

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The preliminary plat of Dove Ridge, a subdivision of 15.83 acres into 21 lots with an average lot size of 27,036 square feet.

Proponent Tri City Development Co. LLC  
15 SW Colorado Avenue, Suite 1  
Bend OR 97702

File No. **EA 11-07**

Location of proposal, including street address, if any: The site is located South of 10th Avenue and East of Clodfelter Road, Kennewick, in the Northeast Quarter of Section 12, Township 8 North, Range 28 East, W.M.

Lead agency **BENTON COUNTY**

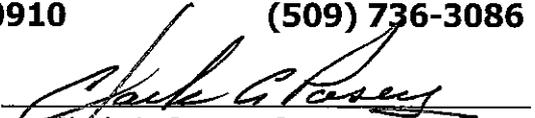
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**THERE IS NO COMMENT PERIOD FOR THIS DNS.**

Responsible Official **Michael Shuttleworth, Planning Manager**  
**Benton County Planning Dept.**  
**Post Office Box 910 PHONE: (509) 786-5612**  
**Prosser, WA 99350-0910 (509) 736-3086**

Date **March 11, 2011**

Signature

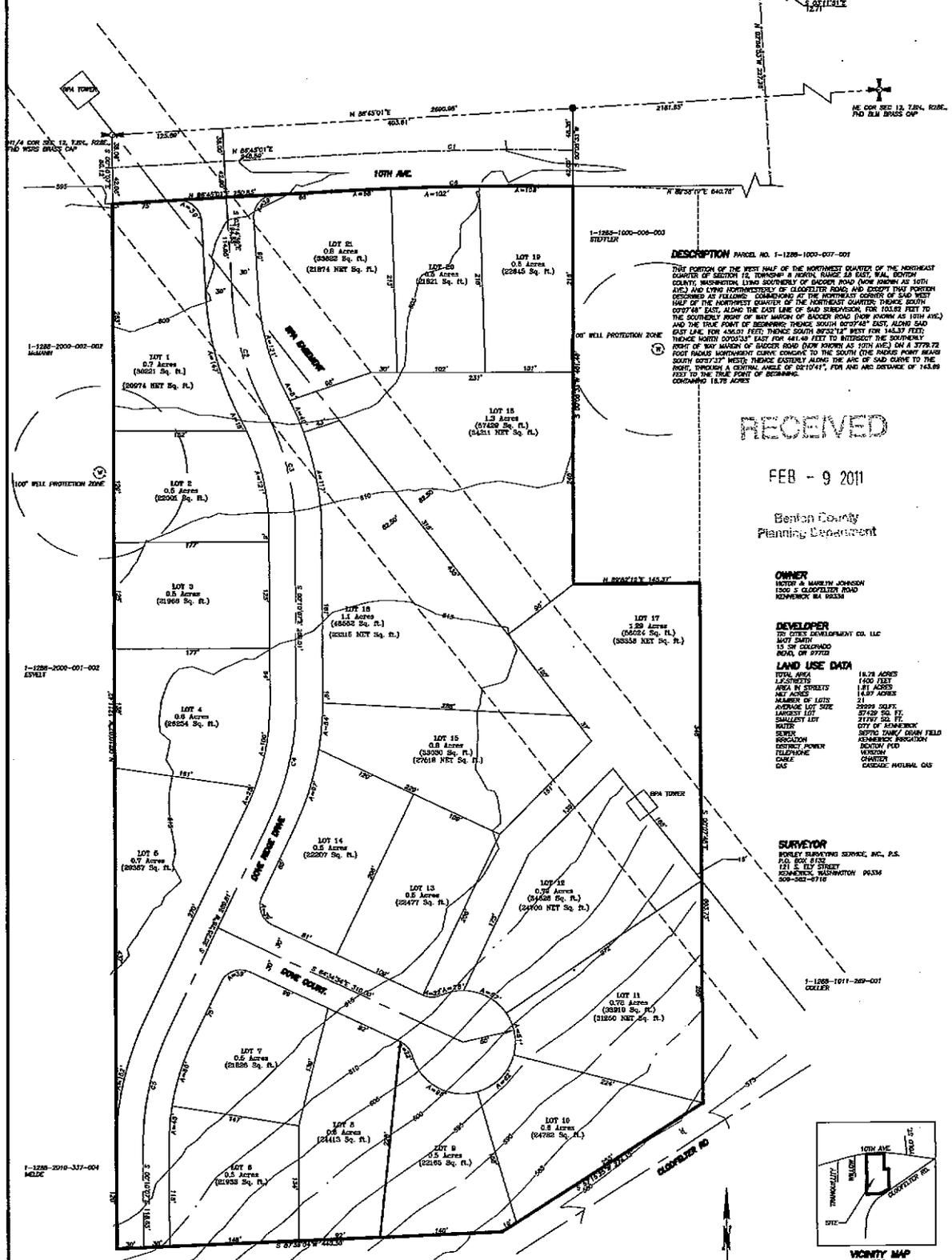
  
Clark A. Posey, Senior Planner

**THERE IS NO AGENCY APPEAL.**

DISTRIBUTION:

