

CLARK COUNTY  
STAFF REPORT

DEPARTMENT: Community Development  
DATE: Final Plat Consent Agenda – August 18, 2015  
REQUESTED ACTION: Acceptance of Plat Recording –  
FLD2015-00023 Horizon West Short Plat

Consent  Hearing  County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Horizon West Short Plat FLD2015-00023; PLD2014-00023

Zoning: R1-7.5; Lot Size: The minimum lot area of 7,500 square feet and the average lot area of 10,500 square feet. Actual Lot Size: Parcels range in size from 8,396 square feet to 11,120 square feet. Exceptions: None; Project Start: The application vested on July 17, 2014, Pre-application conference was held August 7, 2014, Final order of Short Plat Review approval was January 15, 2015

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 28, 2014, and property owners located within 300 feet of the site on November 28, 2014.

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/>

Planning Tech,  
Angie Merrill

Director Community Development,  
Marty Snell



APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: Aug. 18, 2015

SR# SR 166-15

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

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

**"HORIZON WEST 3"  
SHORT PLAT**

IN LOT 1, S.P. 2463, IN A PORTION OF  
THE NW 1/4 OF THE NE 1/4 AND  
THE NE 1/4 OF THE NW 1/4 OF  
SECTION 31, T. 3 N., R. 1 E., W.M.,  
CLARK COUNTY, WASHINGTON  
ASSessor's PARCEL NO. 15, OF ORIGINAL TRACT 1A LOT 18  
SHORT PLAT FILE NO. 1420200-0019

**CLARK COUNTY HEALTH DEPARTMENT**

THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND-OWNERS MUST  
COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF  
APPROVAL. AN APPROVED SEWERAGE SYSTEM IS REQUIRED.  
AN APPROVED STORM WATER SUPPLY SYSTEM IS REQUIRED.  
LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS.  
SUBJECT TO HEALTH DEPARTMENT APPROVAL.  
AN APPROVED PUBLIC UTILITY SYSTEM IS REQUIRED.  
THE HEALTH DEPARTMENT RESERVES THE RIGHT TO REVOKE  
OR WITHDRAW APPROVAL AT ANY TIME.

APPROVED: *[Signature]*  
**CLARK COUNTY ENGINEER**

APPROVED: *[Signature]*  
**COUNTY COUNCILORS**

APPROVED: *[Signature]*  
**CLARK COUNTY PLANNING**

APPROVED: *[Signature]*  
**CLARK COUNTY ASSESSOR**

APPROVED: *[Signature]*  
**AUDITOR**

FILED FOR RECORD THIS DAY OF SHORT PLAT, AT PAGE  
IN BOOK NO. 1420200-0019, AT THE  
AUDITOR'S RESIDING NO. 1420200-0019

