

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Tieton Homes LLC
DATE: Final Plat Consent Agenda – July 19, 2016
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00005 Clear Skies Estates 3
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Clear Skies Estates 3 PLD2015-00016/ FLD2016-00005

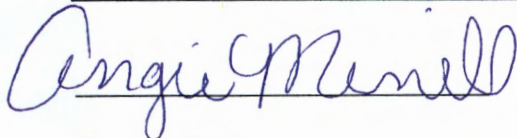
Zoning: R1-5; **Lot Size:** The minimum lot area of 5,000 square feet and the average lot area of 7,000 square feet. **Actual Lot Size:** Parcels range in size from 4,445 square feet to 6,204 square feet.
Exceptions: None; **Project Start:** The application vested on February 4, 2015, Pre-application conference was held February 26, 2016, Final order of Short Plat Review approval was September 10, 2015.

COMMUNITY OUTREACH

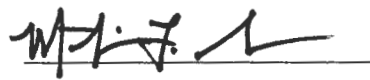
This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the July 14, 2015, and property owners located within 300 feet of the site on July 14, 2015. A notice of hearing was posted on site on July 9, 2015.

DISTRIBUTION:

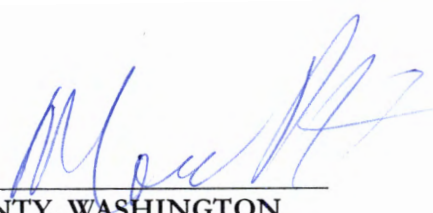
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell


APPROVED: _____
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

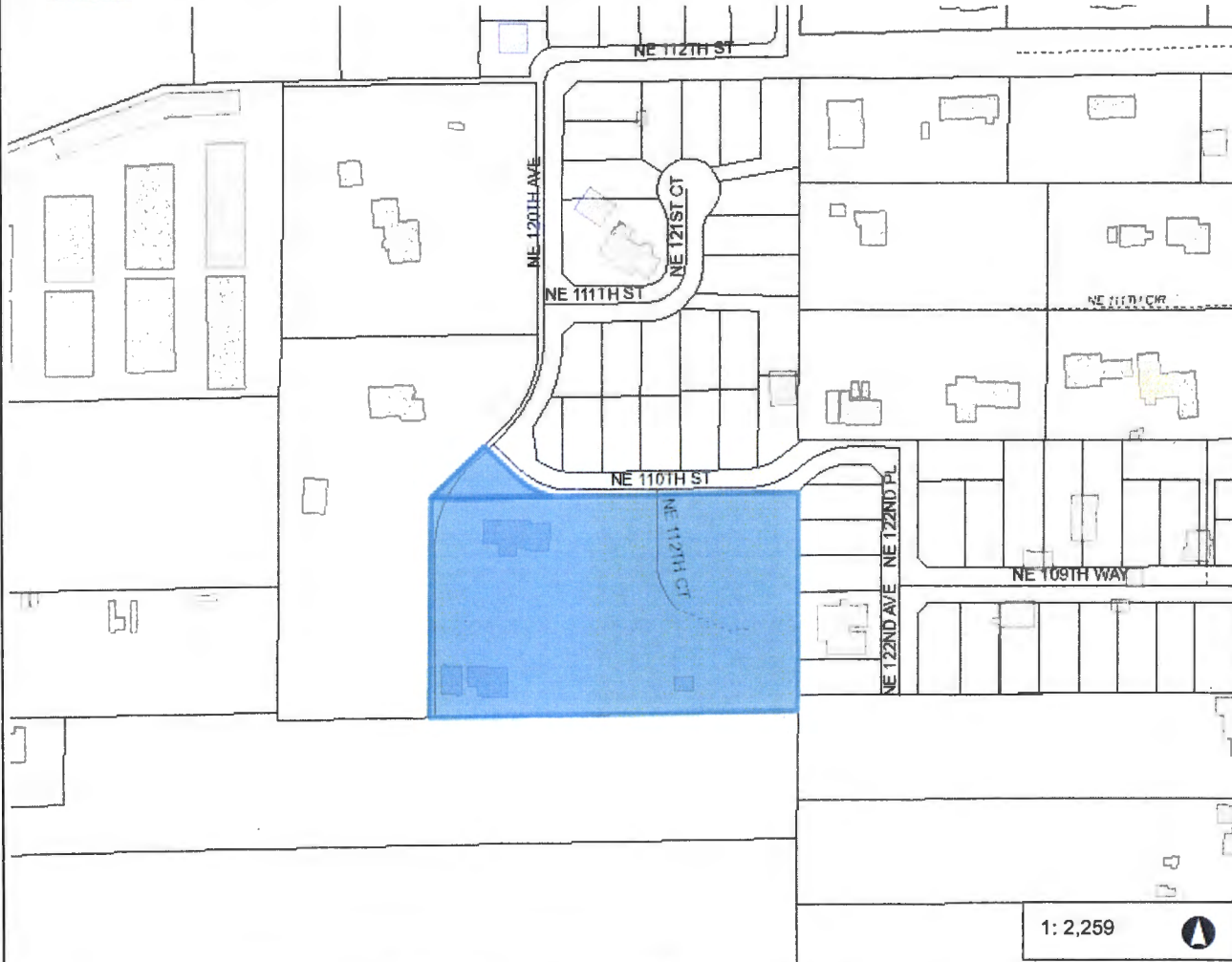
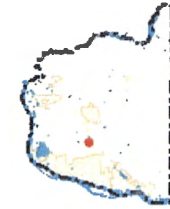
DATE: July 19, 2016

