

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: James Kessi Engineering & Consulting
DATE: Final Plat Consent Agenda – May 9, 2017
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00048 Green Valley Subdivision
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Green Valley Subdivision FLD2016-00048; PLD2015-00047


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 7,500 square feet to 11,653 square feet. **Exceptions:** None; **Project Start:** The application vested on December 18, 2015, Pre-application conference was held April 16, 2015, Final order of Subdivision Review approval was April 22, 2016.

COMMUNITY OUTREACH

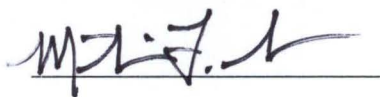
This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the January 15, 2016, and property owners located within 300 feet of the site on January 15, 2016. The notice of public hearing was posted on site on February 19, 2016.

DISTRIBUTION:

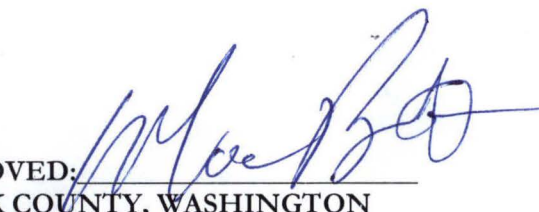
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

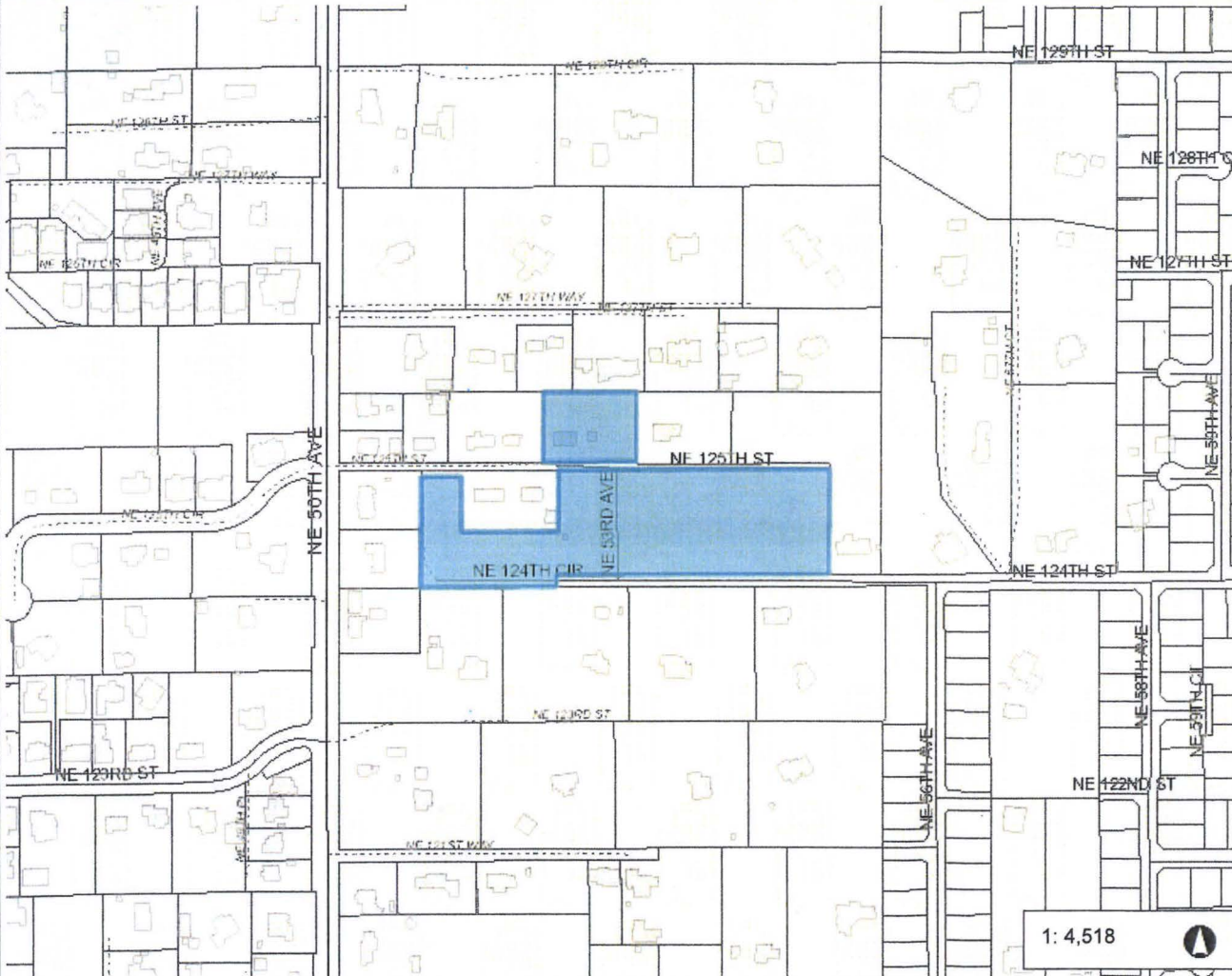
DATE: 5-9-17

SR 095-17





Vicinity Map



Legend

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

Notes:

