

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DATE:** Final Plat Consent Agenda – February 2, 2016  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2015-00034/ Avalon Grand Phase 4  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Avalon Grand Phase 4 (formerly 119<sup>th</sup> Street PUD) PLD2007-00035/PUD2007-00003/ FLD2015-00034

**Zoning:** R1-5 & R1-30; **Lot Size:** The minimum lot area for R1-5 is 5,000 square feet and the maximum average lot area of 7,000 square feet R-30 is 4,000 square feet and 18-30 dwelling units per acre. **Actual Lot Size:** Parcels range in size from 3,328 square feet to 5,592 square feet. **Exceptions:** None; **Project Start:** The application vested on May 23, 2007, Pre-application conference was held March 15, 2007, Final order of Short Plat Review approval was September 27, 2007.

**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the July 11, 2007, and property owners located within 300 feet of the site on July 11, 2007. A notice of public hearing was posted on the site on July 11, 2007.

**DISTRIBUTION:**

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

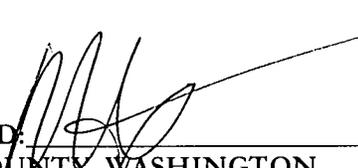
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Planning Tech,  
Angie Merrill



Director Community Development,  
Marty Snell

  
APPROVED:  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: FEB. 2, 2016  
SR 019-16



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# AVALON GRAND PHASE 4

(APPROVED AS NE 115TH STREET PUD SUBDIVISION)

A SUBDIVISION IN THE  
NE 1/4 NE 1/4  
SEC. 34, T3N, R2E, W.M.,  
CLARK COUNTY, WASHINGTON  
JULY, 2015

COUNTY PLANNING DIRECTOR  
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CLARK COUNTY PUBLIC WORKS  
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COUNTY ASSESSOR  
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COUNTY AUDITOR  
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COUNTY COUNCILORS  
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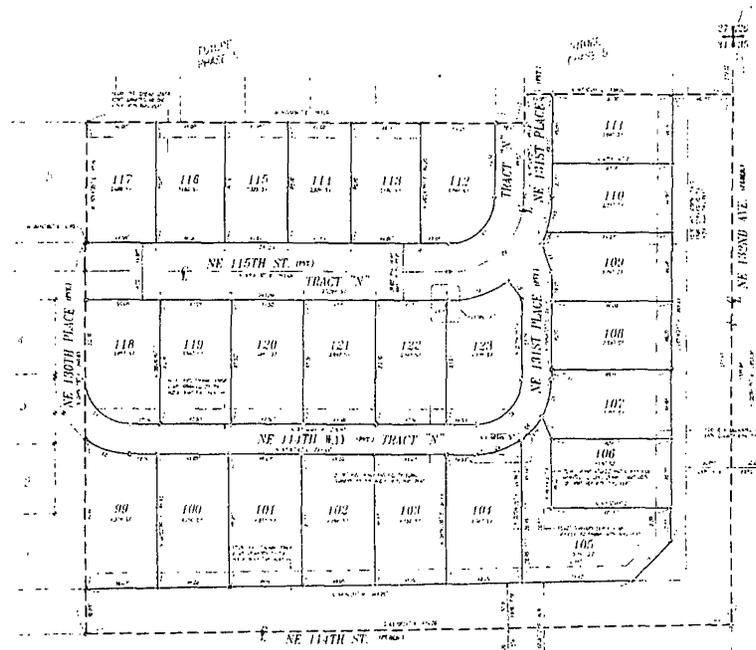
CLARK COUNTY HEALTH DEPARTMENT  
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LAND SURVEYOR'S CERTIFICATION  
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UTILITY EASEMENT  
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CLARK PUBLIC UTILITY NOTE  
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CLARK COUNTY REQUIRED NOTES  
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- LEGEND**
- 1. BOUNDARY LINE
  - 2. EASEMENT
  - 3. RIGHT-OF-WAY
  - 4. UTILITY EASEMENT
  - 5. CURB
  - 6. SIDEWALK
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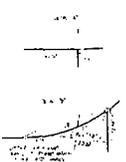
BASE OF BEARINGS  
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NOTE  
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PROCEDURE  
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SCALE: 1" = 30'



**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1	N 0° 00' 00" E	100.00
2	N 90° 00' 00" E	100.00
3	N 0° 00' 00" E	100.00
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5	N 0° 00' 00" E	100.00
6	N 90° 00' 00" E	100.00
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8	N 90° 00' 00" E	100.00
9	N 0° 00' 00" E	100.00
10	N 90° 00' 00" E	100.00
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**CURVE TABLE**

LINE NO.	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE
1	N 0° 00' 00" E	100.00	N 0° 00' 00" E	100.00	100.00
2	N 90° 00' 00" E	100.00	N 90° 00' 00" E	100.00	100.00
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6	N 90° 00' 00" E	1			

