

CLARK COUNTY
STAFF REPORT



DEPARTMENT: Community Development
DATE: Final Plat Consent Agenda – November 10, 2015
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2015-00008 Creekwood 2 Subdivision (Formerly Aviano Square
Townhomes)
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Creekwood 2 Subdivision (Formerly Aviano Square Townhomes) FLD2015-00008/ PLD2008-00014

Zoning: R-43; **Lot Size:** The minimum – maximum residential density is 20-43 dwelling units per acre. The project parcel is approximately .76 acres. **Actual Project Lot Size:** Parcels range in size from 1251 square feet to 2817 square feet. **Exceptions:** None; **Project Start:** The application vested on October 29, 2007, Pre-application conference was held November 21, 2007, Final order of Subdivision Review approval was June 5, 2008.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, April 8, 2008, and property owners located within 300 feet of the site on April 8, 2008. A notice of hearing sign was posted to the site on April 8, 2008.

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

DATE: NOV. 10, 2015
SR 207-15

COUNTY PLANNING DIRECTOR

CLARK COUNTY PUBLIC WORKS

COUNTY ASSESSOR

COUNTY AUDITOR

COUNTY COUNCILORS

CLARK COUNTY HEALTH DEPARTMENT

LAND SURVEYOR'S CERTIFICATION

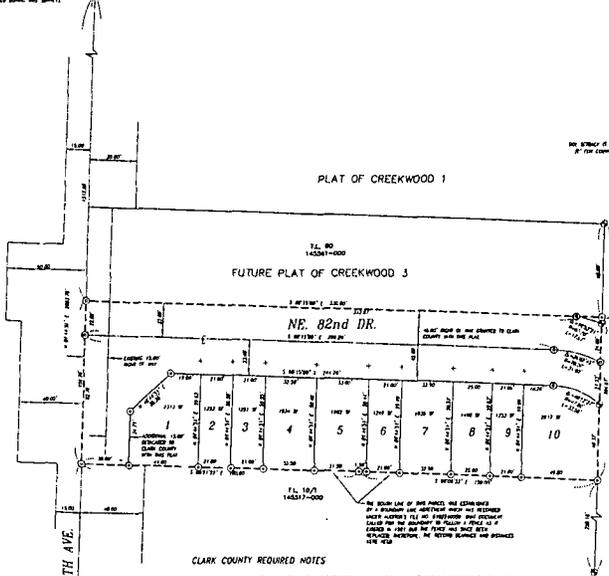
UTILITY EASEMENT

CREEKWOOD 2

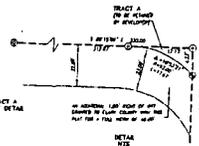
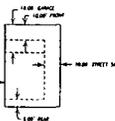
(PRELIMINARY APPROVED AS AVIANO SQUARE)

A SUBDIVISION IN LOT 1 OF JOHN HOKANSON ESTATE
(BK. 3 OF JUDGEMENTS, PAGE 29) IN THE
WILLIAM KELLY D.L.C.
SW 1/4, OF THE SW 1/4 OF SEC. 2, T 2 N, R 1 E, W.M.,
CLARK COUNTY, WASHINGTON
OCTOBER 2016

OWNER JOHN HOKANSON OF LOT 1 OF THE COUNTY OF CLARK COUNTY, WASHINGTON, BEING PART OF THE SW 1/4 OF SECTION 2, T2N, R1E, W.M., AS SHOWN ON THE PLAT OF CREEKWOOD 1, DATED OCTOBER 2016.



