

Narrative for Parmentier Short Plat

Project Location: The proposed project is located on Aspen Avenue. North boundary is West 15th Street, which is a private street. East boundary is Aspen Avenue.

Proposed Project: To subdivide the existing lot to create an additional lot (two total lots). The proposed lot would be 7500 square feet and would be accessed from Aspen Avenue using the existing driveway which will be shared between the two lots. The existing lot residence, shop/garage and sheds / out buildings will remain. After split of the 7500 square foot lot, the remains of the existing lot (258895000) will exceed max lot size for LDR 7.5 zoning of 11,000 square feet and therefore requires a Variance for approval. Variance request is included in this packet.

3.35 – Impact Fees

Impact fees shall be paid at time of a building permit issuance as per codes as stated in section 3.35.140.

Title 12 – Streets, Sidewalks and Public Ways

12.05 Sidewalks:

Sidewalks currently reside along Aspen Avenue. No improvements required for this project.

12.10 Public and Private Road standards:

The new lot will be accessed from Aspen Avenue using the existing driveway. This, results in both lots using the existing (shared) access to Aspen Avenue. No street improvements required for this project.

12.10.350 Street Trees and Landscaping

There are currently fir trees along Aspen Avenue. In the event, they are removed new trees would be planted to meet the requirements of LCMC 18.130.100.

12.10.360 Street Lighting:

No street lighting improvements required for this project.

Title 13 - Public Utilities

13.10 - Sewer Systems Rules and Regulations:

The new lot will be connected to the sewer as required and will comply with LCMC 13.10.

Any costs associated with sewer installation will be paid by applicant as required per LCMC 13.10.110.

Excavation would be open trench method as per LCMC 13.10.200. Work would be performed by a duly licensed contractor in the city of La Center as required per LCMC 13.10.230. A new 4 inch lateral will be installed to the new lot from the 8-inch sewer main in Aspen Avenue. It is understood that a sewer impact fee for a single family residence would be charged per LCMC 13.10.350

Water:

Existing home is supplied by Clark Public Utility water supply. Water for new lot will also be supplied by connection to Clark Public Utility water supply.

Power:

Existing home is supplied by Clark Public Utility electricity. Electricity for new lot will also be sourced from Clark Public Utilities.

15.05 Building Code and Specialty Codes

Code compliance would be adhered to with any building construction.

15.35 School Impact Fees

Impact fees shall be paid at time of building permit issuance per section LCMC 15.35.030

Title 18 – Development Code

18.40 Front Lot Line

Aspen Avenue will be the front lot line. The new lot will be accessed from Aspen Avenue via the existing driveway being shared between the two lots.

18.130 Low Density Residential District (LDR-7.5):

18.130.070 Height Regulations: Building height for new lot will meet Max 35 feet height requirements.

18.130.080 Density and dimensional requirements:

New lot will be 7500 square feet and meet the stipulated Lot size requirements. Buildings will meet lot coverage requirements, and therefore will not exceed 35 percent lot coverage. Max impervious surface area shall not exceed 50 percent. Setbacks shall meet requirements as stated in table 18.130.080. The setbacks will be met based on Aspen Avenue being the front lot line.

Table 18.130.080 – Lot Coverage and Dimensions

District	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard Setback (feet) ^{1, 2}	Minimum Side Yard Setback (feet) ²	Minimum Street Side Yard Setback (feet) ²	Minimum Rear Yard (feet) ^{2, 3}
LDR-7.5	60	90	20	7.5	10	20

LDR 7.5 Lot Size: After the 7500 square feet lot is split from existing lot 258895000, the residual of the remaining lot will exceed the 11,000 square foot lot maximum requirement for LDR 7.5 zoning.

A variance request for approval is included with this packet.

A Master Plan for large lots that could be subdivided in the future is also attached.

The Master Plan allows for 3 lots. All lots would be accessed from Aspen Avenue using the existing driveway with easement for access dedicated to all three lots.

Lot 1 - on South East corner bordering Aspen . The lot would also contain the access easements for all 3 lots. Lot size would be 12863 square feet including the easements. 9151 square feet not including the easement access area. This is the lot where the original home resides.

