

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DATE:** April 1, 2014  
**REQUEST:** Approve and sign the final plat for Sanchez Short Plat

**CHECK ONE:**                      X   Consent                           CAO

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**BACKGROUND:** Transmitted for acceptance by the Board is the plat of Sanchez Short Plat (PLD2012-00009/FLD2014-00001)

**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 500 feet of the site on March 22, 2013.

**BUDGET AND POLICY IMPLICATIONS:** N/A

**FISCAL IMPACTS**

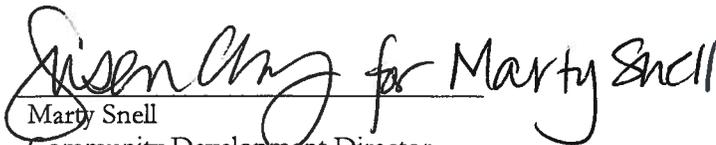
Yes (see attached form)                     No

**ACTION REQUESTED:** It is recommended the Board approve the plat of Hazel Ridge Phase 3.

Zoning	Minimum lot size for cluster lots	Minimum lot size for remainder parcel
R-5 (Cluster)	1 acre	6.2 acres
	Actual minimum cluster lot area	Actual lot area for remainder parcel
	2.11	7.47

**PROJECT START DATE:** November 14, 2012 (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                    SR 6/6/14

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



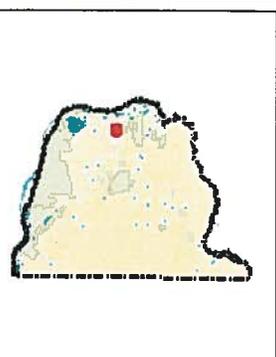
# ATTACHMENT A Vicinity Map



1,807.8  
0  
903.92  
1,807.8 Feet  
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.

1 : 10,847



Legend	
	Building Footprints
	Taxlots
<b>World Street Map</b>	
<b>Zoning Overlay</b>	
	Urban Reserve - 10 (UR-10)
	Industrial Urban Reserve - 20 (UR-20)
	Railroad Industrial Urban Reserve (RIUR)
	Railroad Industrial Overlay District (RIOD)
	Urban Holding - 10 (UH-10)
	Urban Holding - 20 (UH-20)
	Urban Holding - 40 (UH-40)
	Airport Environs Overlay
	Surface Mining Overlay District
	Existing Historic Resort
	Mill Creek Overlay District
	Highway 99 Overlay District
	Activity Center Overlay
	Transitional Area Overlay
	Single Family Residential Area Overlay
	Mixed Residential Area Overlay
	Multifamily Residential Area Overlay
	78th Street Property
	Columbia River Gorge Scenic Area
	Mixed Use Overlay

**Notes:**



