

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Bonaventure Short Plat
DATE: Final Plat Consent Agenda – September 19, 2017
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00031 Bonaventure Short Plat
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Bonaventure Short Plat FLD2017-00031/ PLD2016-00031

Project review: The application vested on September 30, 2016. A pre-application conference was held October 27, 2016, Preliminary approval for the short plat, as well as site plan approval for senior housing on the largest lot was issued on April 17, 2017. Roads and utilities are already run to the three lots.

Zoning: CC (Community Commercial; **Lot Size:** Commercial zoning districts have no minimum or maximum lot size. **Actual Lot Size:** Parcels range in size from 64,474 square feet to 229,352 square feet.

Commercial zoning districts have no minimum or maximum lot size, as they are intended to accommodate commercial developments which vary considerably in size.

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 January 30, 2017. The preliminary short plat and site plan approval were Type II processes that did not require the site to be posted.

DISTRIBUTION:

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


Jan Bazala
Community Development, Planner


Marty Snell
Community Development, Director

Primary Staff Contact: Angie Merrill Ext.4028

APPROVED: *[Signature]*
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: 9-19-17

SR# 188-17

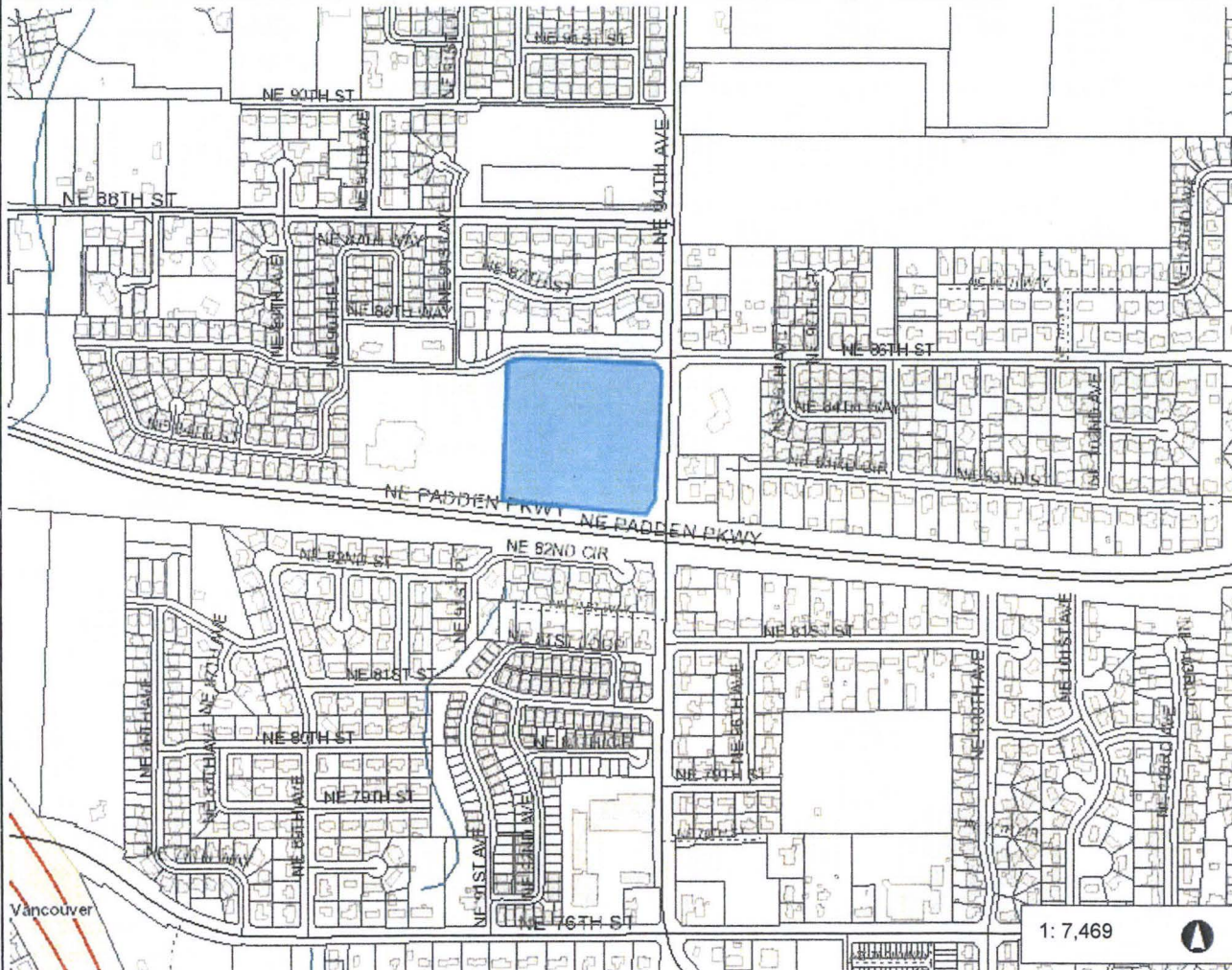
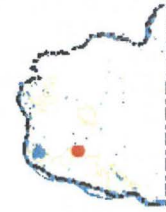