Applicant	Department of Ecology-Yakima
News Media (Encl. map or plot plan)	Fire District 1
Benton County Building Office	Fire Marshal
Dept. of Natural Resources-Olympia	Bureau of Land Management
Dept. of Natural Resources -Ellensburg	Department of Fish and Wildlife
Benton Clean Air Authority	Dept. of Arch. & Historic Preservation
Bureau of Reclamation	Futurewise
Benton County Public Works	Bonneville Power Administration
City of Kennewick	
Benton Franklin Health District	
Kennewick Irrigation District	
Department of Transportation	
Washington State Department of Health	
Department of Ecology- Olympia	

**PRELIMINARY  
DOVE RIDGE**  
PORTION OF 1/2, NW 1/4, NE 1/4,  
SECTION 12, T. 2 N., R. 2 E., S. 21 E., P.M.  
BENTON COUNTY, MISSOURI



**DESCRIPTION** PARCEL NO. 1-1288-1000-007-001  
 THIS PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 22 EAST, MAIN BENTON COUNTY, MISSOURI, LIES SOUTHERLY OF CLOVERLEAF ROAD (NOW KNOWN AS 10TH AVE.) AND LYING NORTHWESTERLY OF CLOVERLEAF ROAD AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 02°04' EAST ALONG THE EAST LINE OF SAID SUBDIVISION, FOR 100.00 FEET TO THE SOUTHERLY POINT OF SAID MARGIN OF BUCKNER ROAD (NOW KNOWN AS 10TH AVE.) AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°04' EAST, ALONG SAID EAST LINE, FOR 430.00 FEET; THENCE SOUTH 82°32'12" WEST FOR 143.37 FEET; THENCE NORTH 02°03'12" EAST FOR 44.44 FEET TO INTERSECT THE SOUTHERLY POINT OF SAID MARGIN OF BUCKNER ROAD (NOW KNOWN AS 10TH AVE.) ON A 3779.72 FOOT RADIUS MOUNTAIN CURVE CONCORD TO THE SOUTH (THE RADIUS POINT BEARS SOUTH 02°07'12" WEST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE POINT, THROUGH A CENTRAL ANGLE OF 02°10'41", FOR AN ARC DISTANCE OF 143.89 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 18.78 ACRES.

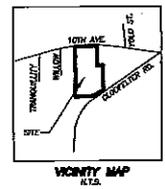
**RECEIVED**  
 FEB - 9 2011  
 Benton County  
 Planning Department

**OWNER**  
 MOYER & MARVIN JOHNSON  
 1202 S CLOVERLEAF ROAD  
 BENTONVILLE, MO 65338

**DEVELOPER**  
 THE POWER DEVELOPMENT CO. LLC  
 1001 DARTY  
 15 SW DEERWOOD  
 MOULDEN, MO 65702

**LAND USE DATA**  
 TOTAL AREA 18.78 ACRES  
 1,225,225 SQ. FT.  
 AREA IN STREETS 1,811 ACRES  
 AREA ACROSS 1,449 ACRES  
 NUMBER OF LOTS 21  
 AVERAGE LOT SIZE 27,429 SQ. FT.  
 LARGEST LOT 217,952 SQ. FT.  
 SMALLEST LOT 1,811 SQ. FT.  
 CITY OF BENTONVILLE  
 BENTON DUMP/DEBRIS FIELD  
 AMERICAN SUBDIVISION  
 BENTON PUD  
 METROPHONE  
 CABLE  
 COUNCIL NATIONAL GAS

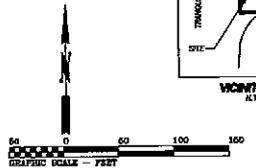
**SURVEYOR**  
 BOWLEY SURVEYING SERVICE, INC., P.S.  
 P.O. BOX 4752  
 221 S. 2ND STREET  
 BENTONVILLE, MISSOURI 65338  
 417-322-8716



Curve	Radius	Tangent	Length	Chord	Chord Bear.
C1	3670.72	120.10	200.10	27.170	205.12
C2	3120.00	28.10	150.00	25.000	125.00
C3	3120.00	28.10	150.00	25.000	125.00
C4	3120.00	28.10	150.00	25.000	125.00
C5	3779.72	138.83	277.72	37.727	237.72

1-1288-2010-337-001  
 HEDZ

1-1288-2000-009-000  
 JOHNSON



JANUARY 15-2010  
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