

Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code, Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Date of this notice: September 29, 2015

Closing date for public comments: October 28, 2015

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

Project Name: Salmon Creek Manor Short Plat

Case Number: PLD2015-00028; SEP2015-00043; SHL2015-00028; EVR2015-00031; FLP2015-00022; GEO2015-00016; HAB2015-00060

Request: The applicant is requesting land division approval and a shoreline permit to divide 6.1 acres into 9 single family residential lots located in the R1-10 zone district and the Urban Conservancy shoreline designation of Salmon Creek. The applicant also requests modifications to the road standards for intersection spacing, to waive frontage improvements and allow

Revised 7/9/13



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

a hammerhead turnaround for the private internal roadway.

Location: 13615 NW 36th Avenue

Applicant: Salmon Creek Manor, LLC
ATTN: William Roskowski
1012 Washington St.
Vancouver, WA 98660
william@gravitatedesign.com

Contact Person: Jason Mattos or Scott Taylor
SGA Engineering
2005 Broadway St.
Vancouver, WA 98663
360-993-0911 360-993-0912
jmattos@sgaengineering.com staylor@sgaengineering.com

Property Owner: Michael Parker and William Roskowski
3512 SW 14th Court
Battle Ground, WA 98604
Michael@gravitatedesign.com william@gravitatedesign.com

Comp Plan Designation: Urban Low

Parcel numbers: Tax lot 5/173 (187919-000)

Township: 3 North **Range:** 1 East **Section:** NE 29

Neighborhood Contact: Felida Neighborhood Association
Dr. Milada Allen, president
P.O. Box 61552
Vancouver, WA 98666
(360) 573-4030
Email: Timberline713@gmail.com

Staff Contact: Terri Brooks
(360) 397-2375 ext. 4885
Terri.brooks@clark.wa.gov

Applicable code sections

Clark County Code Sections: 40.200 (General Provisions); 40.220.010 (Single-Family Residential Districts, R1-10); 40.350.010 (Pedestrian/Bicycle Circulation); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.385 (Stormwater and Erosion Control); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.610 & 40.620 (Impact Fees); Title 15(Fire Code); Title 24 (Public Health);and RCW 58.17 (State Platting Laws).

Application Filing date: August 6, 2015
Fully Complete date: September 15, 2015

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Public Comment Deadline: October 28, 2015

In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Terri Brooks
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Email: terri.brooks@clark.wa.gov

SEPA Options

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS - Determination of Significance:** The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS - Mitigated Determination of Non-Significance:** The impacts can be addressed through conditions of approval, or;
- **DNS - Determination of Non-Significance:** The impacts can be addressed by applying the Clark County Code.

Responsible Official: Marty Snell, Community Development Director

Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Community Development Web site - www.clark.wa.gov/development

- Weekly Preliminary Plan Review Status Report - includes current applications

- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the *Appeals* handout for more information and fees.

SEPA Appeal

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Attachments

- Proposed project site/land division plan
- Map of property owners receiving notice

Distribution

This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

- Federal Agencies: U.S. Army Corps of Engineers - Enforcement Division
- Tribes: Cowlitz Indian Tribe
Yakama Nation
Chinook Tribe
- State Agencies: Department of Natural Resources (S.W. Region)
Department of Ecology
Department of Fish and Wildlife
Department of Transportation
- Regional Agencies: Fort Vancouver Regional Library
Southwest Clean Air Agency
Vancouver-Clark Parks & Recreation
- Local Agencies: Clark County Community Development
Land Use Review
Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Development Engineering
Transportation Division
Clark County Conservation District
Clark County Water Resource Council
City of Vancouver Transportation
- Special Purpose Agencies: Fire Protection District #
Clark Public Utilities
Clark Regional Wastewater District/City of Vancouver Water/Sewer
- The Media: The Columbian
The Oregonian
The Reflector
Vancouver Business Journal
The Post Record
- Other: Applicant
Clark County Neighbors
Clark County Natural Resources Council
Clark County Citizens United
C-Tran
Neighborhood Association