APPROVED: _____
Jim Rumpeltes, Interim County Manager

DATE: _____



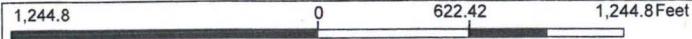
Vicinity Map



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

Notes:

1: 7,469



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.

BONAVENTURE SHORT PLAT

A PORTION OF THE GOLDEN D.C. IN THE NW 1/4, SW 1/4
SECTION 4, T. 2 N., R. 2 E., OF THE W.M.,
CLARK COUNTY, WASHINGTON

ASSESSOR'S PINELAND, NO. 156004-010
SHORT PLAT FILE: PR2016-0037 / PLU2016-0031/SEP2016-00061

COUNTY PLANNING DIRECTOR
APPROVED: *[Signature]*
DATE: 1/5/17

COUNTY ENGINEER
APPROVED: *[Signature]*
DATE: 1/5/17

ASSessor
THIS PLAT MEETS THE REQUIREMENTS OF R.C.M. 58.17.170 LANS OF WASHINGTON,
TO BE KNOWN AS SHORT PLAT NO. _____ BY THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR
DATE

AUDITOR
FILED FOR RECORD THIS _____ DAY OF _____ 2017
BY BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE
RECORDS OF _____ BONAVENTURE SENIOR HOUSING
AUDITOR'S RECORDING NO. _____

DEPUTY/COUNTY AUDITOR
DATE

COUNTY COUNCILMEMBERS
ACCEPTED BY THE BOARD OF COUNTY COUNCILMEMBERS, CLARK COUNTY,
WASHINGTON, THIS _____ DAY OF _____ 2017

CHIEF OF THE BOARD OF COUNTY COUNCILMEMBERS
DATE

ATTESTED BY: _____
CLERK TO THE BOARD OF CLARK COUNTY COUNCILMEMBERS

SURVEYOR'S CERTIFICATE
THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY
ME OR UNDER MY DIRECTOR IN CONFORMANCE WITH THE PROVISIONS OF R.C.M. 58.17 LANS OF WASHINGTON

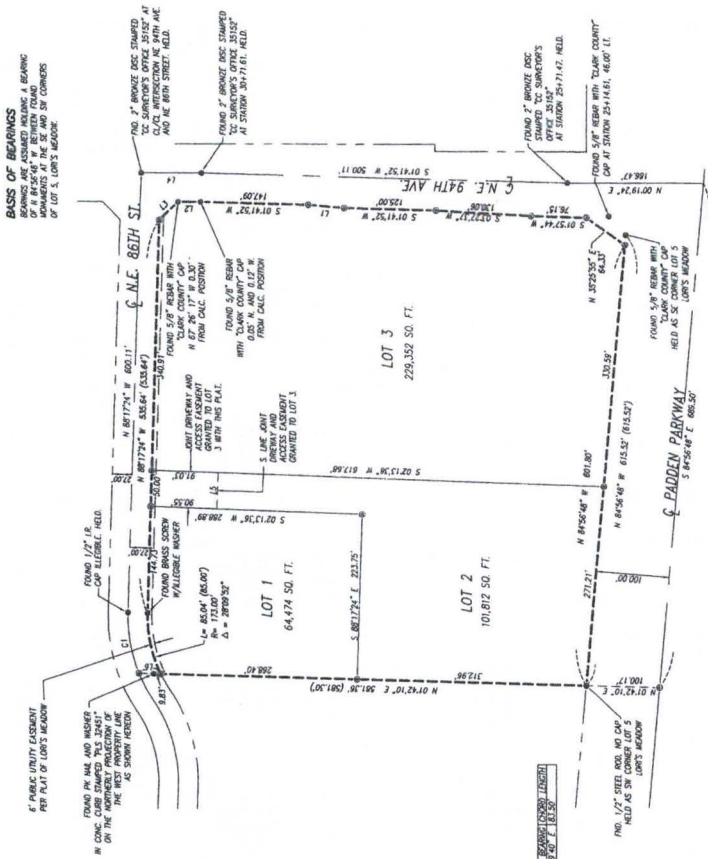
DATE: 8.30.2017
PATRICK J. SCOTT S.S. NO. 4684



