

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Community Development

DATE: FINAL PLAT CONSENT AGENDA - May 27, 2014

REQUEST: Acceptance of Plat for Recording – Felida Glen Estates

CHECK ONE: Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of Felida Glen Estates
FLD2014-00012 PLD2005-00134

Zoning: R1-10; **Lot Size:** The minimum and maximum average lot area standards are 10,000 and 15,000 square feet, respectively. **Actual Lot Size:** Parcels range in size from 9,278 and 15,284 square feet.

Exceptions: To vary the average minimum lot width not more than 10%; **Project Start:** The application vested on December 13, 2005, Pre-application conference was held May 20, 2004 Final order of conditional approval was March 28, 2006.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Felida Neighborhood Association, and property owners located within 300 feet of the site on December 12, 2005. One sign was posted on the subject property and two others within the vicinity on February 15, 2006. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" newspaper on February 15, 2006.

BUDGET AND POLICY IMPLICATIONS: N/A

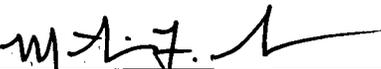
FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

ACTION REQUESTED: It is recommended that the Board accept the plat of for recording.

Attachment A: Vicinity Map

Attachment B: Plat Map (information only, not for recording)

DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.



Marty Snell
Community Development Director

Approved: 

CLARK COUNTY
BOARD OF COMMISSIONERS

May 27, 2014
SR 103-14

Attachment A Vicinity Map - Felida Glen Estates

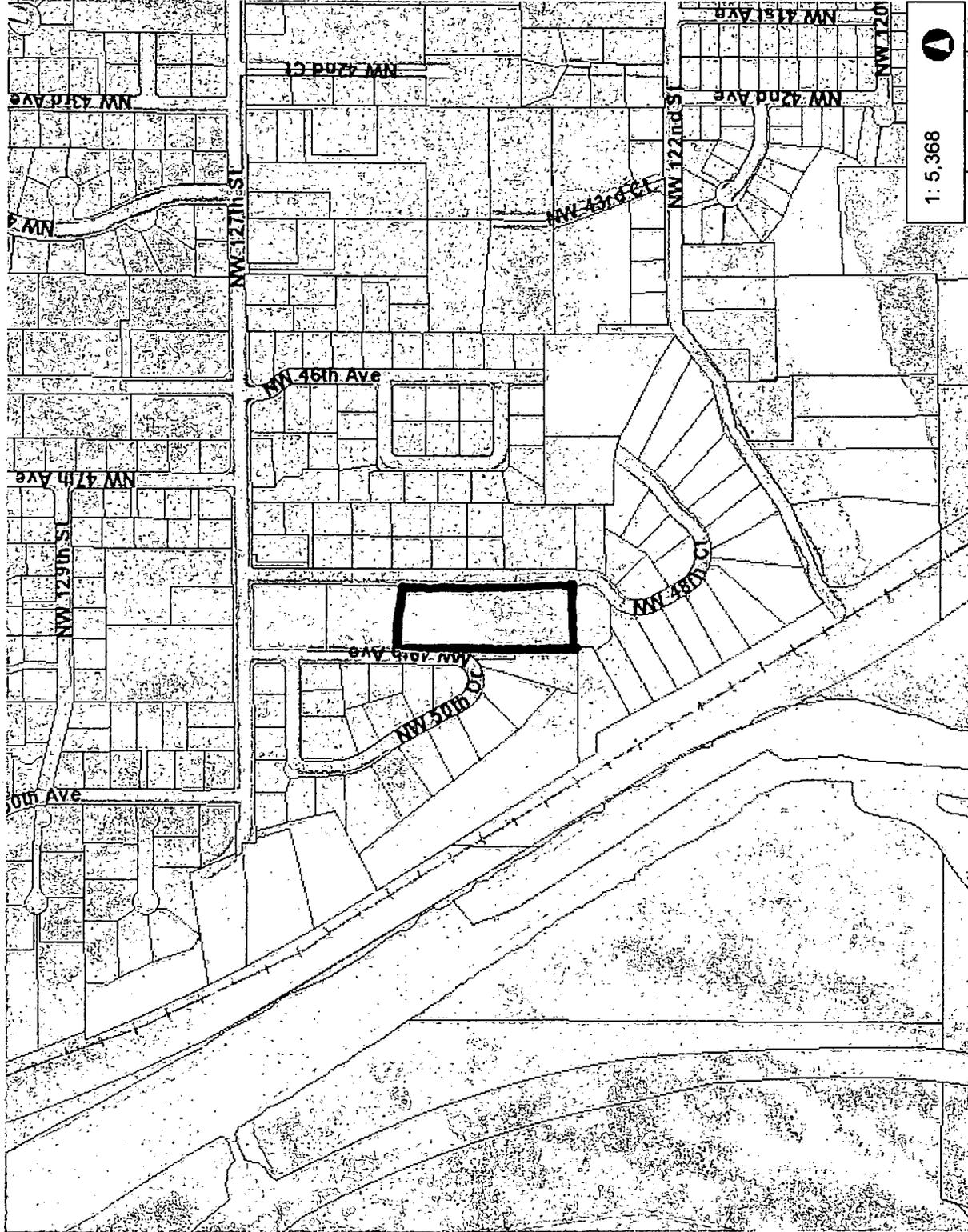


Legend

- Building Footprints
- Taxlots
- World Street Map

Notes:

FLD2014-00012
Felida Glen Estates



1: 5,368

894.6 Feet

447.30

0

894.6

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.

