

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Harb Engineering, Inc.  
**DATE:** Final Plat Consent Agenda – September 20, 2016  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00020 Marbella Townhome Subdivision  
  X   Consent      Hearing      County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Marbella Townhome Subdivision  
PLD2015-00033/ FLD2016-00020

**Zoning:** R-30; **Lot Size:** The minimum lot area of residential 30 units per acre. **Actual Lot Size:**  
Parcels range in size from 1,972 square feet to 3,767 square feet. **Exceptions:** None; **Project Start:**  
The application vested on June 5, 2015, Pre-application conference was held July 2, 2015, Final order  
of Subdivision Review approval was December 11, 2015.

**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of  
application was mailed to the applicant September 24, 2015, and property owners located within 300  
feet of the site on September 24, 2015. A notice of hearing was posted on site on November 3, 2015.

**DISTRIBUTION:**

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

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*Angie L Merrill*

Planning Tech,  
Angie Merrill

*Marty Snell*

Director Community Development,  
Marty Snell

*[Signature]*  
**APPROVED:**  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

**DATE:** 9/20/16

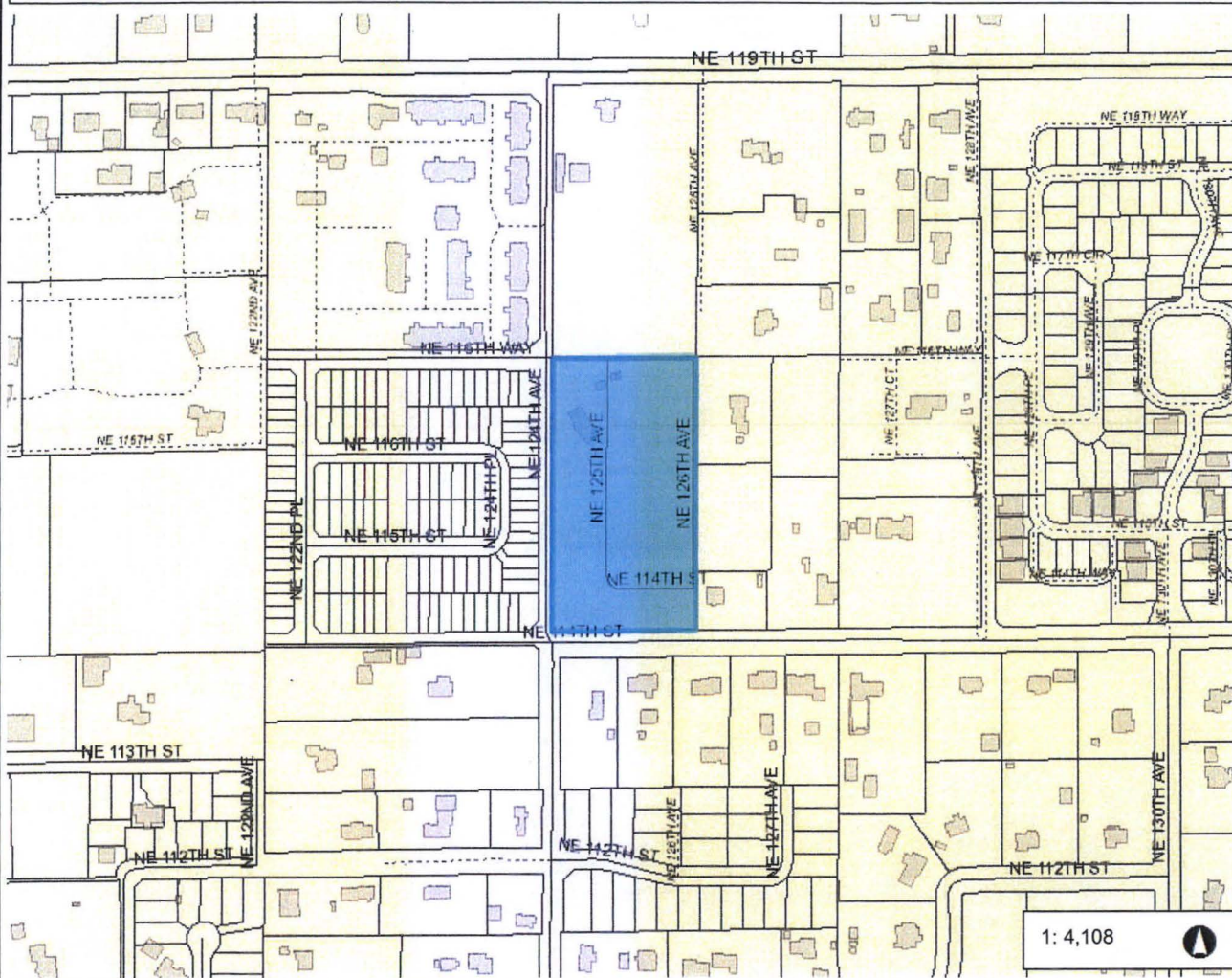
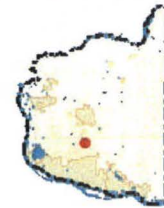
SR 192-16



