

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DEVELOPER:** EVS Properties, LLC

**DATE:** January 9, 2020

**REQUESTED ACTION:** Acceptance of Plat Recording - Cabe Short Plat -FLR-2019-00074  
Previously Approved as 49<sup>th</sup> Street Short Plat

\_\_\_\_\_ Consent \_\_\_\_\_ Hearing   X   County Manager

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### BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Cabe Short Plat, Previously Approved as 49<sup>th</sup> Street Short Plat PLD2018-00033; FLR-2019-00074

**Project review:** The application vested on September 14, 2018. A pre-application conference was held December 21, 2017. Preliminary approval was issued on December 13, 2018. Final engineering approval was granted July 25, 2019.

**Zoning:** R1-6 Zone **Lot Size:** The R1-6 zone has a minimum average lot area of 6,000 square feet and a maximum average lot area of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 5,530 square feet to 8,998 square feet with an overall average of 6,883 square feet.

This plat provides an average lot size within the prescribed range.

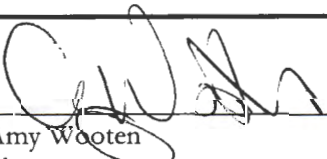
### COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on October 31, 2018.

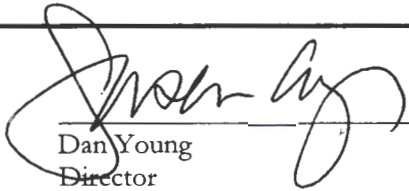
### DISTRIBUTION:

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

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Amy Wooten  
Planner  
Community Development

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Dan Young  
Director  
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071  
Shana Lazzarini Ext. 4993  
Joe Kinsman Ext 4955

APPROVED:   
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: 1-20-20

SR# \_\_\_\_\_



**PLAT NOTES:**

- A. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
- B. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/private ROADS, TRAILS, AND (6) FEET ADJACENT TO THE SHARED DRIVEWAY/UTILITY EASEMENTS (EXCEPT NOTE I) FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL UTILITIES. CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL UTILITIES, INCLUDING: ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS SET BY CLARK COUNTY PUBLIC UTILITIES. CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR COMBUSTIBLE MATERIALS. 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.
- C. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH COC 40.350.
- D. ROOF AND CRAB SPACE DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS. UNLESS A REVED PLAN IS APPROVED BY THE COUNTY, THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
- E. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERMINING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA, THE COBALT TREE, THE CONFEDERATED TREES OF THE GRANDE ROUTE COMMUNITY OF OREGON, AND CLARK COUNTY DEVELOPMENT SERVICES SHALL BE CONTACTED IMMEDIATELY. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPRISONMENT AND/OR FINES.
- F. IN ACCORDANCE WITH COC 40.180, IMPACT FEES FOR EACH DWELLING IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: VANCOUVER SCHOOL DISTRICT (SFL PARK DISTRICT 3) (PWF) AND ORCHARDS SUB-AREA (79). AS FOUND IN COC 40.810.040. IMPACT FEES AREA CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- G. ALL PRIVATE STORMWATER FACILITIES AND EASEMENTS TO BE OWNED AND MAINTAINED BY THE CABC HOME OWNERS ASSOCIATION.
- H. THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSES: CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, EXTENDING, REPAIRING, REPLACING AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES; AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER. THE CITY OF VANCOUVER, GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTEE'S, ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST SHALL OBTAIN PRIOR WRITTEN CONSENT FROM THE CITY OF VANCOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS, OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESIGNATED AND SHOWN HEREIN.
- I. PRIVATE ACCESS AND UTILITY EASEMENT FOR THE EXCLUSIVE BENEFIT OF AND TO BE MAINTAINED EQUALLY BY LOTS 8 & 9.