SR 149-16

ngm
ok



Vicinity Map



Legend

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

Notes:

1: 2,259



376.5 0 188.23 376.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

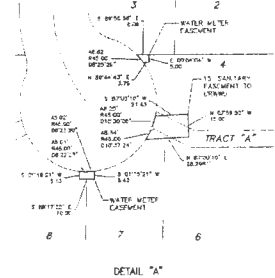
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 25TH AVE.
CLATSOP, WA 97105
(509) 854-0114

NEED REFERENCES:
1. WINTER SHORE PLAT BOOK 2, PAGE 40
2. S.E. WILSON TRACT BOOK 377, PAGE 12
3. CLEAR SKIES ESTATES C, BOOK 311, PAGE 785
4. CLEAR SKIES ESTATES E, BOOK 311, PAGE 784

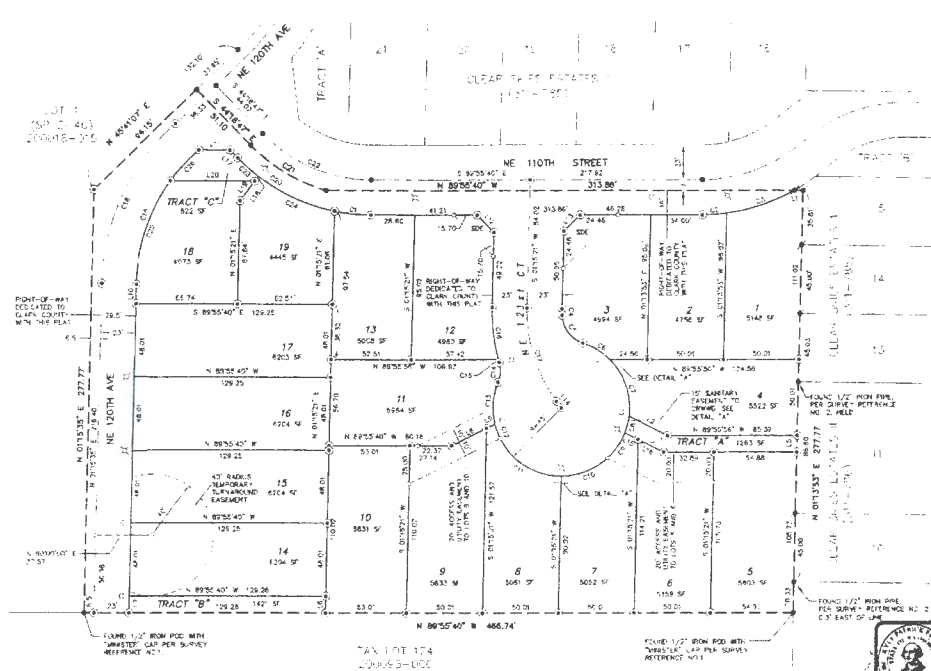
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4. CLEAR SKIES ESTATES E, BOOK 311, PAGE 784

NOTES:
1. TRACTS A, B AND C ARE PRIVATE STORMWATER TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



REQUIRED NOTES:

