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CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DATE: August 27, 2013
REQUEST: Approve and sign the final plat for Bella Ridge PUD Phase 4
CHECK ONE: X Consent CAO

BACKGROUND: Transmitted for acceptance by the Board is the plat of Bella Ridge Phase 4 (PLD2007-00011/PUD 2007-00001/FLD2013-00008)

COMMUNITY OUTREACH: This land division received the standard land use review and approval process. Several methods of community outreach were used in processing the application. Notice of application was mailed to the applicant, neighborhood associations and property owners within 300 feet of the site on April 11, 2007. One sign was posted on the subject property and two within the vicinity on April 11, 2007. A public hearing was held on January 22, 2009 which offered the public further opportunity to comment on the proposed development.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS

Yes (see attached form) No

ACTION REQUESTED: It is recommended the Board approve the plat of Bella Ridge Phase 4.

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

Marty Snell
on behalf of Marty Snell
Marty Snell
Community Development Director

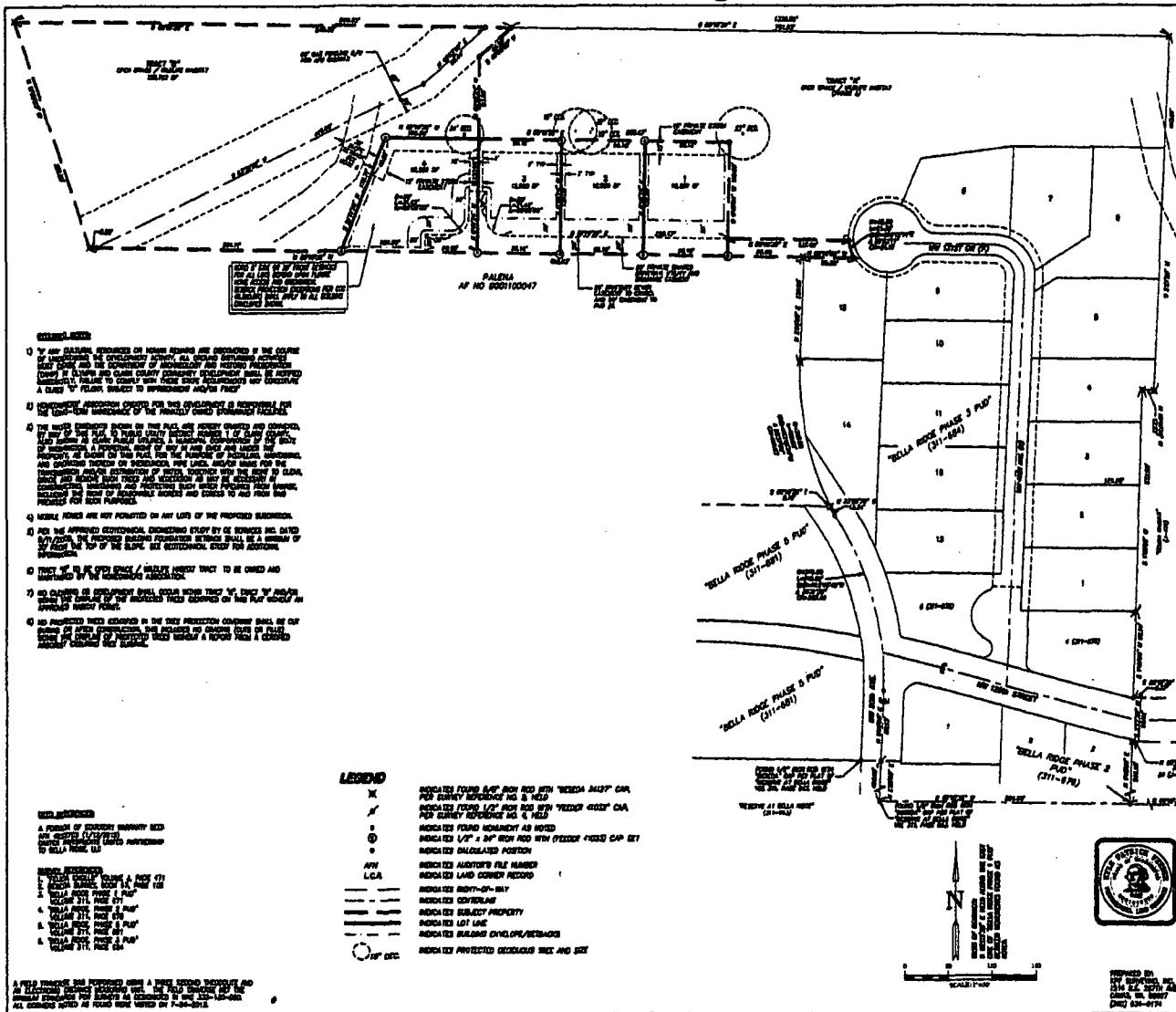
Approved: Tom Melke
CLARK COUNTY
BOARD OF COMMISSIONERS