1: 4,518

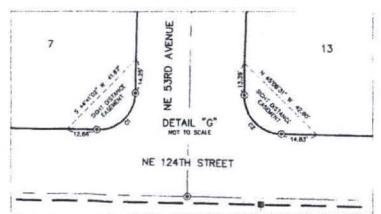
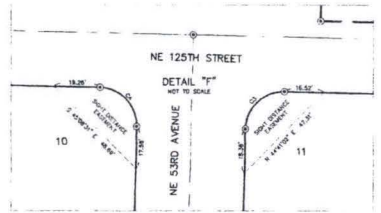
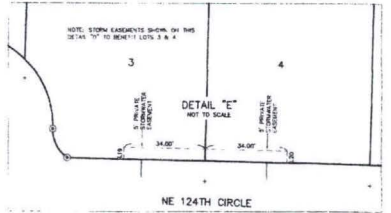
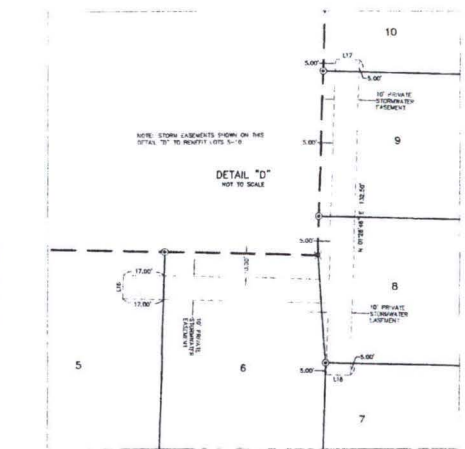
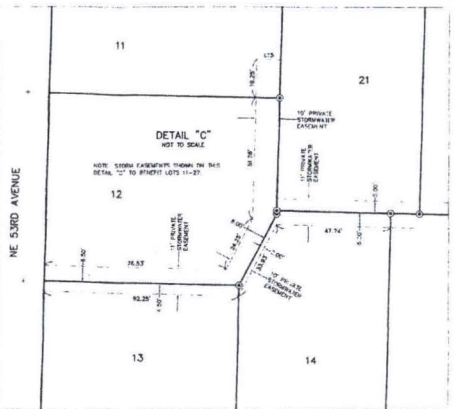
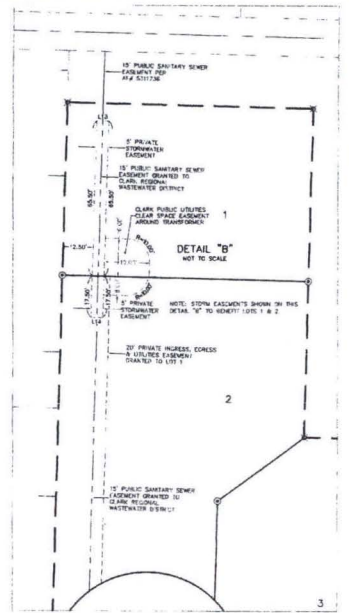
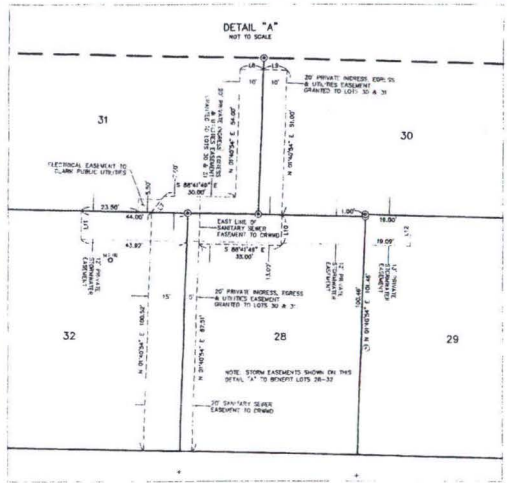


752.9 0 376.47 752.9 Feet

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.

**GREEN VALLEY
SUBDIVISION**
LOCATED IN A PORTION
OF THE NW 1/4, OF THE SW 1/4
OF SECTION 30
OF SECTION 30
T. 3 N., R. 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 3 OF 3



LINE	BEARING	DISTANCE
L7	N 37°04'42" E	8.67
L8	S 88°41'42" E	10.00
L9	S 88°41'42" E	10.00
L10	N 01°04'24" E	13.00
L11	S 01°04'24" W	13.00
L12	N 01°04'24" E	13.00
L13	S 88°41'42" E	5.00
L14	S 88°41'42" E	5.00
L15	N 88°41'42" W	10.00
L16	S 01°04'24" W	10.00
L17	S 88°41'42" E	10.00
L18	S 88°41'42" E	10.00
L19	S 01°04'24" W	5.00
L20	S 01°04'24" W	8.00

- LEGEND:**
- INDICATES MONUMENT FOUND AND HELD UNLESS OTHERWISE NOTED
 - ⊕ INDICATES FOUND AND HELD 1/2" x 24" IRON ROD WITH 6x 6x 6x 6x 222665 CAP PER SURVEY BOOK 84, PAGE 144
 - ⊙ INDICATES 1/2" x 24" IRON ROD WITH (ENTIRE) - 37535 CAP SET
 - ⊖ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 37535 SET
 - ⊙ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 37535 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE
 - INDICATES CALCULATED POSITION NOTHING SET
 - ⊖ INDICATES ABANDONED SEPTIC TANK
 - ⊙ INDICATES DECOMMISSIONED WATER WELL
 - CRWD INDICATES CLARK REGIONAL WASTEWATER DISTRICT



THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES WITHIN THE STANDARD OF PRACTICE FOR A PROFESSIONAL SURVEYOR IN THE STATE OF WASHINGTON.

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MINISTER-GLAESER SURVEYING INC.
2300 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(206) 884-3333

JOB NO. 13-130
DATE: 03-29-13
CALC BY: CGA
DRAWN BY: CGA
CHECKED BY: EAP
FILE: 13130.FIG