

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Parkway Investment Group LLC
DATE: Final Plat Consent Agenda – November 22, 2016
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00035 Pateros Infill Short Plat
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Pateros Infill Short Plat FLD2016-00035/PLD2006-00155

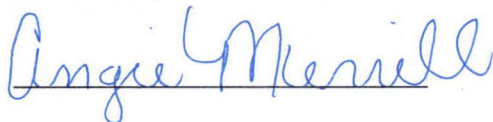
Zoning: R1-5; **Lot Size:** The minimum lot area of 5,000 square feet and the maximum average lot area of 7,000 square feet. The residential in-fill ordinance provides incentives to allow lots to be reduced to 4,000 square feet for single-family detached development. **Actual Lot Size:** Parcels range in size from 4,850 square feet to 4,989 square feet. **Exceptions:** None; **Project Start:** The application vested on March 23, 2006, Pre-application conference was held April 13, 2006, Final order of Short Plat Review approval was March 27, 2007.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the January 17, 2007, and property owners located within 300 feet of the site on January 17, 2007.

DISTRIBUTION:

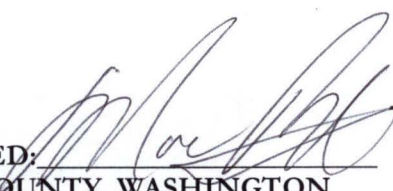
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell


APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

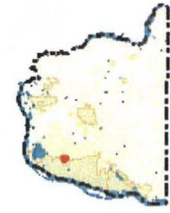
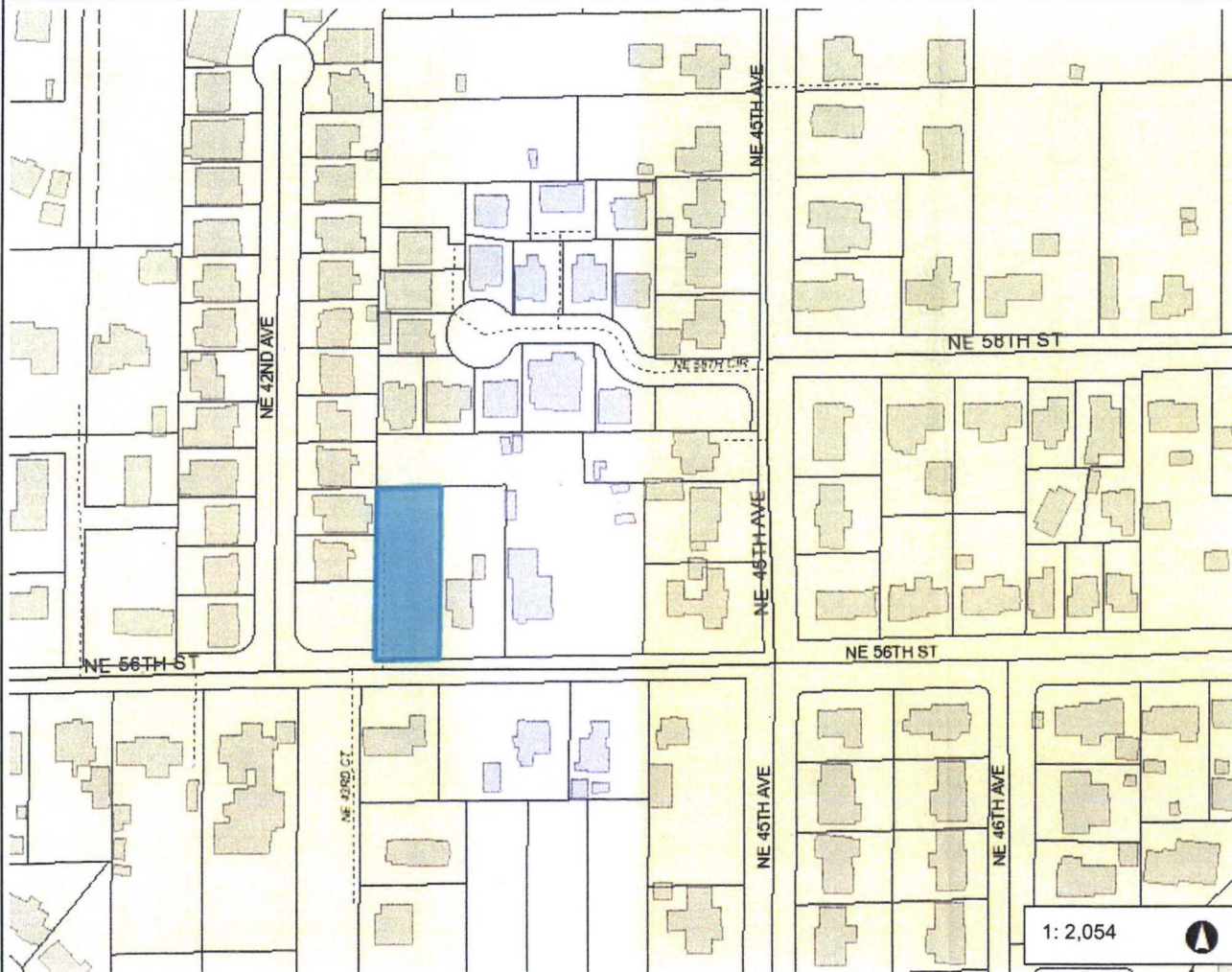
NOV 22, 2016
SR 231-16