*OK*



# Vicinity Map



### Legend

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

### Notes:

1: 4,108



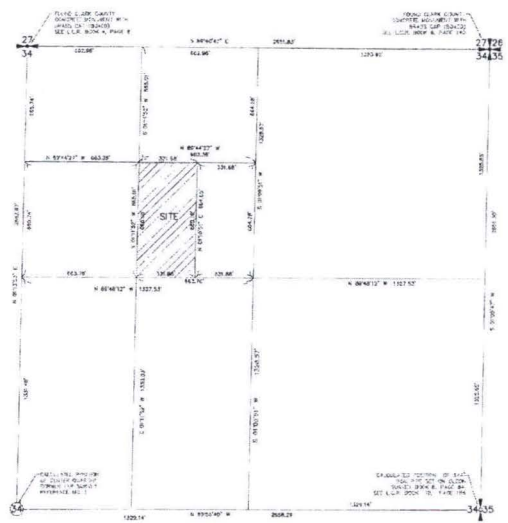
684.7 0 342.36 684.7 Feet

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:  
 HENRY AND ALBERT  
 SURVEYING, INC.  
 2000 E. GREENBUSH BLVD.  
 PASADENA, WA 98041  
 (509) 865-2411

- PLAT NOTES:**
1. MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF RCW 41.500.010.
  2. ALL NEW CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, THE DEPARTMENT OF HEALTH AND SOCIAL SERVICES, THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE. ALL DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE DEPARTMENT OF REVENUE AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE. ALL DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE DEPARTMENT OF REVENUE AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE.
  3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF REVENUE AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF REVENUE AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE.
  4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF REVENUE AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF REVENUE AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE.
  5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF REVENUE AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF REVENUE AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE.



**CLARK PUBLIC UTILITIES STANDARD UTILITY EASEMENT:**

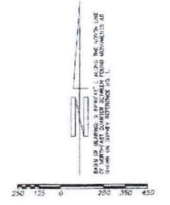
TO BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER FOR THE USE OF THE CLARK COUNTY PUBLIC UTILITIES. THIS EASEMENT SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER FOR THE USE OF THE CLARK COUNTY PUBLIC UTILITIES. THIS EASEMENT SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER FOR THE USE OF THE CLARK COUNTY PUBLIC UTILITIES.

**SETBACK NOTE:**

ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF REVENUE AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF REVENUE AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF REVENUE.

**DEED REFERENCES:**

1. CLARK COUNTY PUBLIC UTILITIES STANDARD UTILITY EASEMENT, FILED IN THE CLERK'S OFFICE OF CLARK COUNTY, WASHINGTON, ON 08/11/2011.



- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
  - INDICATES BOUNDARY FOUND AS NOTED
  - INDICATES BOUNDARY FOUND AS NOTED
  - INDICATES BOUNDARY FOUND AS NOTED

- SURVEY REFERENCES:**
1. CLARK COUNTY PUBLIC UTILITIES STANDARD UTILITY EASEMENT, FILED IN THE CLERK'S OFFICE OF CLARK COUNTY, WASHINGTON, ON 08/11/2011.
  2. CLARK COUNTY PUBLIC UTILITIES STANDARD UTILITY EASEMENT, FILED IN THE CLERK'S OFFICE OF CLARK COUNTY, WASHINGTON, ON 08/11/2011.
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HENRY AND ALBERT SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF LAW OR FACT. THE SURVEYOR'S DUTY IS TO SURVEY ACCORDING TO THE INSTRUMENT AND TO REPORT THE RESULTS OF THE SURVEY TO THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

# MARBELLA TOWNHOME

A SUBDIVISION IN A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 34, T. 3 N., R. 2 E., W. M., CLARK COUNTY, WASHINGTON  
 JOB NO. 13-128 DATE: 07-27-13

