

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Urban Red Barn LLC
DATE: Final Plat Consent Agenda – July 19, 2016
REQUESTED ACTION: Acceptance of Plat Recording – FLD2015-00054 Urban Red Barn
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Urban Red Barn- FLD2015-00054 – PLD2013-00022

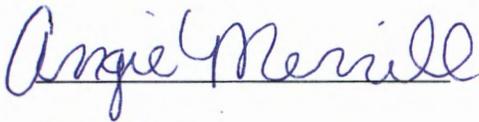
Zoning: R1-7.5; **Lot Size:** The minimum lot area of 7,500 square feet and the average lot area of 10,500 square feet. **Actual Lot Size:** Parcels range in size from 5,524 square feet to 11,464 square feet. **Exceptions:** None; **Project Start:** The application vested on January 15, 2014, Pre-application conference was held August 1, 2013, Final order of Short Plat Review approval was April 23, 2014.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the February 6, 2014, and property owners located within 300 feet of the site on February 6, 2014. The notice of hearing was posted on the site on March 19, 2014.

DISTRIBUTION:

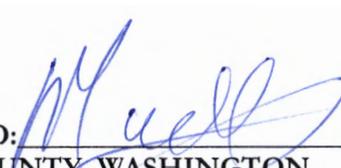
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell


APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: July 19, 2016

SR# SR 151-16



COUNTY REQUIRED PLAT NOTES:

1. **DEVELOPER:** FROM THE DATE OF OCCURRENCE HERETO, SPONSOR SHALL BE CONSIDERED SUCCESSOR TO THE PROPERTY SET FORTH ABOVE.

2. **UTILITIES:** THE LOTS HEREIN ARE BEING SUBDIVIDED UNDER AN UNDERGAS FACILITY AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING AND MAINTAINING THE FACILITY. THE LOTS HEREIN ARE BEING SUBDIVIDED UNDER AN UNDERGAS FACILITY AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING AND MAINTAINING THE FACILITY.

3. **UTILITIES:** ALL UTILITIES SHALL BE APPROVED BY THE PUBLIC UTILITIES AND GAS COMMISSIONS OF THE STATE OF WASHINGTON.

4. **ADDITIONAL NOTES:** THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING AND MAINTAINING THE FACILITY. THE LOTS HEREIN ARE BEING SUBDIVIDED UNDER AN UNDERGAS FACILITY AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING AND MAINTAINING THE FACILITY.

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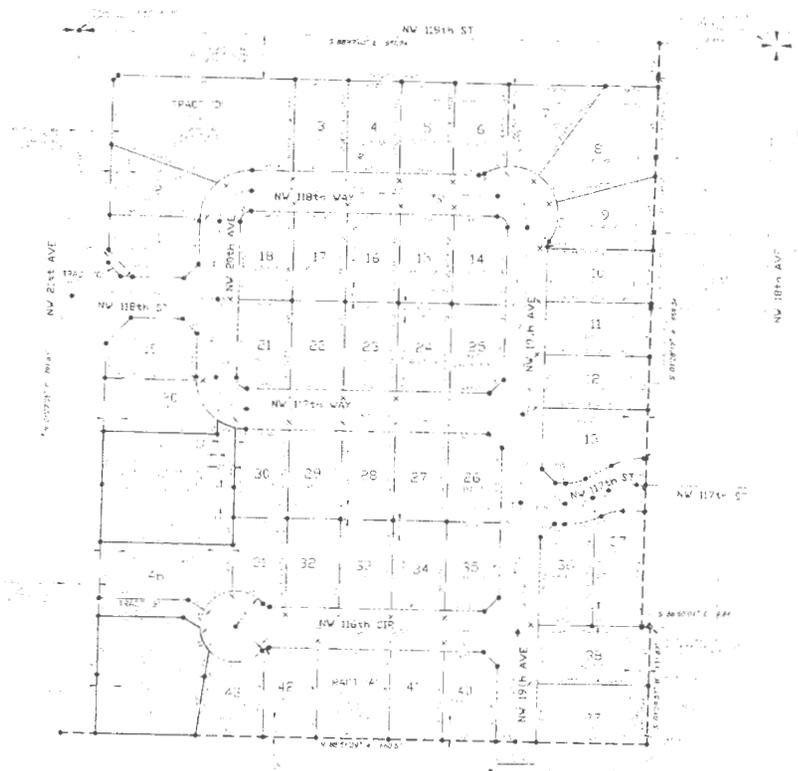
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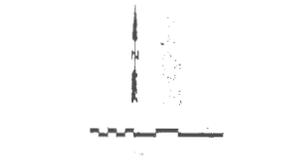


DEED REFERENCES

SURVEY REFERENCES

NARRATIVE

URBAN RED BARN
 PRELIMINARILY APPROVED AS 'FRAMER'S CORNER PHD'
 A SUBDIVISION IN A PORTION OF THE
 NW 1/4 OF THE NE 1/4 OF SECTION 33
 T 3 N., R 1 E., W. M.
 CLARK COUNTY, WASHINGTON



CLARK COUNTY PLANNING DIRECTOR:
 APPROVED BY: _____ DATE: 3/2/14

CLARK COUNTY ASSESSOR:
 THIS PLAT IS IN ACCORDANCE WITH THE CLARK COUNTY ASSESSOR'S OFFICE RECORDS AND IS SUBJECT TO THE CLARK COUNTY ASSESSOR'S OFFICE RECORDS AND IS SUBJECT TO THE CLARK COUNTY ASSESSOR'S OFFICE RECORDS.

CLARK COUNTY COUNCILORS:
 APPROVED BY: _____ DATE: _____

CLARK COUNTY ENGINEER:
 APPROVED BY: _____ DATE: _____

COUNTY HEALTH DEPARTMENT:
 APPROVED BY: _____ DATE: _____

AUDITOR'S CERTIFICATE:
 APPROVED BY: _____ DATE: _____



NORTIERN
 LAND SUBDIVISION, LLC **URB. N RFD BARN**