

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DATE:** Final Plat Consent Agenda – August 4, 2015

**REQUESTED ACTION:** Acceptance of Plat Recording – FLD2015-00007 Clear Skies Estates II

Consent     Hearing     County Manager

**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Clear Skies Estates II (Preliminary Approval Ermshar Subdivision) FLD2015-00007; PLD2013-00012

**Zoning:** R1-5; **Lot Size:** The minimum lot area of 5,000 square feet and the average lot area of 7,000 square feet. **Actual Lot Size:** Parcels range in size from 4,874 square feet to 9,380 square feet. **Exceptions:** None; **Project Start:** The application vested on November 5, 2013, Pre-application conference was held September 5, 2013, final order of Subdivision approval was February 11, 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 November 27, 2013, and property owners located within 300 feet of the site on November 27, 2013. This site was posted for the public hearing on December 13, 2013

**BUDGET IMPLICATIONS**

YES	NO	
	x	Action falls within existing budget capacity.
	x	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	x	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

**DISTRIBUTION:**

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

*Angie Merrill*

Planning Tech,  
Angie Merrill

*Marty Snell*

Director Community Development,  
Marty Snell

*OK,  
Per MK  
N*



APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: Aug. 4, 2015

SR# SR 157-15

APPROVED: \_\_\_\_\_  
Mark McCauley, Acting County Manager

DATE: \_\_\_\_\_

REMOVED BY:  
 L. J. B. SMITH, INC.  
 1114 N. 15th St., W.A.C.  
 CASH 248-4117

**CLEAR SKIES ESTAES II**  
 (PRELIMINARILY APPROVED AS  
 "ERMSHAR SUBDIVISION")  
 LOCATED IN THE  
 IN THE SW 1/4 OF THE NE 1/4  
 OF SECTION 34  
 T. 3 N., R. 2 E., W.M.,  
 CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR  
 PROJECT NO. 146  
 DATE: 7/2/75

CLARK COUNTY AUDITOR  
 PROJECT NO. 146  
 DATE: 7/2/75

CLARK COUNTY ASSESSOR:  
 THE PAUL H. RAYBURN FIRM, 1017 1/2  
 WASHINGTON, D.C. 20004

CLARK COUNTY COUNCILORS:  
 MEMBER NO. \_\_\_\_\_ DATE \_\_\_\_\_

CLARK COUNTY ENGINEER:  
 PROJECT NO. 146  
 DATE: 7/2/75

CLARK COUNTY HEALTH DEPARTMENT:  
 PROJECT NO. 146  
 DATE: 7/2/75

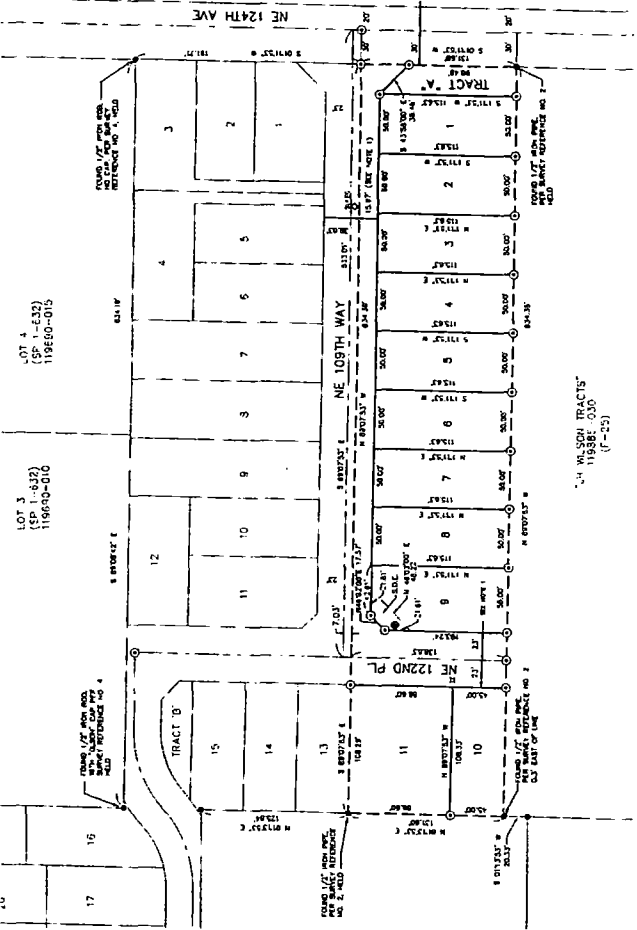
**SURVEYOR'S CERTIFICATE:**  
 I, John S. Shook, being duly sworn,  
 do hereby certify that the foregoing is  
 a true and correct copy of the original  
 as recorded in my office.

**LEGEND:**  
 ① INDICATES RIGHT-OF-WAY FOR HIGHWAY  
 ② INDICATES CALCULATED POSITION  
 ③ INDICATES CALCULATED POSITION  
 ④ INDICATES CALCULATED POSITION  
 ⑤ INDICATES CALCULATED POSITION

**BOUNDARY NOTES:**  
 1. ALL MEASUREMENTS APPROVED BY CLARK COUNTY AND AS PERMITTED BY THE PLANNING DEPARTMENT SHALL BE CONSIDERED AS THE FINAL BOUNDARY SURVEY FOR THE PROJECT.  
 2. THE BOUNDARY SURVEY SHALL BE CONSIDERED AS THE FINAL BOUNDARY SURVEY FOR THE PROJECT.  
 3. ALL MEASUREMENTS APPROVED BY CLARK COUNTY AND AS PERMITTED BY THE PLANNING DEPARTMENT SHALL BE CONSIDERED AS THE FINAL BOUNDARY SURVEY FOR THE PROJECT.