1. EASEMENTS FROM TO ISSUANCE OF DOCUMENT POINTS HEREINAFTER SHALL BE CONSIDERED ALONG ALL THE RESPECTIVE LOT BOUNDARIES.
2. UTILITIES AND EASEMENTS ARE HEREBY RESERVED UNDER AND FROM THE EXTENSION OF THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIRS OF ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICES ALONG A SOCIAL EASEMENT AS NECESSARY TO COMPLY WITH ALL STATE REQUIREMENTS. SHALL BE HELD AS IF THE EXTENSION IS SET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
3. COMMENTS: ALL RESIDENTIAL DRIVEWAY APPROACHES EXISTING PUBLIC ROADS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CSE CHAPTER 16.02.01.
4. UTILITY EASEMENTS: UTILITY EASEMENTS ARE NOT PERMITTED ON ANY LOT IN THIS SUBDIVISION.
5. ARCHITECTURE: IF ANY CULTURAL RESOURCES AND/OR HEAVY TREES ARE DISCOVERED IN THE COURSE OF UNDERMINING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE NEARBY SPACES UNDER AND THE OPERATIONS OF ARCHITECTURE AND HISTORIC PRESERVATION IN CLATSOP AND CLATSOP COUNTY JURISDICTION DEVELOPMENT SHALL BE STOPPED UNTIL THE PROPERTY IS IN COMPLIANCE WITH STATE REQUIREMENTS AND CONSTITUTE A CLASS C EASEMENT SUBJECT TO IMPROVEMENT AND/OR FINES.
6. MARK DISTANCES: ALL BENCH DISTANCE TRIANGLES SHALL BE MAINTAINED BY THE HOMEOWNER.
7. DAMAGE: PERMIT REVISIONS AND/OR INTERFERENCES TO THE BENCH AND CORNER MARKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. ANY DAMAGE TO THE BENCH OR CORNER MARKS SHALL BE RECONSTRUCTED PER APPROVED CONSTRUCTION PLAN AND MAINTAINED BY THE HOMEOWNER.
8. FIELD TRIANGLE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING SYSTEM. THE FIELD TRIANGLE SET THE BENCH MARKS FOR SQUARES AS DESIGNATED IN BAC 372-150-001. ALL CORNER NOTES ARE FOUND IN THE FIELD BOOK C-10-2016.



TAX LOT 174
2006-5-001



LEGEND

- 1. INDICATES FOUND 1/2" IRON ROD WITH "FEEDER" CAP PER SURVEY REFERENCE NO. 3 UNLESS NOTED OTHERWISE
- 2. INDICATES FOUND 1/2" IRON ROD WITH "FEEDER" CAP PER SURVEY REFERENCE NO. 4 UNLESS NOTED OTHERWISE
- 3. INDICATES FOUND 1/2" IRON ROD WITH "FEEDER" CAP PER SURVEY REFERENCE NO. 5 UNLESS NOTED OTHERWISE
- 4. INDICATES CALCULATED POSITION
- 5. INDICATES BENCH MARK WITH BRASS WASHER INSURDED "FEEDER" MUST SET AT THE EXTENSION OF ALL LOT LINES IN THE CLARE FOR THE PROVISION OF ONE FOOT DISTANCE
- 6. INDICATES BENCH DISTANCE EASEMENT
- 7. INDICATES RIGHT-OF-WAY
- 8. INDICATES CENTERLINE
- 9. INDICATES SUBJECT PROPERTY
- 10. INDICATES LOT LINE
- 11. INDICATES EASEMENT

CLEAR SKIES ESTATES 3
LOCATED IN THE
IN THE SE 1/4 OF THE NW 1/4
OF SECTION 34
T. 3 N., R. 2 E., W.M.
CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR
APPROVED BY: _____ DATE: 7/6/16

CLARK COUNTY AUDITOR
ATTESTED BY: _____ DATE: _____

FILED FOR RECORD THIS _____ DAY OF _____ 2016
CLATSOP COUNTY CLERK

CLARK COUNTY ASSESSOR:
THE PLAT MEETS THE REQUIREMENTS OF RCW 36.01.010. LIMITS OF ADJACENT LOTS TO BE SHOWN AS CLEAR SKIES ESTATES 3 SUBDIVISION PLAT INC. IN THE COUNTY OF CLATSOP, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE: _____

CLARK COUNTY COUNCILORS:
APPROVED AND ADOPTED BY THE BOARD OF CLARK COUNTY ENGINEERS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____

CLARK COUNTY ENGINEER:
APPROVED BY: _____ DATE: 7/6/16

CLARK COUNTY HEALTH DEPARTMENT:
APPROVED BY: _____ DATE: 7/1/16

DIRECTOR HEALTH OFFICE

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE PLAT AS SHOWN IS A TRUE AND CORRECT COPY OF THE FIELD BOOK AND THE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FILE # FEEDER, PROFESSIONAL LAND SURVEYOR: 455 NO 41022 DATE: _____

DATE: 7/6/16
SCALE: AS SHOWN
DRAWN BY: KPF
CHECKED BY: KPF
DESIGNED BY: KPF
PREPARED BY: KPF SURVEYING, INC.
1514 N.E. 25TH AVE.
CLATSOP, WA 97105
(509) 854-0114