size:** Parcels range in size from 1,500 and 4,013 square feet. **Exceptions:** None; **Project Start:** The application vested on March 2, 2006, Pre-application conference was held March 23, 2006, Final order-of-conditional approval was January 3, 2007.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the August 21, 2006, and property owners located within 300 feet of the site on August 21, 2006. One sign was posted on the subject property and two others within the vicinity on August 21, 2006. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" newspaper on August 21, 2006.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

ACTION REQUESTED: It is recommended that the Board accept the plat of for recording.

Attachment A: Vicinity Map
Attachment B: Plat Map (information only, not for recording)

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



Marty Snell
Community Development Director

Approved: 

CLARK COUNTY
COUNCILORS

GS/HH/hp

April 28, 2015
SR 075-15



CREEKWOOD 1

(PRELIMINARY APPROVED AS COUGAR CREEK PH. 2)

A SUBDIVISION IN LOT 1 OF JOHN HOKANSON ESTATE
 (BK. 3 OF JUDGEMENTS, PAGE 28) IN THE
 WILLIAM KELLY D.L.C.
 SW 1/4, SE 1/4, NE 1/4, AND THE NW 1/4 OF THE
 SW 1/4 OF SEC. 2, T 2 N, R 1 E, W.M.,
 CLARK COUNTY, WASHINGTON
 JANUARY 2015

COUNTY PLANNING DIRECTOR
[Signature] 1/16/15

CLARK COUNTY PUBLIC WORKS
[Signature]

COUNTY ASSESSOR
[Signature]

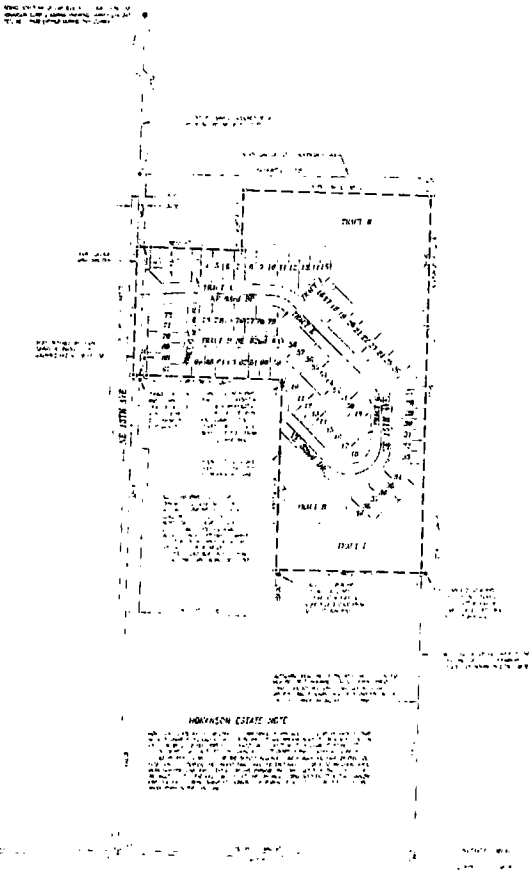
COUNTY AUDITOR
[Signature]

COUNTY COUNCILORS
[Signature]

CLARK COUNTY HEALTH DEPARTMENT
[Signature]

LAND SURVEYOR'S CERTIFICATION
[Signature]

UTILITY EASEMENT
[Signature]



CLARK COUNTY RECEIVED NOTE
 [Detailed text regarding county receipt and approval]

CLARK PUBLIC UTILITIES NOTE
 [Detailed text regarding utility easements]

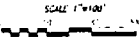
UTILITY REFERENCES
 [Detailed text regarding utility references]

INFO REFERENCE
 [Detailed text regarding information references]

LEGEND
 [List of symbols and their corresponding meanings]



PROLOGUE
 [Text describing the project and survey details]