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON  
COUNTY OF CLATSOP

I HEREBY STATE THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

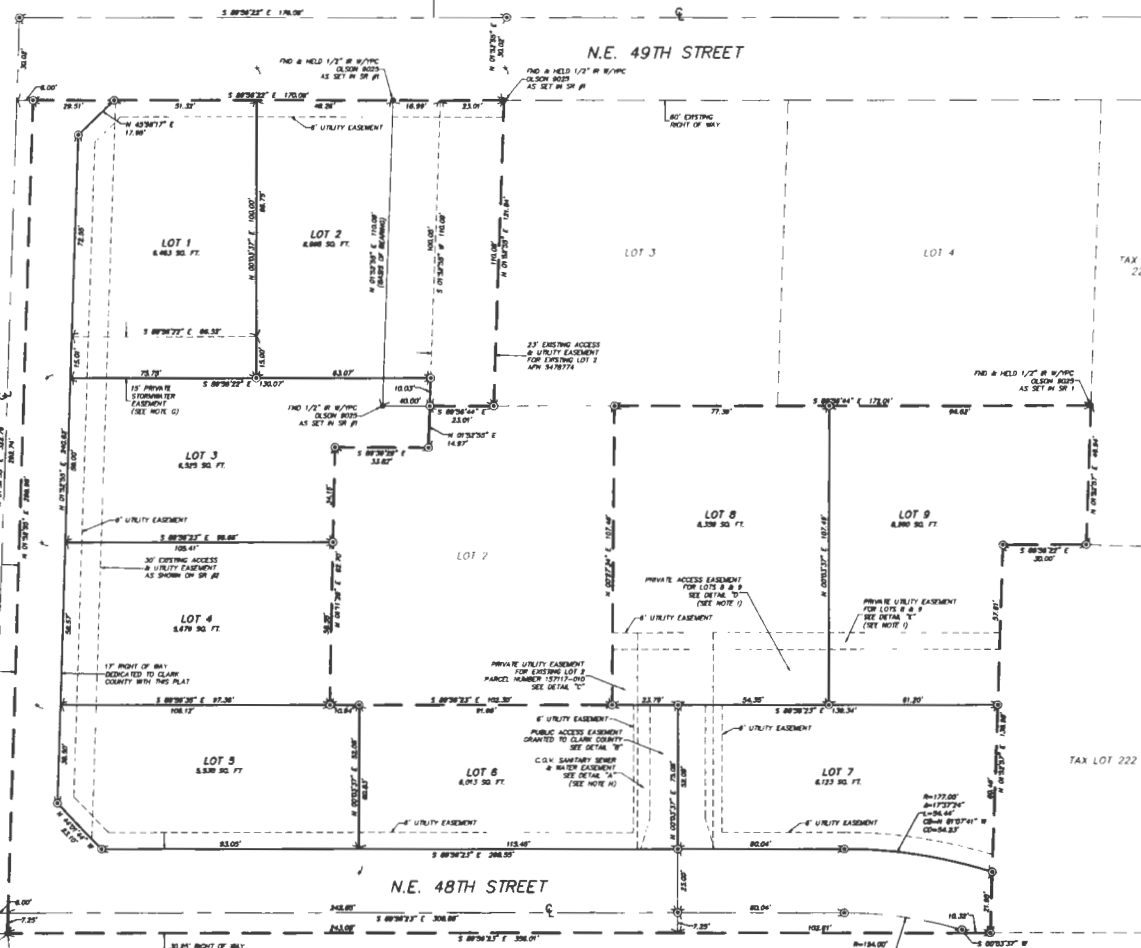
WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_

SIGNED \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_  
PRINT NOTARY NAME \_\_\_\_\_

PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACCRETION, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED BY WAC 330-130-020. ALL CORNERS NOTED AS FOUND WERE NOTED ON 08-12-12.



**CABC SHORT PLAT**  
(PREVIOUSLY APPROVED AS 49TH STREET SHORT PLAT)  
LOCATED IN A PORTION OF THE ELIJAH THOMLINSON D.L.C. IN LOTS 1 AND 2 OF SHORT PLAT 1-191 IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE NW 1/4 SECTION 18 T. 2 N., R. 2 E., W.M. CLARK COUNTY, WASHINGTON

JOB NO.: 2747  
DRAWING DATE: 01-02-20  
SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

CLARK COUNTY ASSESSOR:  
THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.070, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS \_\_\_\_\_ "CABC SHORT PLAT".  
PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

CLARK COUNTY MANAGER:  
APPROVED AND ACCEPTED BY THE CLARK COUNTY MANAGER  
COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

CLARK COUNTY MANAGER \_\_\_\_\_

CLARK COUNTY ENGINEER:  
CLARK COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF EYS PROPERTIES, LLC ON 08-08-12. I HEREBY CERTIFY THAT THIS MAP FOR CABC SHORT PLAT IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED. THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE LOTS (1) TO THE EXTENT DETERMINED BY WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DETERMINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

MICHAEL J. REISENBORN, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
P.L.C. NO. 42700

**AUDITOR'S CERTIFICATE:**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_  
IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ AT THE  
REQUEST OF \_\_\_\_\_ EYS PROPERTIES, LLC  
AUDITOR'S FILE NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR \_\_\_\_\_

