

**CLARK COUNTY
STAFF REPORT**



DEPARTMENT: Community Development
DATE: December 9, 2014
REQUEST: Approve and sign the final plat for Avalon Grand Phase 3
CHECK ONE: X Consent CAO

BACKGROUND: Transmitted for acceptance by the Board is the plat of Avalon Grand Phase 3 (PLD2007-00035/FLD2014-00021)

COMMUNITY OUTREACH: This land division received the standard land use review and approval process. Notice of application was mailed to the applicant, neighborhood association and property owners within 300 feet of the site on June 18, 2007.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS

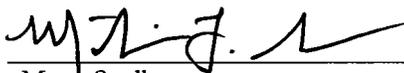
Yes (see attached form) No

ACTION REQUESTED: It is recommended the Board approve the short plat for the Oberreuter 68th Street Infill.

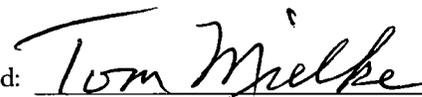
Zoning	Average Minimum lot size	Average Maximum lot size
R1-5 (Planned Unit Development)	N/A Planned Unit Development	N/A Planned Unit Development
	Actual minimum lot size	Actual maximum lot size
	3,350	5,625

PROJECT START DATE: April 26, 2007 (preliminary plat application)

DISTRIBUTION: Please forward a copy of the approved staff report to Community Development.



 Marty Snell
 Community Development Director

Approved: 