SHEET 1 OF 2

| LOT SQUARE FOOTAGE TABLE | LOT SQUARE FOOTAGE TABLE | LOT SQUARE FOOTAGE TABLE |
|--------------------------|--------------------------|--------------------------|
| LOT 1 1072               | LOT 8 1072               | LOT 15 1072              |
| LOT 2 1072               | LOT 9 1072               | LOT 16 1072              |
| LOT 3 1072               | LOT 10 1072              | LOT 17 1072              |
| LOT 4 1072               | LOT 11 1072              | LOT 18 1072              |
| LOT 5 1072               | LOT 12 1072              | LOT 19 1072              |
| LOT 6 1072               | LOT 13 1072              | LOT 20 1072              |
| LOT 7 1072               | LOT 14 1072              | LOT 21 1072              |
| LOT 10 1072              | LOT 17 1072              | LOT 24 1072              |
| LOT 11 1072              | LOT 18 1072              | LOT 25 1072              |
| LOT 12 1072              | LOT 19 1072              |                          |
| LOT 13 1072              | LOT 20 1072              |                          |
| LOT 14 1072              | LOT 21 1072              |                          |
| LOT 15 1072              | LOT 22 1072              |                          |
| LOT 16 1072              | LOT 23 1072              |                          |
| LOT 17 1072              | LOT 24 1072              |                          |
| LOT 18 1072              | LOT 25 1072              |                          |
| LOT 19 1072              |                          |                          |
| LOT 20 1072              |                          |                          |
| LOT 21 1072              |                          |                          |
| LOT 22 1072              |                          |                          |
| LOT 23 1072              |                          |                          |
| LOT 24 1072              |                          |                          |
| LOT 25 1072              |                          |                          |

CLARK COUNTY PLANNING DIRECTOR:  
 APPROVED BY: [Signature] PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.02, LAWS OF WASHINGTON 1982 TO BE KNOWN AS MARBELLA TOWNHOME, CLARK COUNTY, WASHINGTON  
 PLAT NO. \_\_\_\_\_

CLARK COUNTY COUNCILORS:  
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY DEVELOPERS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CLERK OF THE BOARD OF CLARK COUNTY COUNCILORS:  
 ATTESTED BY: [Signature] CLERK OF THE BOARD OF CLARK COUNTY COUNCILORS

CLARK COUNTY ENGINEER:  
 CLARK COUNTY ENGINEER [Signature]

CLARK COUNTY HEALTH DEPARTMENT:  
 CLARK COUNTY HEALTH DEPARTMENT [Signature]

AUDITOR'S CERTIFICATE:  
 FILE FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013  
 IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_  
 REQUEST OF \_\_\_\_\_ MARBELLA TOWNHOME  
 AUDITOR'S FILE NUMBER \_\_\_\_\_

CLARK COUNTY RECORDER:  
 CLARK COUNTY RECORDER [Signature]

SURVEYOR'S CERTIFICATE:  
 I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 [Signature] PROFESSIONAL LAND SURVEYOR  
 FILE # 35477

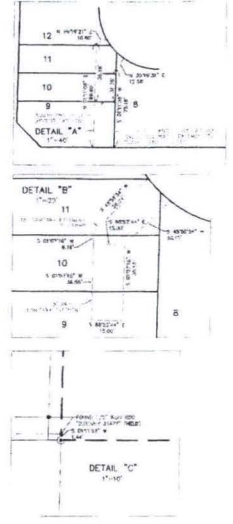


PREPARED BY WHITTEN AND GLASER  
 SURVEYING, INC. 2227 E. COLUMBIA BLVD.  
 MANASSAS, VA. 20108 (703) 874-1213

# MARBELLA TOWNHOME

A SUBDIVISION IN A PORTION  
 OF THE N.W. 1/4 OF THE  
 N.E. 1/4 OF SECTION 34  
 T. 3 N., R. 2 E., W. M.,  
 CLARK COUNTY, WASHINGTON  
 JOB NO. 19-329 DATE: 07-27-18