TYPICAL BUILDING SETBACKS



LEGEND

- 1. LOT 1, 2' x 2' SHALL BE SURVEYED, L.P., BY THE CLARK COUNTY PUBLIC WORKS.
- 2. LOT 1, 2' x 2' SHALL BE SURVEYED, L.P., BY THE CLARK COUNTY PUBLIC WORKS.
- 3. LOT 1, 2' x 2' SHALL BE SURVEYED, L.P., BY THE CLARK COUNTY PUBLIC WORKS.
- 4. LOT 1, 2' x 2' SHALL BE SURVEYED, L.P., BY THE CLARK COUNTY PUBLIC WORKS.
- 5. LOT 1, 2' x 2' SHALL BE SURVEYED, L.P., BY THE CLARK COUNTY PUBLIC WORKS.
- 6. LOT 1, 2' x 2' SHALL BE SURVEYED, L.P., BY THE CLARK COUNTY PUBLIC WORKS.
- 7. LOT 1, 2' x 2' SHALL BE SURVEYED, L.P., BY THE CLARK COUNTY PUBLIC WORKS.
- 8. LOT 1, 2' x 2' SHALL BE SURVEYED, L.P., BY THE CLARK COUNTY PUBLIC WORKS.
- 9. LOT 1, 2' x 2' SHALL BE SURVEYED, L.P., BY THE CLARK COUNTY PUBLIC WORKS.
- 10. LOT 1, 2' x 2' SHALL BE SURVEYED, L.P., BY THE CLARK COUNTY PUBLIC WORKS.

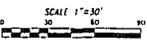
BASES OF BEARINGS

BEARINGS ARE BASED ON THE NORTH ARROW POINTING UP ON THIS PLAT. THE BEARING OF THE NORTH ARROW POINTING UP ON THIS PLAT IS 100° 00' 00" N.



PROCEDURE

THIS PLAT WAS PREPARED AND DRAWN BY THE SURVEYOR AND CHECKED BY THE SURVEYOR. THE SURVEYOR HAS BEEN ADVISED OF THE CONTENTS OF THIS PLAT AND HAS AGREED TO THE CONTENTS OF THIS PLAT.



PC: 1 OF 1 JOB: 2026.01.02
DATE: 10/15/16
FILE: 2026.01.02.DWG

GLSON LAND SURVEYORS
ENGINEERS
ENGINEERING, INC. 422 N. FARMER AVE., WAHATCHEE, WA 98994

CLARK COUNTY REQUIRED NOTES

1. APPROVED FOR THE CLARK COUNTY PUBLIC WORKS AND THE CLARK COUNTY HEALTH DEPARTMENT.
2. APPROVED FOR THE CLARK COUNTY PUBLIC WORKS AND THE CLARK COUNTY HEALTH DEPARTMENT.
3. APPROVED FOR THE CLARK COUNTY PUBLIC WORKS AND THE CLARK COUNTY HEALTH DEPARTMENT.
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9. APPROVED FOR THE CLARK COUNTY PUBLIC WORKS AND THE CLARK COUNTY HEALTH DEPARTMENT.
10. APPROVED FOR THE CLARK COUNTY PUBLIC WORKS AND THE CLARK COUNTY HEALTH DEPARTMENT.