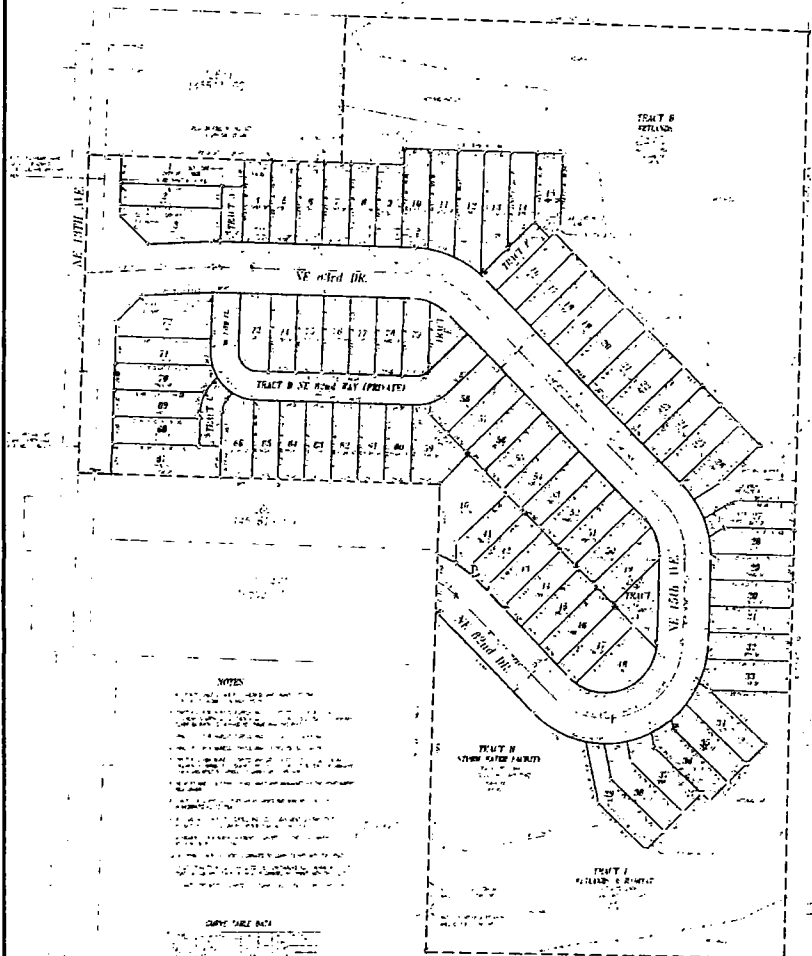
10' 10' 10'

FIG. 1 OF 2 JOB 150105-01
 [Signature]

OLSON LAND SURVEYORS
 TACOMA, WA
 1111 BRIDGE ROAD, N.E. 100

CREEKWOOD 1

A SUBDIVISION IN LOT 1 OF THE JOHN HOKANSON ESTATE (BK. 3 OF JUDGMENTS, PG. 20) IN A PORTION OF THE WILLIAM KELLY DLC LOCATED IN THE SW 1/4, SE 1/4, NE 1/4, AND THE NW 1/4 OF THE SW 1/4 OF SEC. 2, T. 2 N., R. 1 E., W.M.

