

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Three G Capital LLC
DATE: Final Plat Consent Agenda – May 2, 2017
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00002 Laurin Meadows 2 Subdivision
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Laurin Meadows 2 Subdivision (Approved as Hilberg Subdivision) PLD2015-00014/ PST2016-00012/FLD2017-00002

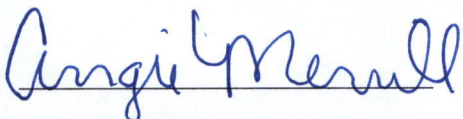
Zoning: R1-7.5; **Lot Size:** The minimum average lot area of 7,500 square feet and the maximum average lot area of 10,500 square feet. **Actual Lot Size:** Parcels range in size from 6,887 square feet to 6,789 square feet. **Exceptions:** Approval of PST2016-00012 was approved on September 22, 2016 to reduce the required 7,500 square foot minimum in Phase 2 of the subdivision; **Project Start:** The application vested on May 13, 2015, Pre-application conference was held March 26, 2015, Final order of Subdivision Review approval was August 10, 2015.

COMMUNITY OUTREACH

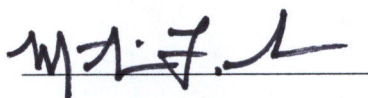
This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the June 2, 2015, and property owners located within 300 feet of the site on June 2, 2015. A notice of hearing was posted on the site on July 6, 2015.

DISTRIBUTION:

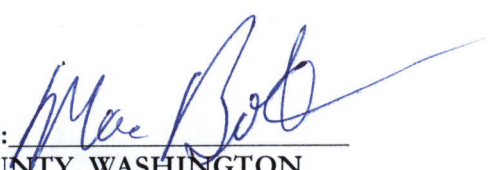
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

Approved: May 2, 2017
SR 09017



Laurin Meadows Phase 2 Subdivision

PRELIMINARY APPROVED AS
HILBERG SUBDIVISION
A SUBDIVISION LOCATED IN A PORTION
OF THE SE 1/4 OF THE SW 1/4
OF SECTION 16, T. 3 N., R. 2 E., W. 4
CLARK COUNTY, WASHINGTON
SHEET 1 OF 1

CLARK COUNTY PLANNING DIRECTOR:
APPROVED BY: *[Signature]* DATE: 4/18/17

CLARK COUNTY ASSESSOR:
APPROVED BY: *[Signature]* DATE: 4/18/17

CLARK COUNTY COUNCILORS:
APPROVED BY: *[Signature]* DATE: 4/18/17

CLARK COUNTY HEALTH DEPARTMENT:
APPROVED BY: *[Signature]* DATE: 4/18/17

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APPROVED BY: *[Signature]* DATE: 4/18/17

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PLAT NOTES:

1. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SERVICES SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
2. THE FRONT YARD SETBACKS SHALL BE AS SHOWN ON THIS PLAT. THE SETBACKS SHALL BE MEASURED FROM THE FRONT BOUNDARY LINES OF ALL LOTS.
3. ALL RESIDENTIAL SERVICES APPROACHES SERVING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 4-330.
4. EACH LOT SHALL BE CONTIGUOUS TO THE PUBLIC ROAD AND SHALL BE ACCESSIBLE TO THE PUBLIC ROAD FROM THE FRONT OF THE LOT.
5. TRAFFIC IMPACT FEES SHALL BE PAID FOR EACH LOT ENCLAVING THE ROAD AND SHALL BE PAID TO THE CLARK COUNTY ENGINEER.
6. ANY LOT IN THIS SUBDIVISION WHICH IS NOT A SINGLE-FAMILY RESIDENTIAL LOT SHALL BE USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES ONLY.
7. ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF CONSTRUCTION, THE DEVELOPER SHALL STOP WORK AND NOTIFY THE COUNTY ENGINEER AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORY.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CLARK COUNTY ENGINEER AND THE CLARK COUNTY HEALTH DEPARTMENT.
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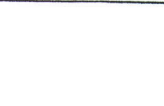
DEED REFERENCE:

- 1) HAZZARDON SURVEY, BK 18, PG 87
- 2) HAZZARDON SURVEY, BK 18, PG 87
- 3) HAZZARDON SURVEY, BK 18, PG 87
- 4) HAZZARDON SURVEY, BK 18, PG 87
- 5) HAZZARDON SURVEY, BK 18, PG 87
- 6) HAZZARDON SURVEY, BK 18, PG 87
- 7) HAZZARDON SURVEY, BK 18, PG 87
- 8) HAZZARDON SURVEY, BK 18, PG 87
- 9) HAZZARDON SURVEY, BK 18, PG 87
- 10) HAZZARDON SURVEY, BK 18, PG 87