OLSON
ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
1111 BROADWAY, WASHINGTON, WA 98402
(206) 855-1385
(509) 289-9936

LAND SURVEYORS
ENGINEERS
1111 BROADWAY, WASHINGTON, WA 98402
(206) 855-1385
(509) 289-9936

SHEET 1 OF 1



DEED REFERENCES
1. DEED BY ANNE-GLADYS FOR ANNE-GLADYS CHURCH OF CHRIST (BK 48, PG 180)
2. DEED BY ANNE-GLADYS FOR ANNE-GLADYS CHURCH OF CHRIST (BK 48, PG 180)
3. DEED BY ANNE-GLADYS FOR ANNE-GLADYS CHURCH OF CHRIST (BK 48, PG 180)

PROCEDURE
FIELD TRIMMING WAS PERFORMED WITH A TRIMBLE SX AND ADJUSTED
TO THE SURVEY POINTS. THE SURVEY POINTS WERE RECHECKED FOR
STABILITY AS DESCRIBED IN ILM 330-130-200

SURVEY REFERENCES
1. PLAT OF LOTS 1, 2 AND 3 BY ANNE-GLADYS (BK 314, PG 11)
2. SURVEY BY ANNE-GLADYS FOR ANNE-GLADYS CHURCH OF CHRIST (BK 48, PG 180)
3. SURVEY BY CLARK COUNTY-COP (J350222 (BK 64 PG 20)

COUNTY REQUIRED NOTES:
PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, THE SUBMITTEE SHALL OBTAIN
NECESSARY TO MEET FOR STANDARDS.
ALL SHORT DISTANCE TRIMMING SHALL BE MARKED.
NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NE 34TH STREET
AND NE PADDER PARKWAY.
IF ANY UTILITIES EXIST AND/OR ANY OTHER UTILITIES ARE LOCATED IN THE
PROJECT AREA, THE SUBMITTEE SHALL BE RESPONSIBLE FOR IDENTIFYING AND
MARKING THEM AND PROVIDING PROTECTION IN ACCORDANCE WITH THE
REQUIREMENTS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
AND HIGHWAYS (WSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, CLASS C
FOLLOWING, SUBJECT TO IMPROVEMENT OF PAVES.

- LEGEND
- SET 1/2" x 24" STEEL AND WITH PLASTIC CAP (OLSON ENG PLS 4684) DURING THIS SURVEY.
 - FOUND MONUMENT DURING THIS SURVEY UNLESS NOTED OTHERWISE.
 - MONUMENTS WERE SET ON 09-08-2016.

LINE	BEARING	DISTANCE	AREA
1	N 87° 26' 17" W	83.37'	11,111.00
2	S 87° 26' 17" W	83.37'	11,111.00
3	N 87° 26' 17" W	83.37'	11,111.00
4	S 87° 26' 17" W	83.37'	11,111.00
5	N 87° 26' 17" W	83.37'	11,111.00
6	S 87° 26' 17" W	83.37'	11,111.00
7	N 87° 26' 17" W	83.37'	11,111.00
8	S 87° 26' 17" W	83.37'	11,111.00

FOUND 1/2" x 24" STEEL AND WITH PLASTIC CAP (OLSON ENG PLS 4684) DURING THIS SURVEY.
FOUND MONUMENT DURING THIS SURVEY UNLESS NOTED OTHERWISE.
MONUMENTS WERE SET ON 09-08-2016.