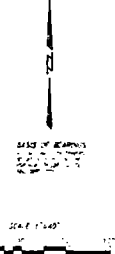


NOTES

1. THIS PLAN IS SUBJECT TO THE RECORDS OF THE COUNTY OF WYOMING.
2. THE LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AGENCIES.
4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES CONNECTIONS.
5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE.
7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING SERVICES.
8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING SERVICES.
9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL SERVICES.
10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE ARCHITECTURE SERVICES.
11. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INTERIOR DESIGN SERVICES.
12. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FURNITURE SERVICES.
13. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPLIANCES SERVICES.
14. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIGHTING SERVICES.
15. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PAINTING SERVICES.
16. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CARPETING SERVICES.
17. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WINDOW TREATMENTS SERVICES.
18. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DOOR SERVICES.
19. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RAMP SERVICES.
20. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HANDRAILS SERVICES.
21. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TOILET SERVICES.
22. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BATH SERVICES.
23. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY KITCHEN SERVICES.
24. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIVING SERVICES.
25. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DINING SERVICES.
26. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BEDROOM SERVICES.
27. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BATHROOM SERVICES.
28. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HALLWAY SERVICES.
29. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CLOSET SERVICES.
30. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STORAGE SERVICES.
31. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENTRY SERVICES.
32. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PORCH SERVICES.
33. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PATIO SERVICES.
34. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DECK SERVICES.
35. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FENCE SERVICES.
36. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GARDEN SERVICES.
37. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE SERVICES.
38. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TREE SERVICES.
39. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SHRUB SERVICES.
40. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FLOWER SERVICES.
41. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GRASS SERVICES.
42. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOIL SERVICES.
43. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WATER SERVICES.
44. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SEWER SERVICES.
45. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GAS SERVICES.
46. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ELECTRIC SERVICES.
47. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PLUMBING SERVICES.
48. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HEATING SERVICES.
49. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COOLING SERVICES.
50. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSULATION SERVICES.
51. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ROOF SERVICES.
52. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIDING SERVICES.
53. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FOUNDATION SERVICES.
54. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONCRETE SERVICES.
55. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BRICK SERVICES.
56. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STONE SERVICES.
57. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TILE SERVICES.
58. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MARBLE SERVICES.
59. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GRANITE SERVICES.
60. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CEMENT SERVICES.

CONVEYANCE DATA

TRACT	AREA (AC)	PERCENTAGE
TRACT 1	0.10	1.67%
TRACT 2	0.10	1.67%
TRACT 3	0.10	1.67%
TRACT 4	0.10	1.67%
TRACT 5	0.10	1.67%
TRACT 6	0.10	1.67%
TRACT 7	0.10	1.67%
TRACT 8	0.10	1.67%
TRACT 9	0.10	1.67%
TRACT 10	0.10	1.67%
TRACT 11	0.10	1.67%
TRACT 12	0.10	1.67%
TRACT 13	0.10	1.67%
TRACT 14	0.10	1.67%
TRACT 15	0.10	1.67%
TRACT 16	0.10	1.67%
TRACT 17	0.10	1.67%
TRACT 18	0.10	1.67%
TRACT 19	0.10	1.67%
TRACT 20	0.10	1.67%
TRACT 21	0.10	1.67%
TRACT 22	0.10	1.67%
TRACT 23	0.10	1.67%
TRACT 24	0.10	1.67%
TRACT 25	0.10	1.67%
TRACT 26	0.10	1.67%
TRACT 27	0.10	1.67%
TRACT 28	0.10	1.67%
TRACT 29	0.10	1.67%
TRACT 30	0.10	1.67%
TRACT 31	0.10	1.67%
TRACT 32	0.10	1.67%
TRACT 33	0.10	1.67%
TRACT 34	0.10	1.67%
TRACT 35	0.10	1.67%
TRACT 36	0.10	1.67%
TRACT 37	0.10	1.67%
TRACT 38	0.10	1.67%
TRACT 39	0.10	1.67%
TRACT 40	0.10	1.67%
TRACT 41	0.10	1.67%
TRACT 42	0.10	1.67%
TRACT 43	0.10	1.67%
TRACT 44	0.10	1.67%
TRACT 45	0.10	1.67%
TRACT 46	0.10	1.67%
TRACT 47	0.10	1.67%
TRACT 48	0.10	1.67%
TRACT 49	0.10	1.67%
TRACT 50	0.10	1.67%
TRACT 51	0.10	1.67%
TRACT 52	0.10	1.67%
TRACT 53	0.10	1.67%
TRACT 54	0.10	1.67%
TRACT 55	0.10	1.67%
TRACT 56	0.10	1.67%
TRACT 57	0.10	1.67%
TRACT 58	0.10	1.67%
TRACT 59	0.10	1.67%
TRACT 60	0.10	1.67%
TOTAL	6.00	100.00%



OLSON LAND SURVEYORS
ENGINEERS