**DECLARANT DECLARATION:**  
THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREBY HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "CABC SHORT PLAT", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR CABC SHORT PLAT, RECORDED UNDER CLARK COUNTY RECORDING NO. \_\_\_\_\_

\_\_\_\_\_  
JORDANIAN GASTON, MEMBER OF EYS PROPERTIES, LLC DATE \_\_\_\_\_

**LEGEND:**

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- INDICATES 1/2" = 20' BEARING WITH YELLOW PLASTIC CAP "1/2" 4500" SET
- INDICATES BRASS SPORE WITH BRASS NUMBER PROVIDED "1/2" 4500" SET
- INDICATES SURVEY REFERENCE
- INDICATES IRON NAIL
- INDICATES YELLOW PLASTIC CAP

**SURVEY REFERENCES:**  
1. GLENBROOK PL. PAGE 17  
2. 57 BOSE L. PAGE 19  
3. CLARK COUNTY BOOK 66 PAGE 138

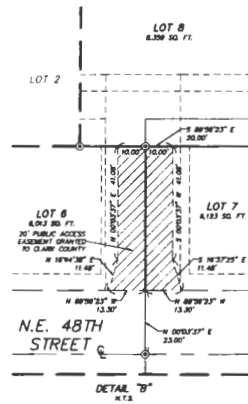
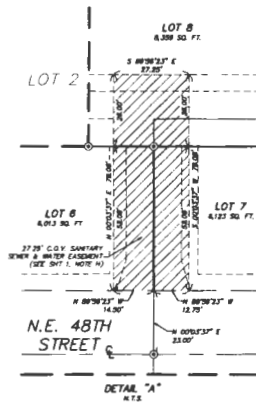
**DEED REFERENCE:**  
GRANTEE: EYS PROPERTIES, LLC  
GRANTED: EYS PROPERTIES, LLC  
APN: 5478773  
(REC. 01-12-18)



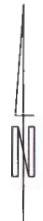
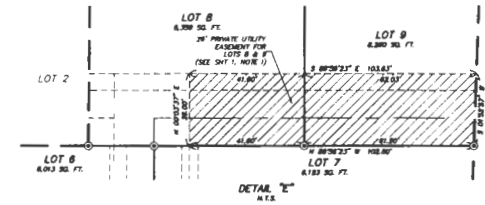
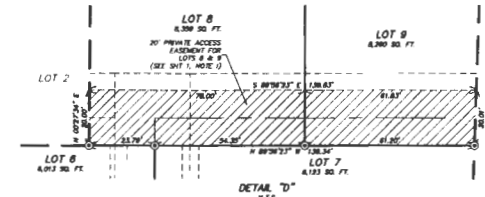
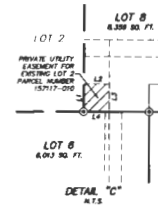
PLS ENGINEERING, LLC  
104 W. Evergreen Blvd., Vancouver, WA 98660  
PHONE: (360) 944-6519  
WWW.PLS-ENGINEERING.COM  
ALL RIGHTS RESERVED. NO PART OF THIS MAP OR INSTRUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLS ENGINEERING, LLC.

**CABE SHORT PLAT**  
(PREVIOUSLY APPROVED AS  
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LOCATED IN A PORTION OF THE ELIJAH  
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SW 1/4 AND THE SW 1/4 OF THE  
NW 1/4 SECTION 18  
T. 2 N., R. 2 E., W.M.  
CLARK COUNTY, WASHINGTON

JOB NO.: 2747  
DRAWING DATE: 1-02-20  
SHEET 1 OF 2



LINE TABLE	
LINE	BEARING DISTANCE
L1	N 00°12'33" E 10.00'
L2	S 89°50'23" E 8.00'
L3	S 00°12'33" W 10.00'
L4	N 89°50'23" W 8.00'



BASED ON RECORDS:  
PLS 89-0401-1  
PLS 89-0401-2  
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PLS 89-0401-100

SURVEY REFERENCES:  
1. CLARK COOK & PAINE 12  
2. SP BOOK 1, PAGE 101  
3. CLARK COUNTY BOOK 88, PAGE 132

- LEGEND:
- BRONZES MONUMENT FOUND AS NOTED
  - BRONZES CALCULATED POSITION
  - ⊙ BRONZES 1/2" x 2" IRON PIPE WITH YELLOW PLASTIC CAP "PLS 4200" SET
  - ⊕ BRONZES BRASS SCREW WITH BRASS WRENCH INScribed "PLS 4200" SET
  - ⊘ BRONZES SURVEY REFERENCED
  - ⊙ BRONZES IRON ROD
  - ⊙ BRONZES YELLOW PLASTIC CAP