LINE TABLE

LINE	BEARING	DISTANCE
1	S 89° 58' 12" E	11.87
2	S 89° 58' 12" E	11.87
3	S 89° 58' 12" E	11.87
4	S 89° 58' 12" E	11.87
5	S 89° 58' 12" E	11.87
6	S 89° 58' 12" E	11.87
7	S 89° 58' 12" E	11.87
8	S 89° 58' 12" E	11.87
9	S 89° 58' 12" E	11.87
10	S 89° 58' 12" E	11.87

QUARTER SECTION



LEGEND:

- 1. INDICATES 1/2" x 2" IRON ROD WITH 1/2" DIA. CAP SET WITH "L" MARK
- 2. INDICATES 1/2" x 2" IRON ROD WITH 1/2" DIA. CAP SET WITH "L" MARK
- 3. INDICATES 1/2" x 2" IRON ROD WITH 1/2" DIA. CAP SET WITH "L" MARK
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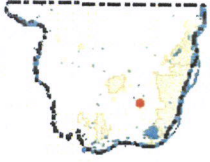
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


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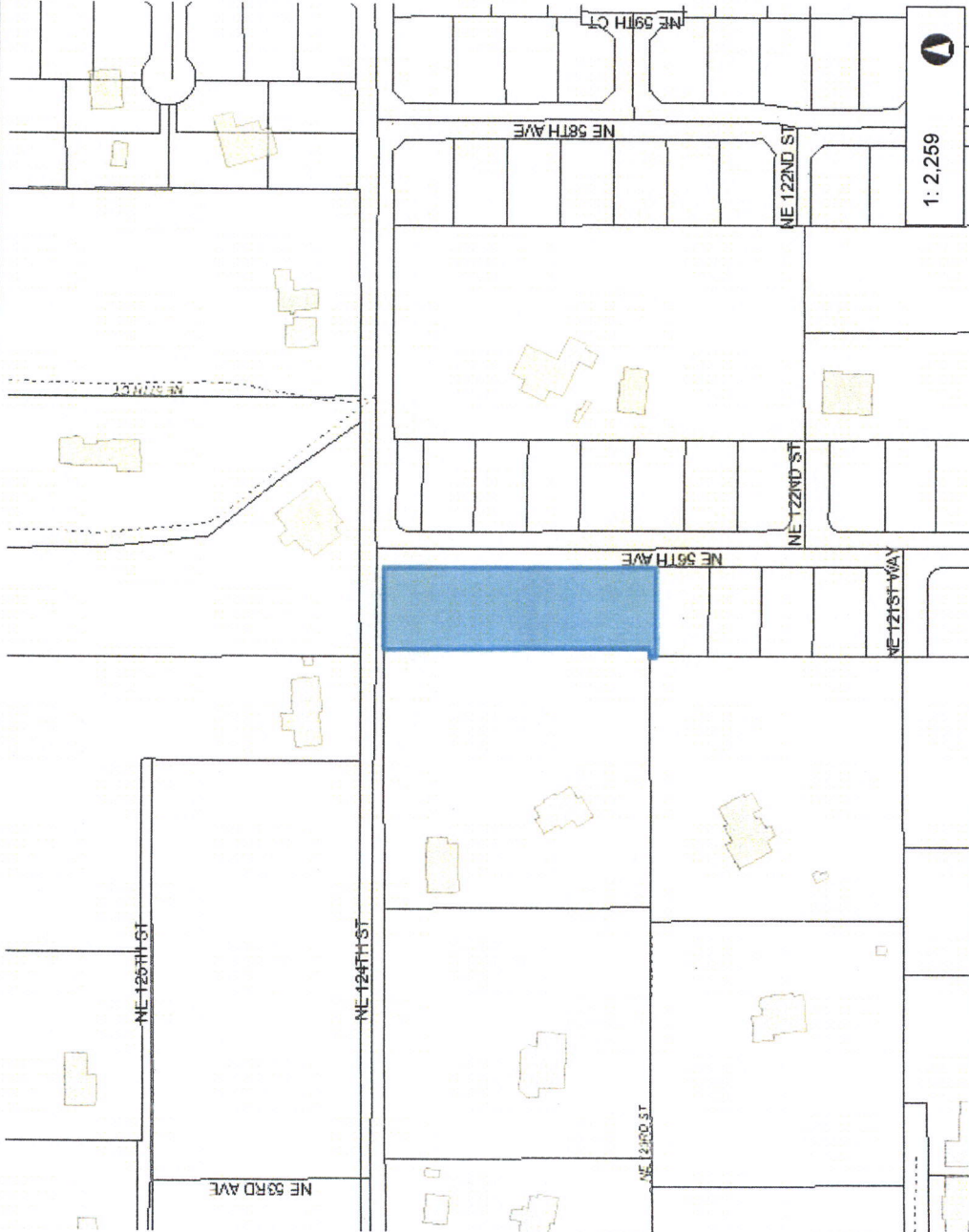
Vicinity Map



Legend

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

Notes:



1: 2,259

376.5 0 188.23 376.5 Feet

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.

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