Additional attachment for agencies:

- SEPA checklist

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Revised 9/1/11



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Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

A. Background

1. Name of proposed project, if applicable:
Salmon Creek Manor Subdivision
2. Name of applicant:
Salmon Creek Manor LLC
Attn: Michael Parker
3. Address and phone number of applicant and contact person:
1012 Washington Street
Vancouver, WA 98660
Phone (360) 253-4397 x101
Michael@gravitatedesign.com
4. Date checklist prepared:
July 24, 2015
5. Agency requesting checklist:
Clark County
6. Proposed timing or schedule (including phasing, if applicable):
The project will plat 9 lots in one phase. Construction is tentatively scheduled for the spring of 2016.
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
No.
8. List any environmental information that has been or will be prepared related to this proposal.
The project will be designed and developed in accordance with state and local requirements for stormwater management, erosion control and any other environmental standards.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
Archaeological Predetermination, Wetland Predetermination, Geological, Floodplain, Habitat, and Shoreline reports.
10. List any government approvals or permits needed for your proposal:
Clark County Health District Review, Clark County planning, engineering and construction approvals and permits
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Salmon Creek Manor Subdivision proposes to subdivide approximately 6.3 acres total, into 9 single-family detached lots (8 new, 1 existing home) with associated roads and urban infrastructure.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The Salmon Creek Manor subdivision includes parcels 187919-000. The site is located at 13615 NW 36th Avenue in Vancouver, Clark County, WA

B. Environmental Elements

Agency use only

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.
The site is hilly, sloping to the northeast.
- b. What is the steepest slope on the site and the approximate percentage of the slope?
5-25%
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.
Gee Silt Loam and Hillsboro Loam (GeB, GeD and HoD)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. **No**
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. **Grading will occur onsite for infrastructure development and home construction. The quantities are approximate at this time. Approximately 18,000 CY of grading may occur on the site.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **Yes, soil could erode due to exposure to rain and wind during construction.**
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? **16%**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **Silt fence, inlet protection, mulching and seeding.**

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities. **Construction equipment will emit exhaust. Air may get dusty during construction.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe. **No**
- c. Proposed measures to reduce or control emissions or other impacts to air: **None**

3. Water

Agency use only

a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

Based on the site observations made by Cascadia Ecological Services, Inc, the property does not contain any Clark County regulated wetlands. However, the site is mapped as containing Priority Habitat and Species (PHS) and floodplain buffers which extend north onto the property from Salmon Creek. Regarding wetland buffers, Salmon Creek and its associated floodplain wetlands would likely be considered a Category 2 wetland with a combined water quality and habitat buffer of 250 feet. Reports are included with this application.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans. **No**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None**

4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:
No

5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan. **Yes, but the developed area is well above the 100 year flood plain**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.
Groundwater will not be withdrawn. Stormwater will be treated and infiltrated into the ground using bioretention facilities and infiltration systems and/or other approved BMP's. Quantity varies depending on rainfall.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve. **None**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water. Agency use only

Stormwater will be managed on the site using a bio-retention area for surface water treatment and an underground system to detain stormwater. The stormwater will be released from the system to the existing storm sewer outlet to Salmon Creek at levels that meet the stormwater code. In addition to the release, infiltration will occur under the bio-retention area and on the lots for roof downspouts.

2) Could waste materials enter ground or surface waters? If so, please describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The stormwater systems will be designed to collect, convey, treat and

infiltrate stormwater runoff from the developed site.