SURVEY REFERENCES

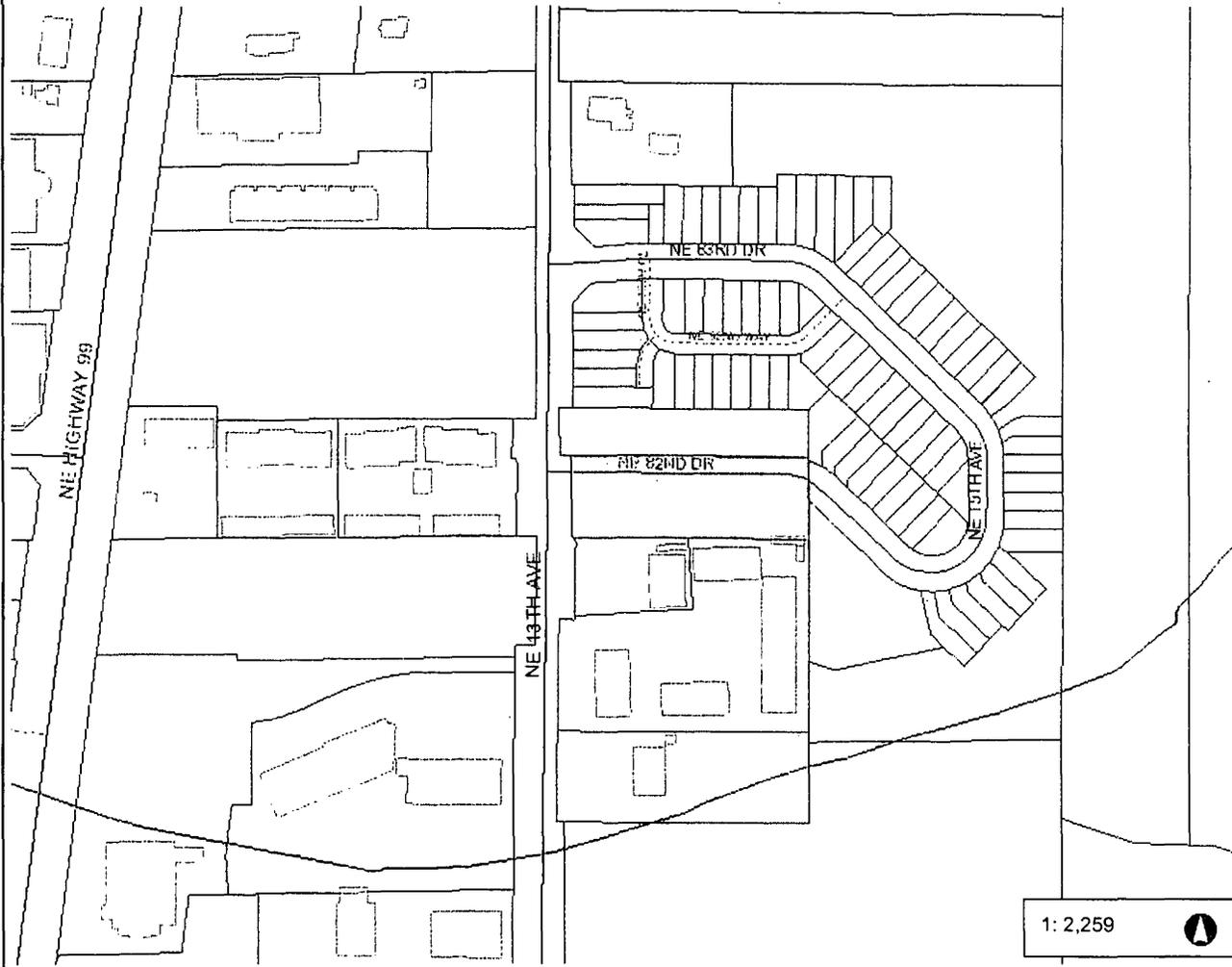
1. SURVEY FOR LOTS 1 THROUGH 10, SECTION 2, T2N, R1E, W.M., DATED JULY 1913.
2. SURVEY FOR LOTS 1 THROUGH 10, SECTION 2, T2N, R1E, W.M., DATED JULY 1913.
3. UNRECORDED SURVEY OF JOHN HOKANSON, DATED JULY 1913.
4. SURVEY FOR LOTS 1 THROUGH 10, SECTION 2, T2N, R1E, W.M., DATED JULY 1913.
5. SURVEY FOR LOTS 1 THROUGH 10, SECTION 2, T2N, R1E, W.M., DATED JULY 1913.
6. SURVEY FOR LOTS 1 THROUGH 10, SECTION 2, T2N, R1E, W.M., DATED JULY 1913.
7. SURVEY FOR LOTS 1 THROUGH 10, SECTION 2, T2N, R1E, W.M., DATED JULY 1913.
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10. SURVEY FOR LOTS 1 THROUGH 10, SECTION 2, T2N, R1E, W.M., DATED JULY 1913.

DEED REFERENCE

OWNER JOHN HOKANSON
OWNER WILLIAM KELLY
DATE: 10/15/16



Vicinity Map



Legend

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

Notes:

1: 2,259



376.5 0 188.23 376.5 Feet

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

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