

Master Land Use Application



City of La Center, Planning Services

305 NW Pacific Highway

La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address 419 E CEDAR AVE LA CENTER, WA 98629

Legal Description _____

Assessor's Serial Number 62650000 , 62702000

Lot Size (square feet) 20,474

Zoning/Comprehensive Plan Designation C-1, C

Existing Use of Site VACANT PAD IN SHOPPING CENTER

Contact Information

APPLICANT:

Contact Name RICHARD COLF

Company GENTEEL INVESTMENTS LLC

Phone 360 225-7540 Email _____

Complete Address PO BOX 1434 VANCOUVER, WA 98668

Signature [Handwritten Signature]
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name ROY HEIKKALA

Company RITE MENTER INVESTMENTS INC

Phone 360 921-8244 Email ROYHEIKKALA@GMAIL.COM

Complete Address PO BOX 211 VANCOUVER WA 98666

Signature [Handwritten Signature]
(Original Signature Required)

PROPERTY OWNER:

Contact Name RICHARD COLF

Company GENTEEL INVESTMENTS LLC

Phone 360 225-7540 Email _____

Complete Address SAME AS ABOVE

X Signature [Handwritten Signature]
(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application PRE-APPLICATION CONFERENCE APPLICATION

Previous Project Name and File Number(s), if known HERITAGE CENTER

Pre-Application Conference Date and File Number _____

Description of Proposal CONSTRUCT A TWO STORY 8,800 SQ FT OFFICE/RETAIL BUILDING KNOWN AS "HERITAGE CENTER BUILDING B"

THIS IS THE THIRD AND FINAL BUILDING FOR THE HERITAGE CENTER AT 419 E CEDAR AVE IN LA CENTER WASHINGTON

THERE IS A SINGLE FAMILY RESIDENTS THAT WILL BE REMOVED AT 404 E 5TH ST FOR ADDITION PARKING FOR THIS BUILDING.

ALL UTILITIES ARE ONSITE AND ALL ROAD FRONTAGE IMPROVEMENT ARE DONE.

Office Use Only

File # 2018-031-PAC

Planner _____

Received By NH

Fees: \$ 200

Date Received: 11/27/18

Date Paid: 11/27/18

- Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

Pre-Application Conference Application



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Electronic Requirements

- Provide all materials on a CD or Flash Drive with all application materials as a PDF and a word version of the narrative.

Written Requirements

- Master Permit Application:** Provide one copy of the Master Land Use Application with original signatures.
- Checklist:** Provide one copy of this completed checklist.
- Written Narrative:** Provide a detailed description of the proposed project including but not limited to the changes to the site, structures, landscaping, lighting, parking and use. In addition, please also address utility, frontage and transportation needs.

Plans and Graphics Requirements Provide Five (5) Copies of Scaled Plans (1' = 200 Feet & 8.5x11) the Following:

- Dimensions & North Arrow
- Site Boundary
- Proposed Name of Project
- Vicinity Map
- Configuration & Dimension of all Proposed Lots & Tracts, Including Proposed Park/Open Space, Drainage Tracts or Easements, Topography, Grades Including the Maximum & Minimum Density Calculations
- Location of Existing and Proposed Buildings & Structures
- Proposed Uses of all Buildings
- Height and Conceptual Appearance of Building Facades for all Building Structures
- Location of Walls and Fences, Height and Construction Material
- General Location & Configuration of Proposed Landscaping
- Existing and Proposed Exterior Lighting
- Location and Layout of Off-Street Parking and Loading Facilities
- Name, Location & Width of Existing & Proposed On-Site Streets and Roadway Easements
- Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities
- Location of Existing & Proposed Public & Private Utilities
- Location, Types & Boundaries of Critical Areas, Buffers, Slopes & Archaeologically Significant Features

Questions:

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

ESTIMATE OF ALL PERMIT AND FEES

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

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Notes _____

Heritage Center
419 E Cedar Ave
LaCenter, WA 98629
Nov 27, 2018

PROJECT NARRATIVE

Building B Pre-App

The proposed Building B is the third and last building in the Heritage Center. The building is a two story 8,800 sq ft Office/Retail building similar in design to the existing buildings on site. The lower floor will contain 5,200 sq ft and the upper floor will have 3,600 sq ft. There is an adjacent single family house at 404 E 5th St that will be removed to accommodate parking for this building.

All utilities for this building have been extended into the site. All frontage improvements have been completed.