4. Plants

- a. Check or circle types of vegetation found on the site
- Deciduous tree: alder, maple, aspen, **other Poplar**
 - Evergreen tree: **fir, cedar, pine, other Giant Sequoia**
 - **Shrubs**
 - **Grass**
 - **Pasture**
 - Crop or grain
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - Water plants: water lily, eelgrass, milfoil, other
 - **Other types of vegetation and native brush.**
- b. What kind and amount of vegetation will be removed or altered?
Grass, some trees and shrubs will be stripped for roadway and home construction.
- c. List threatened or endangered species on or near the site.
None known
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:
Private residential landscaping will be added. Some mature trees may be retained within side and back yards of the new lots or in open space or park tracts where possible. Native and drought tolerant plants are proposed in the subdivisions landscape buffers and parks where possible.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: **hawk**, heron, eagle, **songbirds**, other; **Osprey, Water Fowl**
 - Mammals: **deer**, bear, elk, beaver, **other; Coyote** and,
 - Fish: bass, salmon, trout, herring, shellfish, other. **Only offsite in the Salmon Creek**
- b. List any threatened or endangered species known to be on or near the site. **Fall Chinook are listed as State Concern on the Clark County GIS Website.**

Agency use only

- c. Is the site part of a migration route? If so, please explain.
The site is located within what is commonly referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains
- d. List proposed measures to preserve or enhance wildlife:
Landscape plantings, rain garden plantings and opens space tracts will provide food and cover for small mammals, birds, insects, animals and soil organisms.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity or natural gas will be used to heat the homes and electricity for lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe. **No**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:
Comply with state building and energy codes. Incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.
No
- 1) Describe special emergency services that might be required.
Fire, Police and Ambulance
- 2) Proposed measures to reduce or control environmental health hazards, if any:
Public sewer and water will serve the subdivision.

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)? **None**
- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site. **7am – 7pm construction noise**
- 3) Proposed measures to reduce or control noise impacts: **None**

Agency use only

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
An existing home is located onsite along with out buildings and a swimming pool. Salmon Creek is located along the north and northeast boundary of the parcel. Properties beyond the Salmon Creek to the north, and northeast are zoned R1-20 and are owned by Clark County. The property to the east is zoned R1-10 and is vacant. The property to the south and the west is zoned R1-10 and contains existing homes and outbuildings. NW 36th Avenue runs along the project on the west side.
- b. Has the site been used for agriculture? If so, please describe.
No
- c. Describe any structures on the site.
One single family home, high income.
- d. Will any structures be demolished? If so, please describe.
No.
- e. What is the current zoning classification of the site?
R 1-10
- f. What is the current comprehensive plan designation of the site?
UL
- g. What is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
No
- i. How many people would reside or work in the completed project?

URBAN CONSERVANCY
The portion within the 100 year flood plain is in shoreline jurisdiction

Approximately 22

- j. How many people would the completed project displace?
None
- k. Please list proposed measures to avoid or reduce displacement impacts: **N/A**
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:
Access roadway improvements. A sidewalk will be provided for pedestrian circulation.

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. **8, middle income housing. 1 high income existing home will remain.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing. **None**
- c. List proposed measures to reduce or control housing impacts: **None**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?
**Two story wood framed structures (35')
Some form of wood, concrete or vinyl based siding will cover the buildings**
- b. What views in the immediate vicinity would be altered or obstructed?
No large vistas or views will be altered with this project. Only neighbors directly adjacent to the property will have views of the new homes with associated fencing and landscaping.
- c. Proposed measures to reduce or control aesthetic impacts:
Adding landscape buffers to screen homes from adjacent properties. Construction of aesthetically pleasing homes with some unique architecture and upgraded finishes.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Street and house lighting will occur at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**
- c. What existing off-site sources of light or glare may affect your proposal? **None known**
- d. Proposed measures to reduce or control light and glare impacts:
Proper orientation and shading of light sources.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Salmon Creek Trail is located adjacent to the property.**
- b. Would the project displace any existing recreational uses? If so, please describe. **No** Agency use only
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:
This project will pay a park impact fee which will help in the future development of parks and recreation facilities.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe. **None known**
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known
- c. Proposed measures to reduce or control impacts:
N/A