Lot 2 - on North East corner bordering Aspen and 15th street. This is the lot being split from the original lot. Lot size is 7500 square feet.

Lot 3 - on North West corner of property. North property line is 15th street. East Property line borders lot 2 and South property line borders Lot 1. Lot size is 10592 square feet.

18.130.100 Street trees: Street trees required in planter strips, at a minimum of 30 foot intervals. It is understood that the fir trees along Aspen Avenue meet these requirements. There is a possibility that these trees would be removed. In the event they are removed, new trees would be planted to meet requirements.

18.130.110 Active open space – Family parks

Not applicable to this project.

18.200 General Provisions

18.200.060 Divisions of Developed land

The existing lot (258895000) is developed land. The existing lot residence, shop/garage and sheds / out buildings will remain. The lot remains after the lot split will exceed the maximum lot size requirements for LDR 7.5 zoning of 11,000 square feet and therefore requires a Type II Variance. Variance request is included in this packet.

18.245 Supplementary Development Standards

18.245.020 Height of fences and hedges: Will comply with standards of this section.

18.245.030 Solid Waste: : Will comply with standards of this section.

18.245.040 Lighting: Lighting will comply with the standards of this section.

18.245.050 Noise: Any work on this site shall comply with the standards of this section.

18.245.060 Landscaping: Code Table indicates LDR requirements as None. Any landscaping would meet requirements and conditions of this section.

18.260 Variances

After the 7500 square foot lot is split from existing lot 258895000, the residual of the remaining lot will exceed the 11,000 square foot lot maximum requirement for LDR 7.5 zoning. A variance request for approval is included with this packet.

18.280 Off-street Parking and Loading Requirements:

18.280.04: 2 parking spaces will be allotment per code requirements.

18.280.050: Parking design size standards will be met per code requirements.

18.282 Outdoor Lighting

Street lighting upgrades for Aspen Avenue have already been completed. No additional improvements are required for this project.

8.282.060 Residential lighting for new construction: Any new construction lighting shall comply with this code.

18.30 Critical Areas: Lot is relatively flat ground with only a gentle slope. No geologically hazardous areas and no wetlands are on the site. Clark County MapsOnline and the cities critical areas maps indicate there are no critical areas on this site. No critical areas permits required.

Wetlands study - not required for this project. No Wetlands on site.

Geotechnical study - not required for this project. No fill will be placed on the site. No fill will be removed from site. Land is only gently sloping.

18.310 Environmental Policy:

18.310.235 Critical areas:

Clark county MapsOnline shows the existing and proposed lot to be located within a moderate-high probability designation for encountering archaeological resources.

A SEPA checklist has been completed and submitted with this application.

An Archaeological predetermination was conducted and report is submitted with this application.

18.320 Stormwater and Erosion Control

18.320.120: *All ground-disturbing activities in excess of 500 square feet must follow the requirements of the "City of La Center Erosion Control Guidelines" (June 1998 or latest edition):*

Less than 2000 square feet of impervious surface would be created with this project. Erosion control guidelines would be followed. This lot is relatively flat with only gentle slope. The only ground disturbance for this project would be for utility installation and to excavate for a crawl space in the event a single family residence is constructed. In this event, a silt filter fence and straw bales & wattle can be used to control sediment during construction if required.

18.320.340 Single-family home construction: *The construction of single-family homes, ... and their structures that fall into one of the categories below and meet conditions stated for that category are exempt for the provisions of Article II (standard requirements) and Article IV (other provisions) of this chapter.*

Per regulation, the above stated exemption applies for allowance for single family home construction when the lot size is less than 15000 square ft. The lot will be 7500 square ft. Conditions of storm water runoff will be met by with a single family home constructed with a roof downspout system that will connect to the concrete gutter in the street by the storm drain on Aspen Avenue.

18.320.350 Small residential projects.

Treatment and Runoff Control Requirements will be met by use of roof downspout systems for the residential structure that will connect to the concrete gutter in the street by the storm drain on Aspen Avenue.

18.360 Archaeological Resource Protection

Archeology predetermination was done. Report is included with this packet.