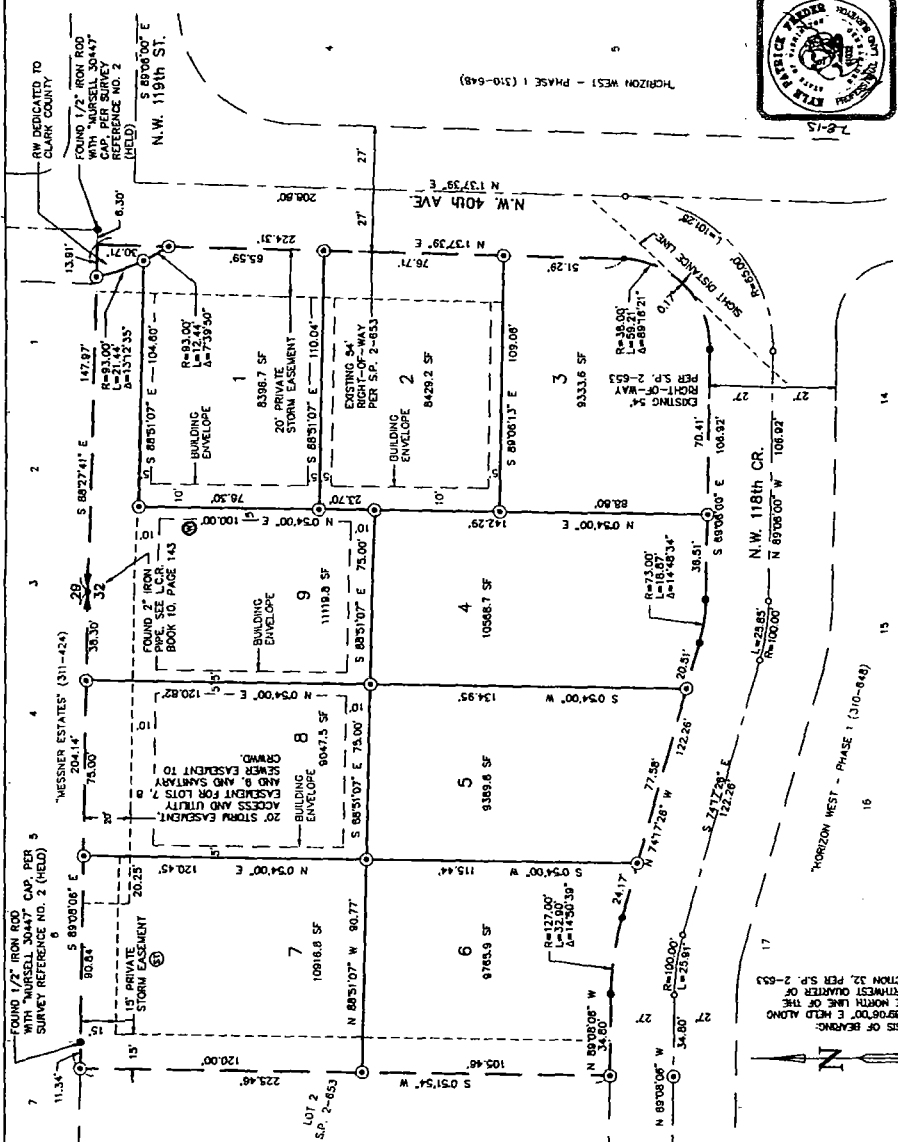
**SURVEYOR'S CERTIFICATE:**

THE MAP IS A TRUE AND CORRECT REPRESENTATION OF LOTS ACTUALLY  
SURVEYED AND MEASURED BY THE SURVEYOR IN ACCORDANCE WITH THE  
PROVISIONS OF RCW 36.13 LAWS OF WASHINGTON. 7-8-15  
DATE OF SURVEY: 7-8-15  
DATE OF THIS CERTIFICATE: 7-8-15

- LEGEND:
- INDICATES MONUMENT FOUND AND HELD PER SURVEY
  - INDICATES CALCULATED POSITION
  - INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41023) CAP SET
  - INDICATES DECOMMISSIONED SEPTIC TANK
  - INDICATES DECOMMISSIONED WELL

**KPFF**  
SURVEYING, INC.  
154 N. 2nd STREET, CHAMPAIGN, WA 98919  
509-861-1111 FAX 509-861-1115

DATE: 7-26-15  
JOB NO: 14-007  
CALCULATED BY: GIFF  
DRAWN BY: GIFF  
CHECKED BY: RFP  
SHEET 1 OF 1



**REQUIRED NOTES:** THESE NOTES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF RCW 36.130.020.  
A. APPROXIMATE FULL PLATS: THE FULL PLATS FOR EACH OF THE LOTS SHOWN ON THIS SHORT PLAT ARE LOCATED IN THE COURSE  
OF UNDERGROUND UTILITIES. THE DEPARTMENT OF ARCHITECTURE AND HISTORIC PRESERVATION IN OLYMPIA  
AND CLARK COUNTY COMMISSIONERS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE FULL PLATS.  
C. SIDEWALKS: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE  
RESPECTIVE LOT BOUNDARIES.  
D. UTILITIES: THE INSTALLATION, CONSTRUCTION, REPAIR, OPERATING AND MAINTENANCE OF ALL UTILITIES, INCLUDING  
CABLE, WATER AND SANITARY SEWER SERVICES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER  
SHALL BE RESPONSIBLE FOR THE INSTALLATION, CONSTRUCTION, REPAIR, OPERATING AND MAINTENANCE OF ALL UTILITIES  
ADJACENT TO PUBLIC STREETS.  
E. SIDEWALKS: ALL SIDEWALKS ADJACENT TO PUBLIC STREETS SHALL BE CONSTRUCTED TO COMPLY WITH CODE  
REQUIREMENTS.  
F. PRIVATELY OWNED STORMWATER FACILITIES: THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF  
PRIVATELY OWNED STORMWATER FACILITIES. THE FOLLOWING PARTY(S) SHALL BE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF  
PRIVATELY OWNED STORMWATER FACILITIES.  
G. BUILDING FOUNDATIONS SHALL BE SETBACK A MINIMUM OF 20 FEET, UP-SLOPE OF ANY STORMWATER INFILTRATION  
FACILITY AS PER RCW 36.130.020-1, UNLESS THE APPLICANT SUBMITS A REPORT STAMPED BY A GEOTECHNICAL ENGINEER  
IN ACCORDANCE WITH RCW 36.130.020-1, 1. ROOF AND DRAINAGE SYSTEMS SHALL BE MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE  
DRAINAGE SYSTEM IS LOCATED.