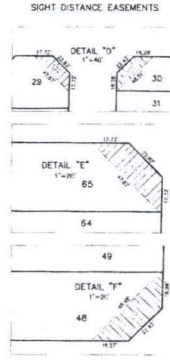
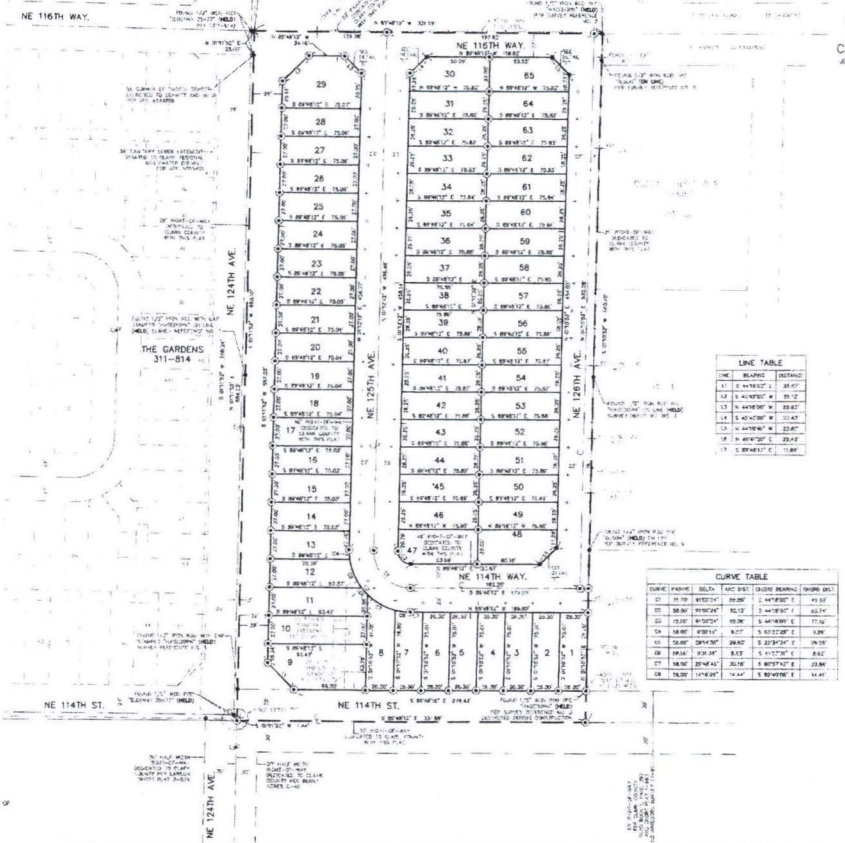
SHEET 2 OF 2



**SETBACK NOTE**  
 ALL SETBACKS FOR THIS PROJECT ARE:  
 FRONT: 10' SIDEWALK TO ROAD GRADE  
 SIDE: 5'  
 REAR: 5'  
 MAXIMUM CORNER SETBACK: 10'

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
  - ⊙ INDICATES 1/2" x 24" IRON ROD WITH 10' BENCH MARK (10' BENCH MARK)
  - ⊙ INDICATES ROCK NAIL WITH BRASS WASHERS INDICATES NO. AND DATE SET FOR THE EXTENSION OF LOT LINE IN THE CASE FOR THE PURPOSES OF LOT LINE DETERMINATION
  - ⊙ INDICATES ROCK NAIL WITH BRASS WASHERS INDICATES NO. AND DATE SET FOR 10' BENCH MARK
  - ⊙ INDICATES HOME OWNERS ASSOCIATION
  - ⊙ INDICATES WEST OF LINE
  - ⊙ INDICATES SOUTH OF LINE
  - ⊙ INDICATES SIGHT DISTANCE EASEMENT

WHITTEN AND GLASER SURVEYING, INC. MAKES NO WARRANTY AS TO MATTERS OF SURVEYING TITLE SUCH AS ADDRESS, JURISDICTION, ACCURACY, ETC. A FIELD SURVEY WAS PERFORMED USING A LEICA TOTAL STATION. THE FIELD TRAVERSE WAS THE SURVEY. HANDSHELS FOR SURVEY AS OBTAINED IN WAC 53A-100-020. ALL CORNER NOTES AS FOUND WERE WRITTEN ON 6-17-18.



**LINE TABLE**

| LINE NUMBER | BEARING       | DISTANCE |
|-------------|---------------|----------|
| 11          | S 89°50'00" E | 38.00'   |
| 12          | S 89°50'00" E | 38.00'   |
| 13          | S 89°50'00" E | 38.00'   |
| 14          | S 89°50'00" E | 38.00'   |
| 15          | S 89°50'00" E | 38.00'   |
| 16          | S 89°50'00" E | 38.00'   |
| 17          | S 89°50'00" E | 38.00'   |

**CURVE TABLE**

| CURVE NUMBER | BEARING       | CHORD  | CHORD BEARING | CHORD DIST. | CHORD BEAR. |
|--------------|---------------|--------|---------------|-------------|-------------|
| 01           | S 89°50'00" E | 38.00' | S 89°50'00" E | 38.00'      | 38.00'      |
| 02           | S 89°50'00" E | 38.00' | S 89°50'00" E | 38.00'      | 38.00'      |
| 03           | S 89°50'00" E | 38.00' | S 89°50'00" E | 38.00'      | 38.00'      |
| 04           | S 89°50'00" E | 38.00' | S 89°50'00" E | 38.00'      | 38.00'      |
| 05           | S 89°50'00" E | 38.00' | S 89°50'00" E | 38.00'      | 38.00'      |
| 06           | S 89°50'00" E | 38.00' | S 89°50'00" E | 38.00'      | 38.00'      |
| 07           | S 89°50'00" E | 38.00' | S 89°50'00" E | 38.00'      | 38.00'      |
| 08           | S 89°50'00" E | 38.00' | S 89°50'00" E | 38.00'      | 38.00'      |



SCALE: 1" = 40' ±