

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Glavin Development
DATE: Final Plat Consent Agenda – May 9, 2017
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00061 Courtney Acres Cluster Subdivision
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Courtney Acres Subdivision PLD2015-00040/ FLD2016-00061

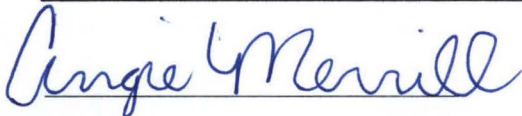
Zoning: R-5 utilizing the cluster development provision; **Lot Size:** four 1 acre lots and a remainder lot. **Actual Lot Size:** Parcels range in size from 1 acre to 17.90 acres. **Exceptions:** None; **Project Start:** The application vested on April 7, 2015, Pre-application conference was held April 30, 2015, Final order of Subdivision Review approval was January 27, 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 November 18, 2015, and property owners located within 500 feet of the site on November 18, 2015. Notice of public hearing was posted on site on December 3, 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

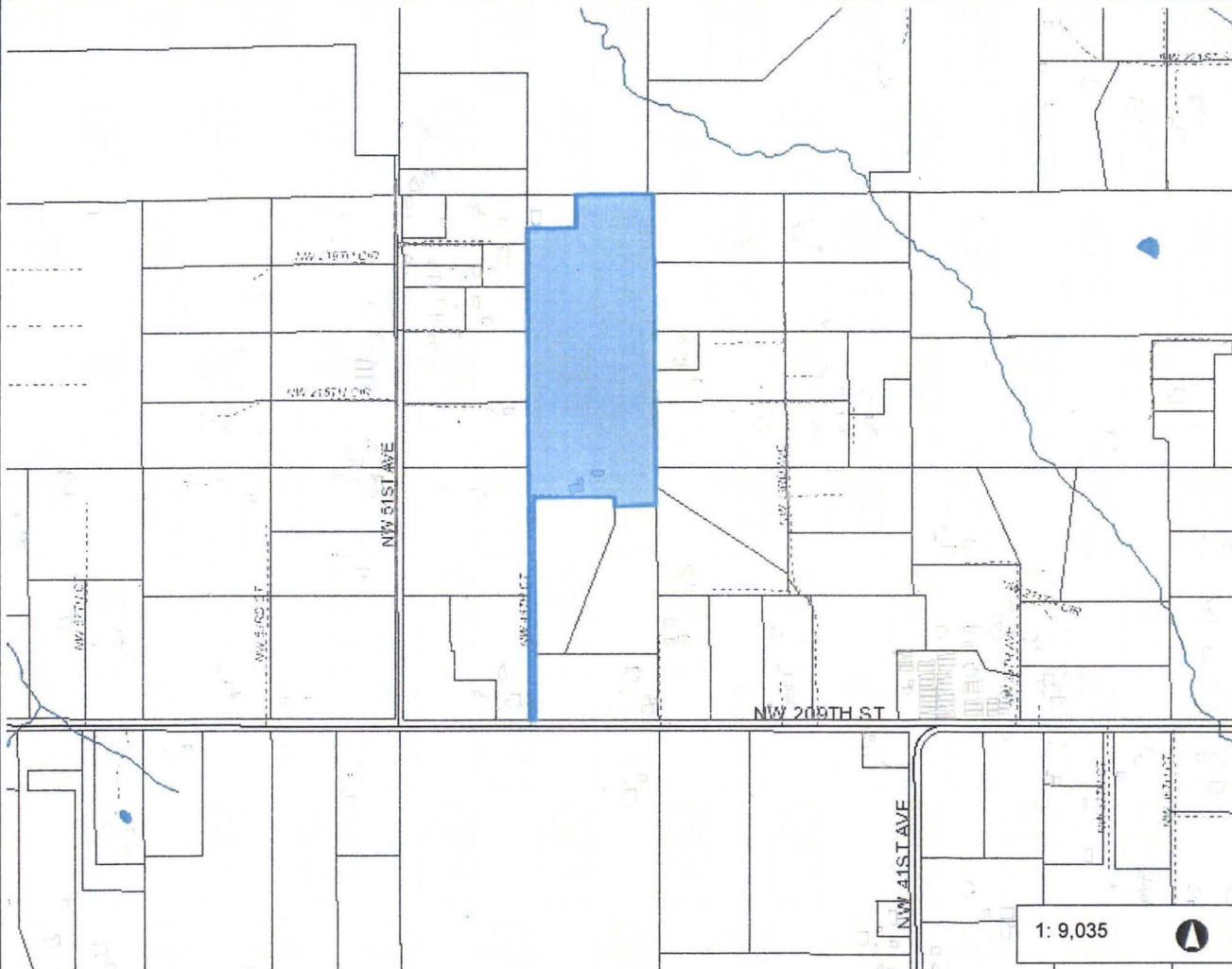
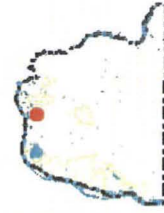
APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

May 9, 2017
SR 096-17






Vicinity Map



Legend

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

Notes:

1: 9,035 

1,505.9 0 752.93 1,505.9 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.