ngp
OK



Vicinity Map

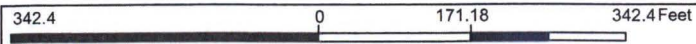


Legend

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

Notes:

1: 2,054



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://ais.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. 267TH AVE.
CAMAS, WA. 98607
(360) 834-0174

- A. MOBILE HOMES: "MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130."
- B. ARCHAEOLOGICAL (ALL PLATS): "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 CLATSOP AND CLATSOP 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. SIDEWALKS: "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG LOT 1 FRONTAGE."
- D. 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, REPAIRING, 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 FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS."
- E. DRIVEWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350. NO DIRECT ACCESS IS ALLOWED ONTO N.E. 56TH STREET."
- F. PRIVATELY OWNED STORMWATER FACILITIES: "THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: THE OWNERS OF LOTS 1, 2 AND 3."
- G. SHARED PRIVATE ROOF/LOT/DRAINSPACE STORM FILTRATION SYSTEMS HAVE BEEN INSTALLED FOR ALL LOTS AS SHOWN ON THE APPROVED DRAINAGE PLANS. ALL FUTURE HOUSES ON LOTS SHALL CONNECT TO THE PROVIDED PRIVATE STORM LATERAL STUB AT THE TIME OF HOME CONSTRUCTION."
- H. PRESCRIBED SETBACKS FOR ALL THREE LOTS: FRONT: 18 FEET TO GARAGE DOOR/CARPORIT ENTRANCE, 10 FEET TO LIVING SPACE OR FOR OTHER STRUCTURES
SIDE: 5 FEET
REAR: 10 FEET
- I. LOT 1 WILL BENEFIT FROM IMPACT FEE CREDITS