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

ATTACHMENT B PLAT MAP

*HELIDA GLEN ESTATES SUBDIVISION
(PRELIMINARILY APPROVED AS HELIDA GLEN SUBDIVISION)
LOCATED IN A PORTION OF
THE CHRISTIAN KOWALEVICH
TRACT, SECTION 14,
T11N, R11E, W11E
CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR

APPROVED BY CLARK COUNTY PLANNING DIRECTOR _____ DATE _____
CLARK COUNTY AUDITOR: _____ DATE _____
FILED FOR RECORDING: _____ DATE _____
APPROVED AND NOTED BY THE BOARD OF COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2011

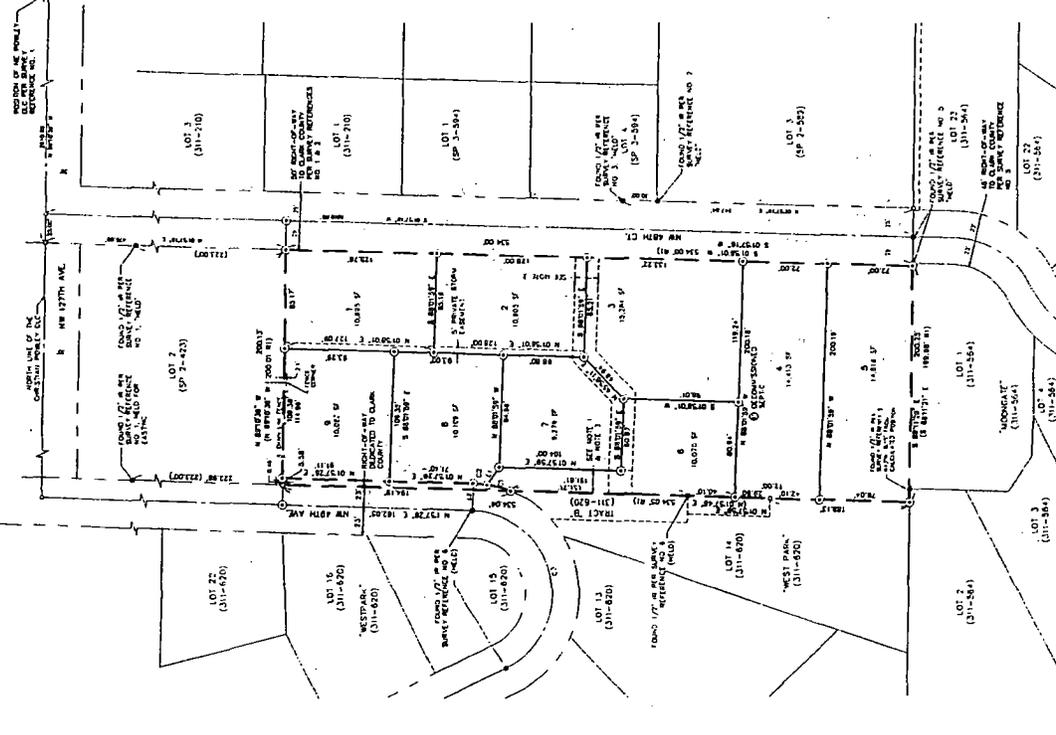
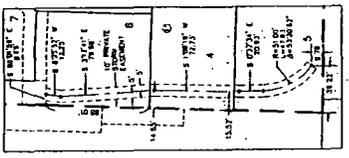
CLARK COUNTY ASSESSOR: _____ DATE _____
APPROVED AND NOTED BY THE BOARD OF COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2011

CLARK COUNTY ENGINEER: _____ DATE _____
APPROVED BY CLARK COUNTY ENGINEER _____ DATE _____

CLARK COUNTY HEALTH DEPARTMENT: _____ DATE _____
APPROVED BY CLARK COUNTY HEALTH DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATE:
I, _____, SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF WASHINGTON.

NAME	DATE
APPROVED BY	DATE



NOTES:
1) THE ABOVE ACCESS IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY WHICH MAY EXIST.
2) THE ABOVE ACCESS IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY WHICH MAY EXIST.
3) THE ABOVE ACCESS IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY WHICH MAY EXIST.
4) THE ABOVE ACCESS IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY WHICH MAY EXIST.
5) THE ABOVE ACCESS IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY WHICH MAY EXIST.

LEGEND:
● INDICATES EASEMENT POINT AS NOTED
○ INDICATES CALCULATED POSITION
① INDICATES 1/2" x 1/2" SIGN AND SIGN
② INDICATES 1/2" x 1/2" SIGN AND SIGN
③ INDICATES COMMERCIAL 8" x 12" SIGN

DATE	DESCRIPTION	BY
11/11/11	PRELIMINARY PLAT	_____
11/11/11	FINAL PLAT	_____

OF SURVEYING, INC. HAS BEEN APPROVED AS TO MATTER OF SURVEYING. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF WASHINGTON. THE SURVEYOR'S CERTIFICATE IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF WASHINGTON.