COUNTY PLANNING DIRECTOR
APPROVED BY: [Signature] DATE: 4/16/17
COUNTY PLANNING DIRECTOR

CLARK COUNTY PUBLIC WORKS
APPROVED BY: [Signature] DATE: 4/16/17
CLARK COUNTY ENGINEER

COURTNEY ACRES
COUNTY ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.070, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS
COURTNEY ACRES
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON
COUNTY ASSESSOR

COUNTY AUDITOR
ATTESTED BY: _____ COUNTY AUDITOR
FILED FOR RECORD THIS _____ DAY OF _____, 2017.
AUDITORS FILE NO. _____ BOOK _____ OF PLATS, PAGE _____

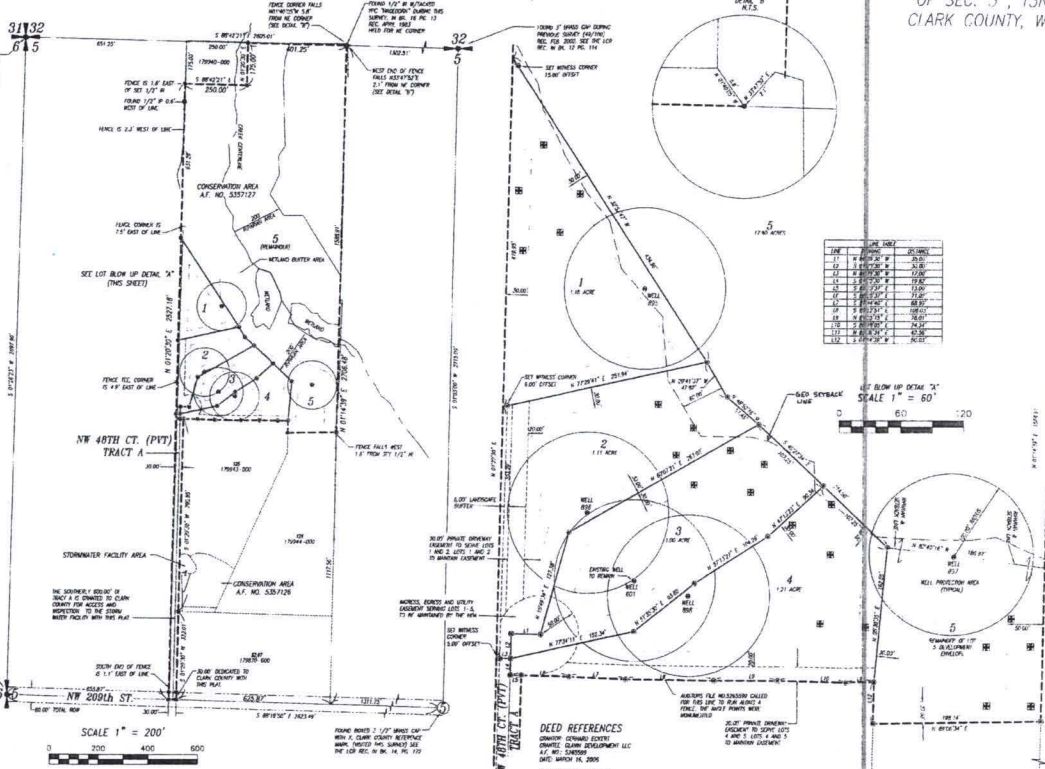
COUNTY COUNCILORS
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS,
COUNTY OF CLARK, STATE OF WASHINGTON,
THIS _____ DAY OF _____, 20xx.
CHAIR OF THE BOARD
ATTEST: _____ CLERK TO THE BOARD

CLARK COUNTY HEALTH DEPARTMENT
LOTS 1 THROUGH 5 ARE APPROVED.
IF LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL (SEE NOTE 1).
IF LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
[Signature] DATE: 4/16/17
COUNTY HEALTH OFFICER

LAND SURVEYOR'S CERTIFICATION
ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT OF A SURVEY MADE OF THE GROUNDS TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DECLINATION IS CORRECT.
[Signature] DATE: 4-20-17
HOWARD S. RICHARDSON
PROFESSIONAL LAND SURVEYOR NO. 38485

CLARK COUNTY REQUIRED NOTES (D-2)
1. UTILITIES: THE PLAT IS BASED ON THE RECORDS OF ALL UTILITIES SHOWN ON THE PLAT AND THE RECORDS OF ALL UTILITIES SHOWN ON THE PLAT AND THE RECORDS OF ALL UTILITIES SHOWN ON THE PLAT...
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COURTNEY ACRES



LEGEND
1. LOT 1.07 & 1.17 FROM THE REAR OF THE PLAT...
2. FOUND MARKERS AS LOCATED BY THE SURVEY...
3. WITH UTILITY PLACES CAP...
4. POINT OF BEGINNING...
5. PLACING SETBACK LINE...
6. L&L...
7. SETBACK LINE FROM TOP OF SLOPE

BASIS OF BEARINGS
ASSUMED BEARING & BEARING OF 1/4 SECTION 5, T3N, R1E, W1M, CLARK COUNTY, WASHINGTON



DEED REFERENCES
OWNER: CLARK COUNTY
DATE: MARCH 14, 2008

OWNER: CLARK COUNTY
DATE: MARCH 14, 2008

SURVEY REFERENCES
1) SURVEY BY GILSON ENGINEERS FOR WELSON
DATE: FEBRUARY 14, 2008

PROCEDURE
FIELD WORK WAS COMPLETED WITH A TOTAL STATION...
THE PLAT IS BASED ON THE RECORDS OF ALL UTILITIES SHOWN ON THE PLAT...

A RURAL CLUSTER SUBDIVISION IN THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SEC. 5, T3N, R1E, W1M, CLARK COUNTY, WASHINGTON

PG. 1 OF 1 JOB # 9175.01.01
GILSON LAND SURVEYORS & ENGINEERS
1000 10TH AVENUE, SUITE 100, WASHINGTON, WA 98001
PHONE: (206) 465-1111 FAX: (206) 465-1112