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
All new lots will take individual driveway access internally to the project. A private road will be constructed with the project, accessing off of the existing NW 137th Street. The proposed lots and driveway accesses are shown on the plans.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No, but C-TRAN #9 picks up 0.10 miles east of the site on NW 36th Avenue at NW 127th Street
- c. How many parking spaces would the completed project have? How many would the project eliminate?
16 driveway spaces and 16 garage spaces added, the existing driveway spaces and garage spaces will remain, none will be eliminated.
- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.
Approximately 6 feet of right-of-way will be dedicated to NW 36th Avenue. NW 137th Street will need to be improved. The Private Road will need to be constructed on-site, terminating with a hammerhead. All on-site private roadway improvements are proposed to meet or exceed county standards for local access roadways. These improvements will include new asphalt, a sidewalk on one side and planter strip with landscaping.
- e. Will the project use water, rail, or air transportation? If so, please describe.
No
- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.
The site will generate approximately 9 total pm peak trips, 7 new pm peak trips and 1 existing pm peak trip. The site will generate approximately 69 total average daily trips.
- g. Proposed measures to reduce or control transportation impacts:
None necessary

Agency use only

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

The subdivision will require all public services and they are all available to serve the site.

- b. Proposed measures to reduce or control direct impacts on public services:

The proposed subdivision will pay Impact Fees

16. Utilities

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

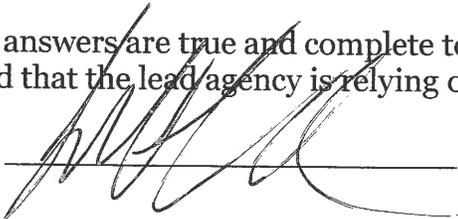
Electricity, natural gas, water, telephone, sanitary sewer and refuse service.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

Water: Clark Public Utilities
Sewer: Clark Regional Waste Water District
Telephone: Qwest or Comcast
Electricity: Clark Public Utilities
Gas: NW Natural Gas

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Date Submitted: 8-4-15

Agency use only



CIVIL ENGINEERING - LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2000 BROADWAY
VAN NUYS, CA 91411
PHONE (818) 709-9821
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WASHINGTON

CLARK COUNTY

SALMON CREEK MANOR SHORT PLAT

PRELIMINARY PLAT

DESIGNED BY:	SOY
DRAWN BY:	SATOLAH
CHECKED BY:	JTH
SCALE:	1" = 40'

JOB NUMBER
1502

SHEET
2 OF 3

ADDRESSED SITE INFORMATION

- PROPOSED USE**
SINGLE-FAMILY RESIDENTIAL (S) LOT SHORT PLAT
- DEVELOPMENT STANDARDS**
MINIMUM AVENUE LOT AREA
- 15,000 SF MIN. ALLOWED
14,574 SF MIN. LOT SIZE PROPOSED
- AVENUE MINIMUM LOT WIDTH
80' MIN. ALLOWED, 81' MIN. AVE. PROPOSED
- AVENUE MINIMUM LOT DEPTH
80' MIN. ALLOWED, 110' MIN. PROPOSED
- FRONT YARD SETBACK
10' TO HOME, 18' TO GARAGE
- STREET SIDE YARD SETBACK
7' MIN.
- REAR YARD SETBACK
15'
- MINIMUM LOT COVERAGE
30%
- MINIMUM BUILDING HEIGHT
UTILITY PROVIDERS
- SEWER
WATER
- ELECTRICAL
- STORMWATER MANAGEMENT
TREATMENT
- DISPOSAL

PROPOSED SITE AREA SUMMARY

ACRES	S.F.
6.10	26584
5.98	26004
0.34	14874
0.12	5200

NET SITE AREA (GROSS AREA - R/W)

AVERAGE LOT AREA

PUBLIC RIGHT-OF-WAY DEDICATED