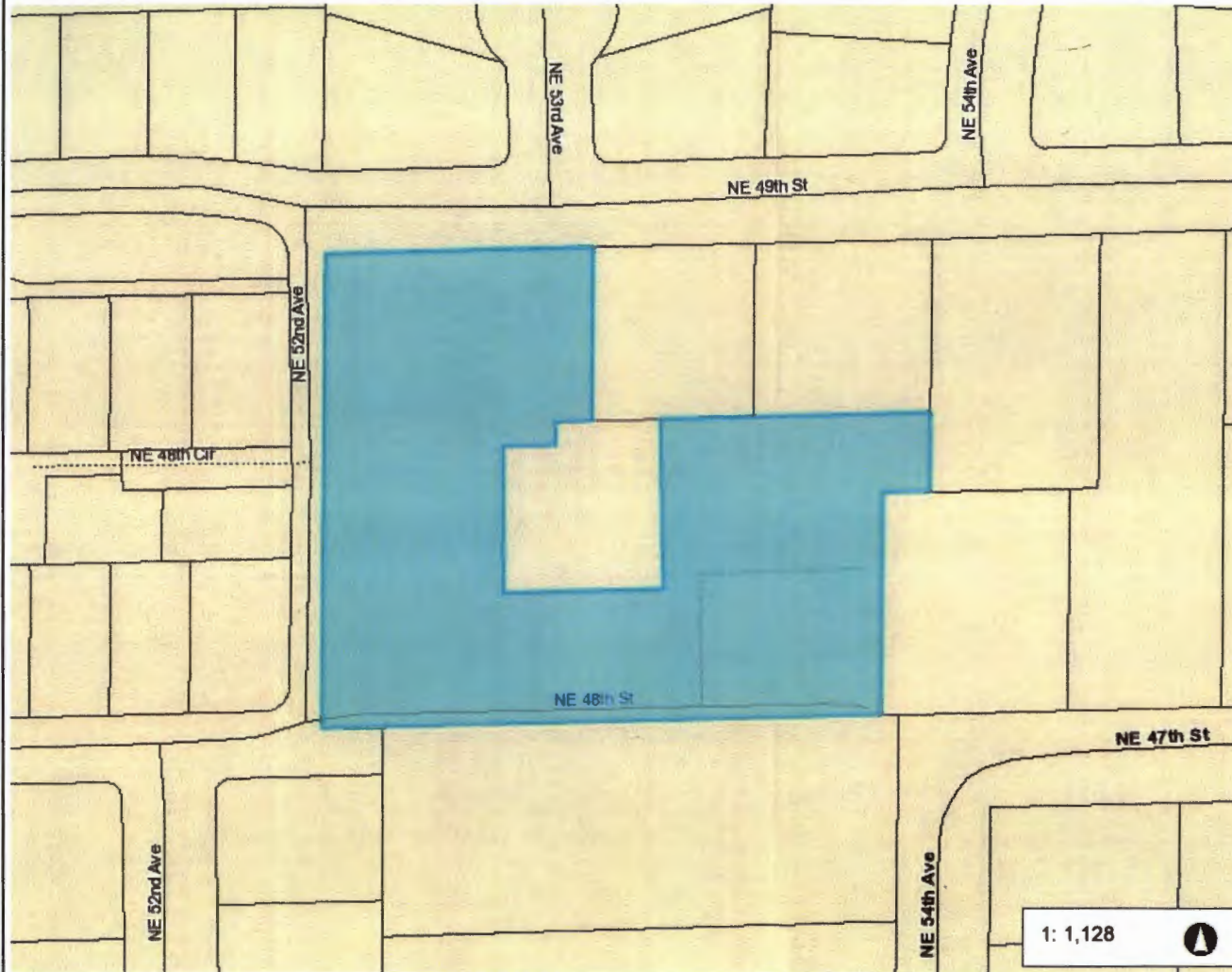
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A FIELD TRANSFER WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED BY WAC 333-130-090. ALL CORNERS NOTED AS FOUND WERE WORKED ON 08-12-12.



# CABE SHORT PLAT aka 49TH STREET SHORT PLAT



### Legend

-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

### Notes:

1: 1,128 

188.0 0 94.00 188.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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