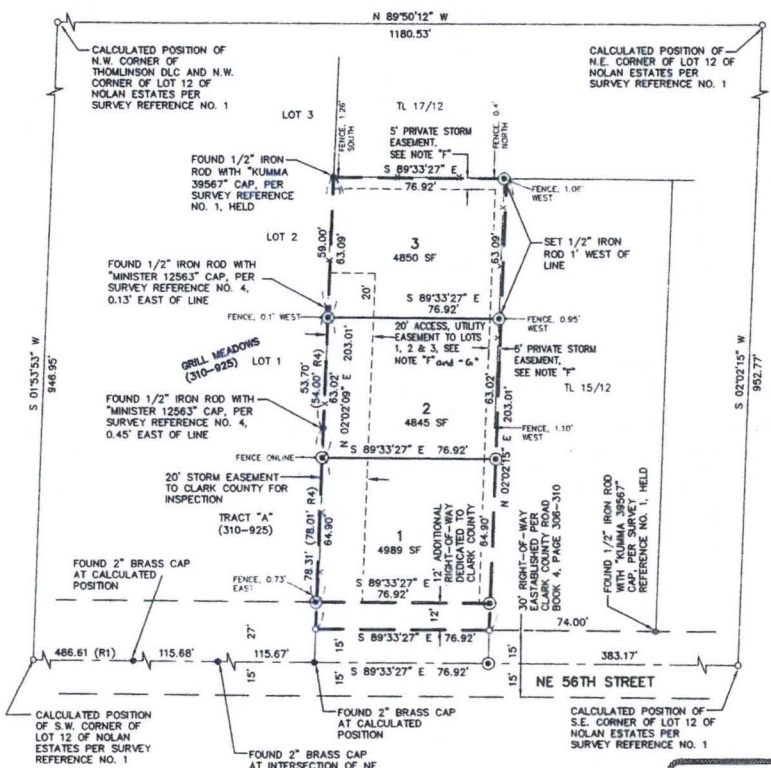
- SURVEY REFERENCES**
- 1) KUMMA SURVEY, BOOK 51, PAGE 61
 - 2) HENSON SURVEY, BOOK 53, PAGE 124
 - 3) "NOLAN ESTATES", BOOK A, PAGE 157
 - 4) "GRILL MEADOWS" SUBDIVISION, BOOK 310, PAGE 925

DEED REFERENCE

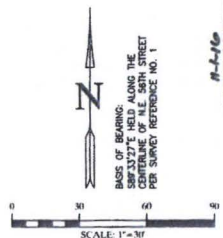
GRANTOR: PATEROS GROUP, LLC
GRANTEE: PARKWAY INVESTMENT GROUP, LLC
AUDITORS FILE NUMBER: 5185388
DATED: 06-23-2015

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 6-18-16



- LEGEND**
- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41032) CAP SET
 - INDICATES CALCULATED POSITION
 - INDICATES RIGHT-OF-WAY
 - INDICATES CENTERLINE
 - INDICATES SUBJECT PROPERTY
 - INDICATES LOT LINE
 - INDICATES EASEMENT



PATEROS INFILL SHORT PLAT
IN A PORTION OF THE THOMLINSON D.L.C.
IN A PORTION OF LOT 12 OF NOLAN ESTATES IN
THE NW 1/4 OF THE NE 1/4,
OF SECTION 13,
T. 2 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

ASSESSOR'S PARCEL NO(S) OF ORIGINAL TRACT TAX LOT 12/12
SERIAL NO. 157041-000
SHORT PLAT FILE NO. PLD2008-00155

CLARK COUNTY PLANNING DIRECTOR
APPROVED BY: _____ DATE: 11/2/16
CLARK COUNTY AUDITOR
ATTESTED BY: _____ (COUNTY AUDITOR)

FILED FOR RECORD THIS _____ DAY OF _____, 2016.
AUDITORS FILE NO. _____
BOOK _____ OF SHORT PLATS, PAGE _____
AT THE REQUEST OF _____
AUDITORS FILE NO. _____

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS PATEROS SHORT PLAT
IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE _____
CLARK COUNTY COUNCILORS
APPROVED AND ACCEPTED BY THE BOARD OF 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:
APPROVED BY: _____ DATE: 11/8/16
CLARK COUNTY ENGINEER

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1 THRU 3 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.
Carla C. Swisher, R.S. 11/1/16
DISTRICT HEALTH OFFICER

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.
Kyle P. Feeder 11-1-16
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032

DATE: 11-01-16
SCALE: 1"=30'
JOB NO.: 16-048
CALC BY: KPF
DRAWN BY: GLF
CHECKED BY: KPF
SHEET 1 OF 1

KPF
SURVEYING, INC.
1514 N.E. 267TH AVE. CAMAS, WA 98607
360-834-0174 FAX 360-838-0155