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

September 3, 2013
SR-178-13



Exhibit B



BELLA RIDGE PHASE 4 PUD
 (preliminarily approved as WEST PARK III paid.)
 LOCATED IN THE IRA PATTERSON DLC
 IN THE SW 1/4 OF THE NW 1/4
 OF SECTION 29 AND
 IN THE SE 1/4 OF THE NE 1/4
 OF SECTION 30
 T. 3 N., R. 1 E., W.M.,
 CLARK COUNTY, WASHINGTON
CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE: _____

CLARK COUNTY AUDITOR

APPROVED BY: _____ COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2014

AUDITOR'S FILE NO. _____ BOOK _____ OF PLATS

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 86.11.010, LARS OF

WASHINGTON, IN AS MUCH AS _____ TITLE CODE, CHAPTER 86A, RCW

IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR: _____ DATE: _____

CLARK COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, CLARK

COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2014

CLERK OF THE BOARD OF CLARK COUNTY COMMISSIONERS

APPROVED BY: _____ CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY ENGINEER:

APPROVED BY: _____ DATE: _____

CLARK COUNTY PUBLIC HEALTH

THIS PLAT MEETS THE REQUIREMENTS OF RCW 70A.05.010, PUBLIC HEALTH

ACT, AS AMENDED, IN AS MUCH AS _____ TITLE CODE, CHAPTER 70A, RCW

IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

CLARK COUNTY PUBLIC HEALTH: _____ DATE: _____

UTILITY AND SIDEWALK EASEMENT:

ALL UTILITY AND SIDEWALK EASEMENTS SHOWN ON THIS PLAT ARE THE PROPERTY OF

THE PUBLIC UTILITIES DISTRICT OF CLARK COUNTY, WASHINGTON, AND ARE SUBJECT TO

THE EASEMENT AGREEMENT BETWEEN THE DISTRICT AND THE PLATTEE, AS SET FORTH

IN THE EASEMENT AGREEMENT ATTACHED TO THIS PLAT, AND TO ANY OTHER

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1. BY ANY DEED, CONTRACT, OR OTHER INSTRUMENT, THE RIGHTS OF THE COUNTY OF CLARK AND THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT, CLARK COUNTY, WASHINGTON, TO CONDUCT SURVEYING AND ENGINEERING WORK SHALL BE RESERVED TO CLARK COUNTY, WASHINGTON, AND SHALL BE DEEMED TO BE A PART OF THE PLAT, SUBJECT TO APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS OF CLARK COUNTY, WASHINGTON.
2. THE PLAT IS SUBJECT TO THE PLAT, AS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS OF CLARK COUNTY, WASHINGTON, AND SHALL BE DEEMED TO BE A PART OF THE PLAT, SUBJECT TO APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS OF CLARK COUNTY, WASHINGTON.
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- LEGEND**
- X INDICATES FOUND AND NOT FOUND WITH "VEGETATION REMOVAL" PLAN FOR SURVEY REFERENCE NO. 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- NOTES:**
1. A PORTION OF EXISTING SURVEYING RECORDS HAS BEEN RECORDED IN THE PUBLIC RECORDS OF CLARK COUNTY, WASHINGTON, AND IS REFERRED TO BY THIS PLAT.
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A FIELD SURVEY WAS PERFORMED WITH A TOTAL STATION INSTRUMENT AND AN ELECTRONIC DISTANCE MEASUREMENT SYSTEM. THE FIELD SURVEY OF THE BOUNDARY LINES WAS CONDUCTED BY ME AND MY ASSISTANT ON 11-15-14. ALL BOUNDARY LINES ARE SHOWN WITHIN 7-10-14-15.



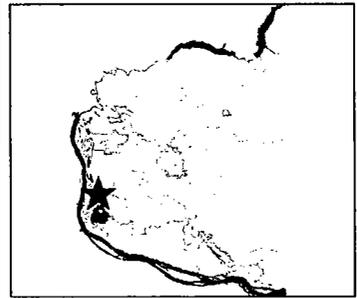
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND A TRUE COPY FROM THE ORIGINAL RECORDS OF THE SURVEY IS FILED IN THE OFFICE OF THE CLERK OF CLARK COUNTY, WASHINGTON.

DATE: _____

DATE	2014
SCALE	1"=100'
BY	DAVID J. WILSON
CHECKED BY	DAVID J. WILSON
DRAWN BY	DAVID J. WILSON
CHECKED BY	DAVID J. WILSON
DATE	11/15/14

KPF
 SURVEYING, INC.
 11415 107TH AVE. PALSAN, WA 98948
 509-634-8171 FAX 509-634-8172

Attachment A - Bella Ridge Phase 4



Legend

- Parcels
- Roads
 - ^ Alley
 - ~ Arterial
 - ~ DNR
 - ~ DNR (Private Land)
 - ~ Driveway
 - ~ Interstate
 - ~ Interstate Ramp
 - ~ Primary Arterial
 - ~ Private Roads
 - ~ Private Roads w/o Names
 - ~ Public Roads
 - ~ SR Ramp
 - ~ State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary



Map center: 1072105, 147619



Scale: 1:4,243

This map was generated by Clark County's "Maps Online" 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.