

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Community Development

DATE: FINAL PLAT CONSENT AGENDA - June 2, 2015

REQUEST: Acceptance of Plat for Recording – FLD2015-00004 Calhoun Short Plat
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:
Calhoun Short Plat

FLD2015-00004; PLD2014-00016

Zoning: R1-7.5 (37,897 square feet); **Lot Size:** The minimum and maximum average lot area standards for R1-7.5 zoning are minimum 7,500 square feet and maximum 10,500 square feet. **Actual Lot Size:** Parcels range in size from 17,721 square feet to 13,345 square feet. **Exceptions:** None; **Project Start:** The application vested on January 28, 2014, Pre-application conference was held February 20, 2014, Final order of conditional approval was November 13, 2014.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the September 17, 2014, and property owners located within 300 feet of the site on September 17, 2014.

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

Matty Snell
Community Development Director

Approved:
CLARK COUNTY
COUNCILORS

June 2, 2015 ; SR 104-15

Handwritten initials/signature

PLAT NOTES

- A. **MOBILE HOME:** MOBILE HOMES ARE PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.280.130.
- B. **ARCHAEOLOGY:** IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, 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.
- C. **UTILITIES:** AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING, AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONTAGE BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- D. **DRIVEWAYS:** ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- E. **DRIVEWAYS:** NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NW 18TH AVENUE.
- F. **STORMWATER PLAN APPROVAL:** THE FUTURE OWNER OF LOT 2 IS RESPONSIBLE FOR OBTAINING APPROVAL OF THE STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ONSITE STORMWATER SYSTEM. THE OWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE INDIVIDUAL ONSITE STORMWATER SYSTEM.
- G. **THE APPLICANT SHALL RECORD A 'COVENANT RUNNING WITH THE LAND' TO THE COUNTY AND SEWER PURVEYOR WHICH COMMITS THE CURRENT AND FUTURE PROPERTY OWNERS TO CONNECT TO PUBLIC SEWER WITHIN TWELVE (12) MONTHS OF SEWER BECOMING AVAILABLE. THE COVENANT SHALL ALSO CONTAIN A PROVISION THAT COMMITS THE CURRENT AND FUTURE PROPERTY OWNER(S) TO PARTICIPATE IN A FUTURE LOCAL IMPROVEMENT DISTRICT IF THIS IS THE METHOD USED TO EXTEND SEWER.**

BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE NW 1/4, NE 1/4 OF SECTION 33, ALSO BEING THE CENTERLINE OF NW 18TH AVENUE AS SHOWN ON SHORT PLAT BOOK 1, PAGE 115 RECORDS OF CLARK COUNTY. THE CENTERLINE WAS ESTABLISHED PER THE FOUND AND HELD MONUMENTS SHOWN HEREON.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX PARCEL 189122-005, DESCRIBED AS LOT 2 OF SHORT PLATS, RECORDED IN BOOK 1, PAGE 115, RECORDS OF CLARK COUNTY, WA. AT THE REQUEST OF THE OWNER HEATHER R. CALHOUN.

SURVEY PROCEDURE

A FIELD TRAVERSE WAS PERFORMED USING A TRIMBLE S8 ROBOTIC TOTAL STATION. THE CLOSURE WAS EQUAL TO OR EXCEEDED THE REQUIREMENTS OF WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN JANUARY 6, 2015

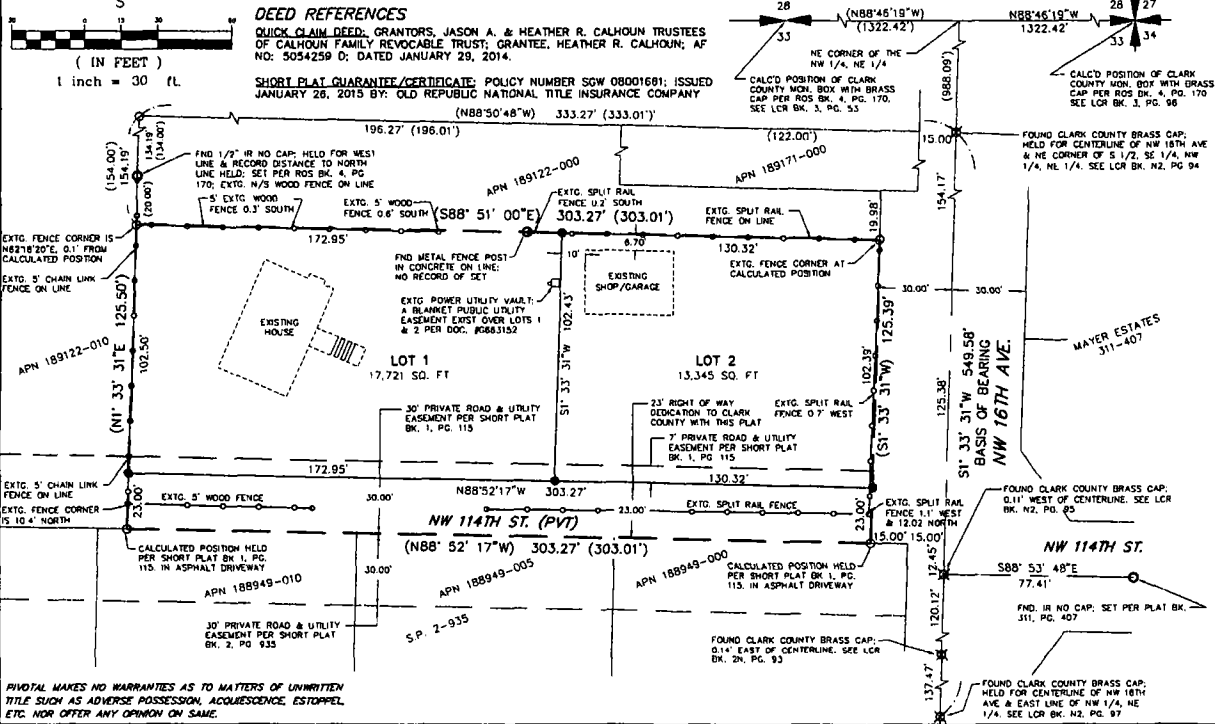
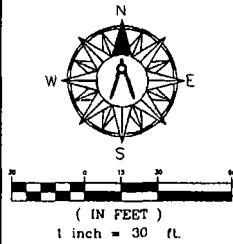
DEED REFERENCES

QUICK CLAIM DEED; GRANTORS, JASON A. & HEATHER R. CALHOUN TRUSTEES OF CALHOUN FAMILY REVOCABLE TRUST; GRANTEE, HEATHER R. CALHOUN; AF NO: 5054259 D; DATED JANUARY 28, 2014.

SHORT PLAT GUARANTEE/CERTIFICATE; POLICY NUMBER SOW 08001601; ISSUED JANUARY 26, 2015 BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "HALF 359.30"
- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN CONCRETE INSCRIBED "CLARK COUNTY PUBLIC WORKS SURVEY OFFICE PLS 35152"
- CALCULATED POSITION AS NOTED
- FND FOUND
- EXTG EXISTING
- W/YPC WITH YELLOW PLASTIC CAP
- () RECORD BEARING OR DISTANCES PER SHORT PLAT BK. 1, PG. 115
- 50 FT. SQUARE FEET
- COV CITY OF VANCOUVER
- ACCESS & UTILITY EASEMENT LINE AS NOTED
- PUBLIC UTILITY EASEMENT (PUE)



PIVOTAL MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC. NOR OFFER ANY OPINION ON SAME.

SHORT PLAT
OF LOT 2 OF SHORT PLAT BK. 1, PG. 115
LOCATED IN THE NW 1/4 OF THE NE 1/4
OF SECTION 33, T3N, R1E, W. N. M.
CLARK COUNTY, WA

CASE NO: PLD2014-00016, NOVEMBER 13, 2014
PROJECT NUMBER WSC0074
APRIL 2015

CLARK COUNTY PLANNING DIRECTOR:
APPROVED BY: *[Signature]* 5/18/15
PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON
TO BE KNOWN SHORT 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 _____

ATTESTED BY: CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS _____

CLARK COUNTY ENGINEER:
[Signature] Fred H. Henderson 5/18/15
CLARK COUNTY ENGINEER DATE

CLARK COUNTY HEALTH DEPARTMENT
LOTS 1 AND 2 ARE APPROX. AN APPROVED PUBLIC WATER SUPPLY
IS REQUIRED. AN APPROVED PUBLIC SANITARY SEWER SYSTEM IS REQUIRED FOR
LOT 2 AND LOT 1 HAS A SEWER WEAVER. REFER TO PLAT NOTE G.