 CLARK COUNTY
 BOARD OF COMMISSIONERS

Dec. 9, 2014

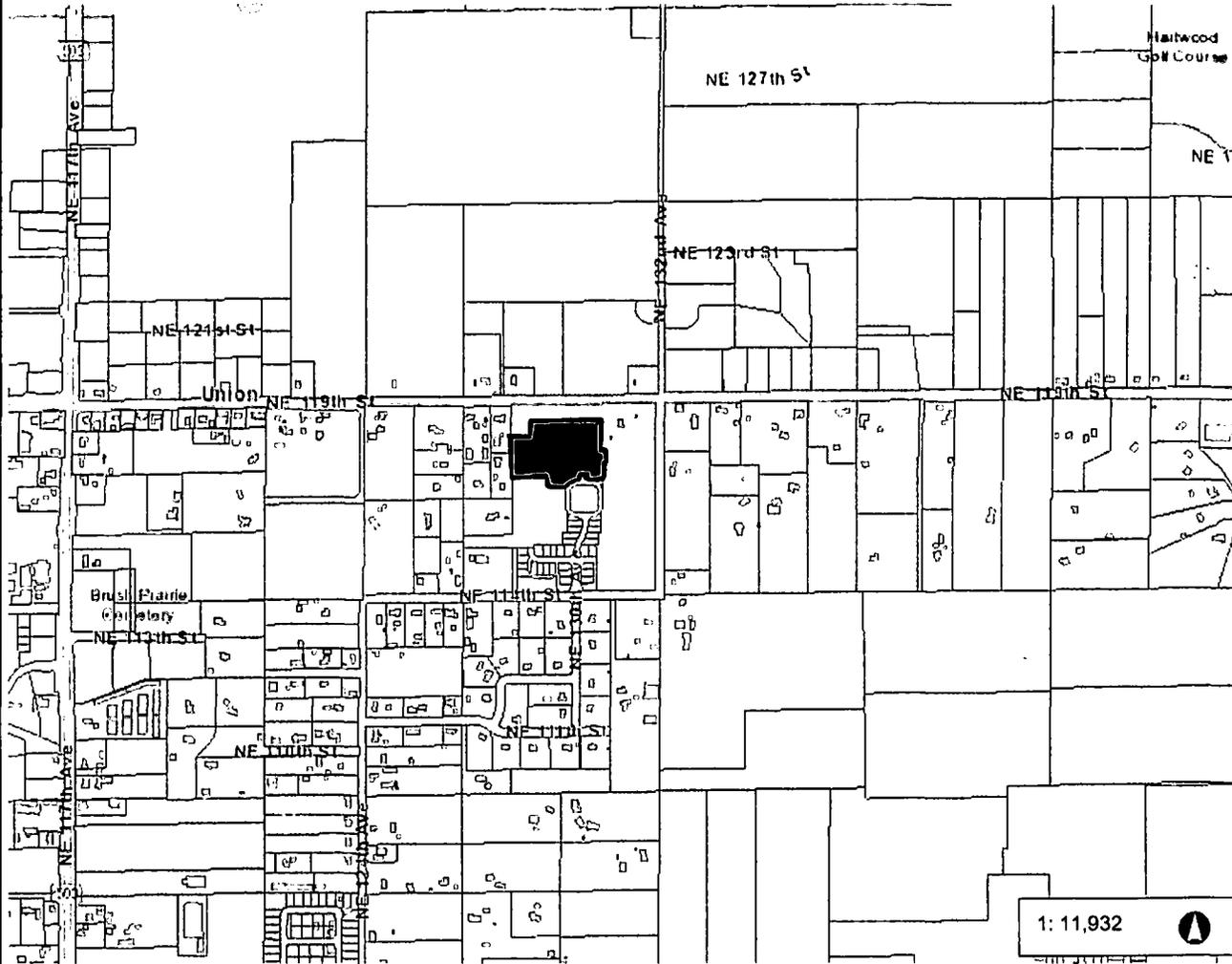
SR 279-14

Attachments: A (Vicinity Map)
 B (Subdivision Map)





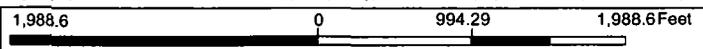
Attachment A Vicinity Map



- Legend**
- Building Footprints
 - Taxlots
 - County Outline
 - World Street Map

Notes:

1: 11,932



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.

Exhibit B

AVALON GRAND PHASE 3

A SUBDIVISION IN THE
NE 1/4 NE 1/4
SEC. 34, T3N, R2E, W1M.,
CLARK COUNTY, WASHINGTON
OCTOBER 2014

LINE TABLE

LINE NO.	DESCRIPTION	BEARING	DISTANCE
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CLERK TABLE

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COUNTY PLANNING DIRECTOR
APPROVED BY: _____
CLARK COUNTY PLANNING

CLARK COUNTY PUBLIC WORKS
APPROVED BY: _____
CLARK COUNTY PUBLIC WORKS

COUNTY ASSESSOR
APPROVED BY: _____
CLARK COUNTY ASSESSOR

COUNTY AUDITOR
APPROVED BY: _____
CLARK COUNTY AUDITOR

COUNTY COMMISSIONER
APPROVED BY: _____
CLARK COUNTY COMMISSIONER

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

LAND SURVEYOR'S CERTIFICATION
I, the undersigned, a duly licensed and sworn land surveyor, do hereby certify that the above described land is the property of the State of Washington, and that the same is subject to the provisions of the Public Health Act, Chapter 71A, RCW, and the provisions of the Public Health Code, Title 172, CCR.

UTILITY EXAMINER

APPROVED BY: _____
UTILITY EXAMINER

CLARK PUBLIC UTILITY NOTE

NOTE: THE PUBLIC UTILITY COMPANY HAS REVIEWED THE ABOVE DESCRIBED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC UTILITY ACT, CHAPTER 71A, RCW, AND THE PUBLIC UTILITY CODE, TITLE 172, CCR. THE COMPANY HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC UTILITY ACT, CHAPTER 71A, RCW, AND THE PUBLIC UTILITY CODE, TITLE 172, CCR.



LEGEND

- 1/4" = 1" SCALE
- 1/8" = 1" SCALE
- 1/16" = 1" SCALE
- 1/32" = 1" SCALE
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