**KPF**  
 SURVEYING, INC.  
 1114 N. 15th St., W.A.C.  
 CASH 248-4117



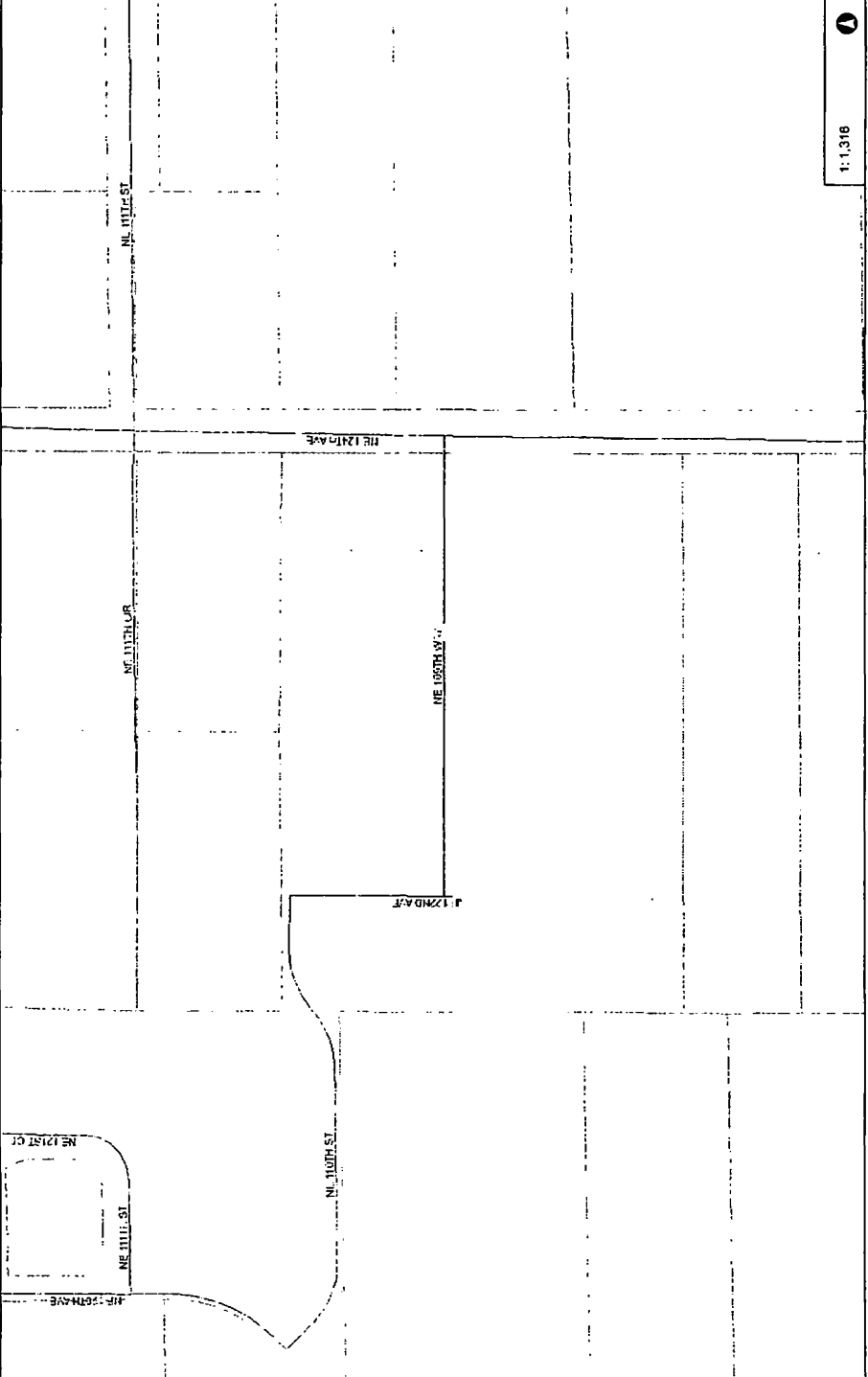
"WILSON TRACTS"  
 119881-030  
 (7-22)

**DEVELOPER LOT AREA**

LOT NO.	AREA (SQ. FT.)
1	12,345
2	13,456
3	14,567
4	15,678
5	16,789
6	17,890
7	18,901
8	19,012
9	20,123
10	21,234
11	22,345
12	23,456
13	24,567
14	25,678
15	26,789
16	27,890
17	28,901

**NOTES:**  
 1. RIGHT-OF-WAY LOCATED TO CLARK COUNTY AND THE PLAT SHALL BE CONSIDERED BY THE PLANNING DEPARTMENT.  
 2. TRACT 1 IS A PART OF THE "WILSON TRACTS" AS PERMITTED BY THE PLANNING DEPARTMENT.  
 3. ALL MEASUREMENTS APPROVED BY CLARK COUNTY AND AS PERMITTED BY THE PLANNING DEPARTMENT SHALL BE CONSIDERED AS THE FINAL BOUNDARY SURVEY FOR THE PROJECT.

Vicinity Map



- Legend
- Building Footprints
- Trails
- City Boundaries
- Urban Growth Boundaries

Notes:

1:1,316



This map was generated by Clark County's "MapDrive" website. Clark County does not warrant the accuracy of the information shown on this map, and shall not be held liable for losses caused by using this information. THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.0 Miles

0.02

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VECS 1984, Web, Mapper, Auxiliary, Scheme  
Clark County, WA, GIS - <http://gis.clark.wa.gov>