[Signature] Brette Colman 4-28-15
CLARK COUNTY HEALTH OFFICER DATE

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 20____
IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE
REQUEST OF HEATHER R. CALHOUN

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE:
THIS MAP IS A TRUE AND CORRECT REPRESENTATIVE OF THE LANDS ACTUALLY
SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON

[Signature] Stephen C. Hale 4/27/2015
STEPHEN C. HALE, PLS # 35630 DATE



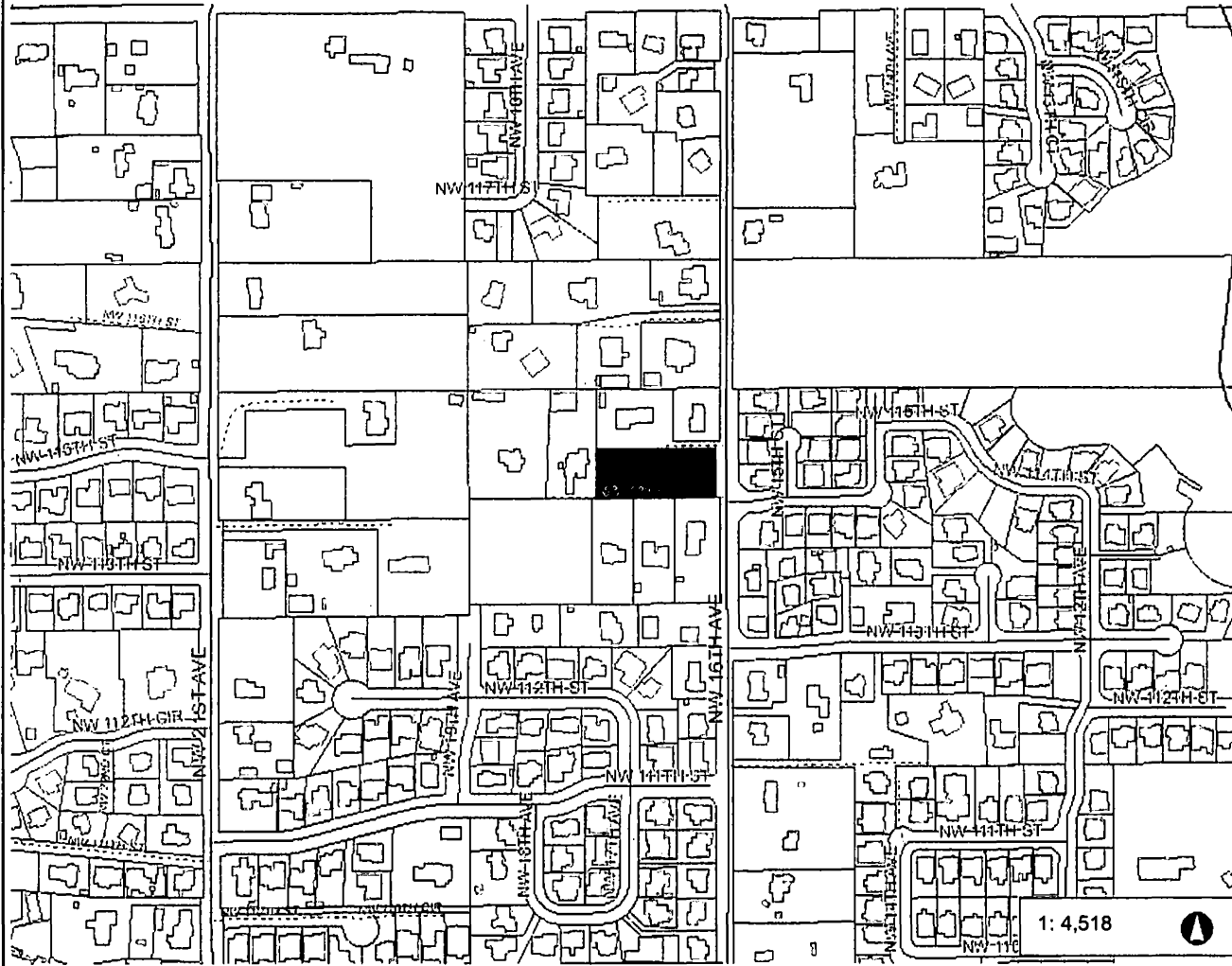
PIVOTAL

1101 SE Tech Center Drive
Suite 185
Vancouver, WA 98683
ph (360) 882-4268
fax (360) 887-4266

THIS PLAT WILL BE POST MONUMENTED PER SECTION
17.501.030 OF THE CLARK COUNTY SUBDIVISION CODE.



Vicinity Map



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:



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.

1: 4,518