**SURVEY REFERENCES:**

- SECTION 32, PER S.P. 2-53
- "MESSNER ESTATES", BOOK 311, PAGE 424
- "HORIZON WEST PHASE 1", BOOK 310, PAGE 648

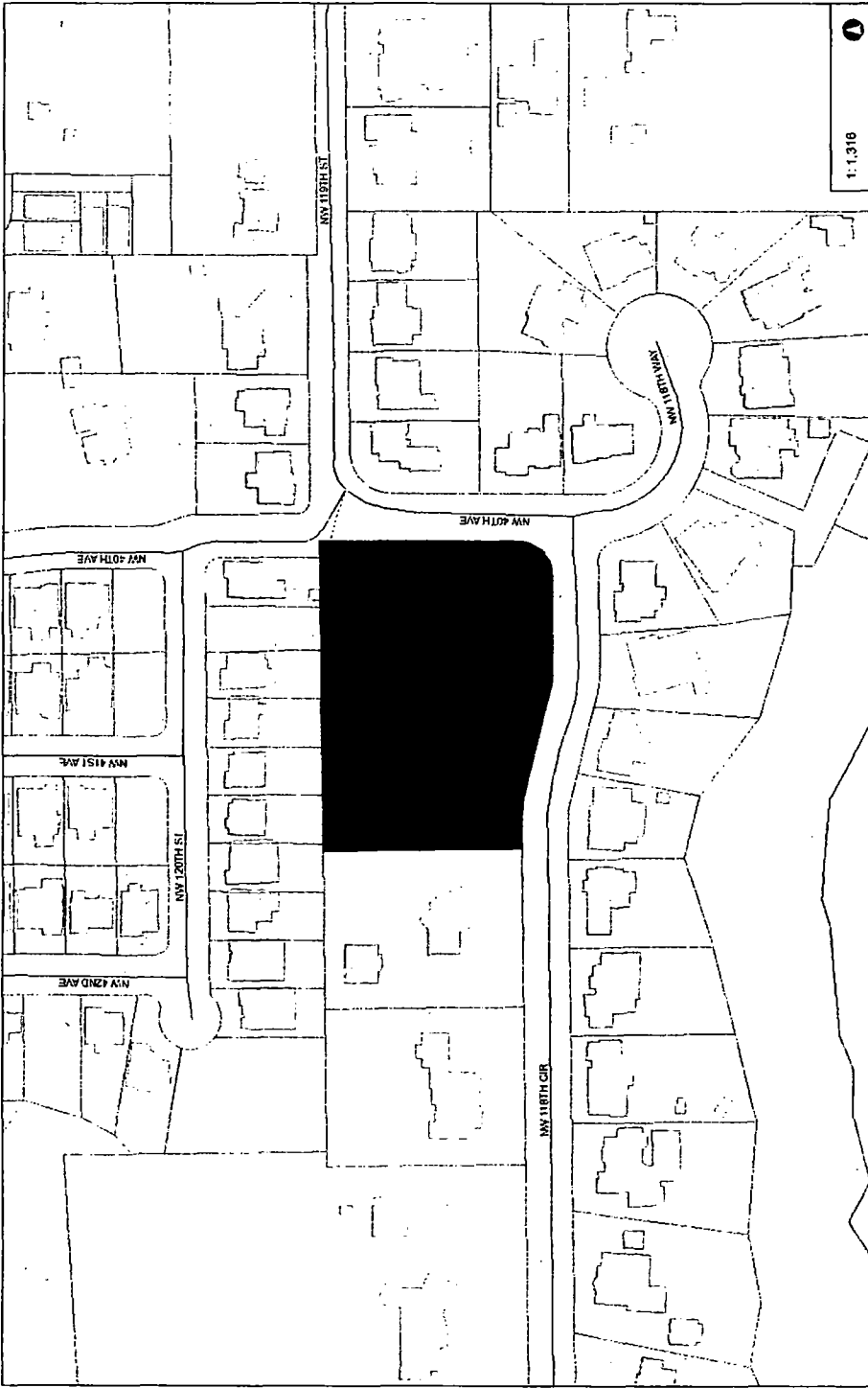
**DEED REFERENCES:**

- SECTION 32, PER S.P. 2-53
- "MESSNER ESTATES", BOOK 311, PAGE 424
- "HORIZON WEST PHASE 1", BOOK 310, PAGE 648

**GRANTOR:** CENTRIQUE T. MILLER  
**AUDITOR:** M. MCGRAW  
**DATED:** 7/15/2015

NO WARRANTIES AS TO MATTERS OF UNWRITTEN  
MORNING ESTATES, ACCESSES STOPPED, ETC.  
A FIELD TRAVEL WAS PERFORMED USING A ONE SECOND THEODOLITE AND  
STATIONING WAS PERFORMED USING A ONE SECOND THEODOLITE AND  
MINIMUM STANDARDS FOR SURVEYS AS DESCRIBED IN WAC 312-140-080.  
ALL CORNERS NOTED AS FOUND WERE VISITED ON AUGUST 8, 2014.

Vicinity Map



1:1,316



0.0 0.02 0.04 Miles  
WGS 1984, NAD 83, Mercator Auxiliary, Spheroid  
Clark County, TN, GIS - 11/27/2013, Clark Co. GIS

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

Notes: