

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 N/A

Legal Description NE 1/4, S34, T5N, R1E

Assessor's Serial Number 258913-000, 258968-000, & 258909-000

Lot Size (square feet) 24,904 sf

Zoning/Comprehensive Plan Designation LDR-7.5 / UL

Existing Use of Site Vacant

Contact Information


APPLICANT:

Contact Name Randy Cole

Company RJR Enterprises, LLC.

Phone 605-342-9607 Email randalcp@msn.com

Complete Address 1935 Samco Road, STE. 102, Rapid City, SD 57702

Signature 
(Original Signature Required)


APPLICANT'S REPRESENTATIVE:

Contact Name Seth Halling

Company AKS Engineering & Forestry

Phone 360-882-0419 Email sethh@aks-eng.com

Complete Address 9600 NE 126th Avenue, STE. 2520, Vancouver, WA 98682

Signature 
(Original Signature Required)

PROPERTY OWNER:

Contact Name Randy Cole

Company RJR Enterprises, LLC.

Phone 605-342-9607 Email randalcp@msn.com

Complete Address 1935 Samco Road, STE. 102, Rapid City, SD 57702

Signature 
(Original Signature Required)

Development Proposal

Project Name North Fork Urban Holding

Type(s) of Application Boundary Line Adjustment, Urban Holding Removal, Critical Areas Permit, Legal Lot Det., SEPA

Previous Project Name and File Number(s), if known RJR Enterprises Boundary Line Adjustment (2020-020-PAC)

Pre-Application Conference Date and File Number 9/22/2020 (2020-020-PAC)

Description of Proposal The Applicant proposes to consolidate Parcel Number 258909-000 and 258968-000 into one parcel and then boundary line adjust the consolidated parcel with the project's third parcel (258913-000), resulting in two lots. This project proposes to remove the Urban Holding (UH-10) from the site since sanitary sewer has been constructed to the site. Sanitary sewer has been extended to the site and the lots will connect to the public water main in NE North Fork Avenue. Upon approval of this application, the Applicant plans to submit building permit applications to construct a duplex on each of the site's lots, for a total of two duplexes including four dwelling units.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

- Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

Boundary Line Adjustment



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A boundary Line adjustment (BLA) is a division made for the purpose of adjusting boundary lines which does not create any additional lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building a building site. Boundary line adjustments may not be concurrently reviewed with another land division if the proposed adjustment might affect the perimeter of the other land division.

Boundary line adjustments recorded through the county assessor’s office do not ensure such adjustments meet current zoning requirements. BLA applications approved through the La Center Planning Department ensure compliance with current zoning requirements, and are reviewed and approved through the TYPE 1 process, pursuant to LCMC 18.30.080. The planning director shall review the boundary line adjustments through a TYPE 1 procedure. Prior to approval, the city engineer shall find whether the adjustment will interfere with the extension of any planned right-of-way, public utility easement or capital facility identified by the CFP

Adjustment Analysis Information:

Lot Information	Lot Area		Lot Width		Lot Depth	
Code Required Minimum	7,500	sq. ft.	60	ft.	90	ft.
Existing Lot 1 258913-000	13,240	sq. ft.	100	ft.	131	ft.
Proposed Lot1	11,697	sq. ft.	90	ft.	129	ft.
Existing Lot 2 258968-000	6,529	sq. ft.	62	ft.	104	ft.
Proposed Lot 2	13,207	sq. ft.	72	ft.	178	ft.
Existing Lot 3 258909-000	5,135	sq. ft.	62	ft.	80	ft.
Proposed Lot 3	N/A	sq. ft.	N/A	ft.	N/A	ft.

Application Submittal Checklist

Application Requirements for all Reviews:


- **Master Application Form:** Provide Completed Master Land Use Application form with original signature(s)
- **Checklist:** Provide Completed Submittal Checklist
- **Written Narrative:** A detailed description of the proposed lot line adjustment and the reason for an adjustment
- **Adjustment Analysis Information**
- **The Appropriate Fee: \$425 + \$75/Lot**
- **Sales History Since 1969:**
 - Including:**
 - Copies of all deeds or real estate contracts showing previous owners or division of original parcels.
 - Prior segregation requests.
 - Prior recorded surveys.
 - Other information demonstrating compliance with the approval criteria.
- **A site plan showing current condition.**
 - Including:**
 - The applicants and contact person's name, mailing address and phone number.
 - Owners name and address
 - Layout and dimensions of parcels drawn to scale
 - North arrow (oriented to the top, left or right of page), scale and date.
 - Area of existing sites in acres or square feet.
 - Locations of all existing buildings/structures, septic tanks and drain fields, wells and on-site utilities, and their distance in feet from all property lines.
 - Public and private roads and their dimensions and location
 - Private road and utility easements and their dimensions and location.
- **Approval criteria**
 - No additional lots could be created that do not meet current zoning of the property
 - Lots must meet current size requirements including minimum width and depth requirements
 - Lots must be buildable [Ord. 2006-17, 2006.]

Boundary Line Adjustment Affidavit

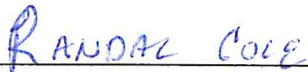
By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge. I have owner(s) permission to submit this application. I agree to hold harmless the city of La Center as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including myself, and filed against the city of La Center, but only where such claim arises out of the reliance of the city, including its officers and employees, upon the accuracy of the information provided to the city as a part of this application.



Applicant's signature



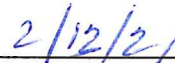
Date



Print Applicants Name



Property Owners Signature



Date



Print Property Owners Name