

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Touchstone Ventures, Nick Redinger

DATE: July 3, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Velvet Acres Subdivision Phase 1
FLD2017-00049

_____ Consent _____ Hearing _____ X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Velvet Acres Subdivision Phase 1
PLD2016-00012 / FLD2017-00049

Project review: The application vested on June 6, 2016. A pre-application conference was held October 1, 2015. Preliminary approval for the subdivision and a zone change to R1-10 was issued on October 5, 2016. Final engineering approval was granted September 27, 2017.

Zoning: R1-10 Zoning District; **Lot Size:** The R1-10 zone has a minimum lot area of 10,000 square feet and a maximum average lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 10,000 square feet to 11,926 square feet.



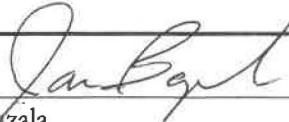
All lots in this plat are at or above the minimum of 10,000 square feet.

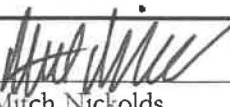
COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on July 6, 2016. Notice of the application and hearing were posted on the site by the applicant on July 22, 2016.

DISTRIBUTION:

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


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