

Pre-Application Conference Application



City of La Center, Planning Services

305 NW Pacific Highway

La Center, WA 98629

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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.

1. Please confirm road classification for NE North Fork Avenue is Rural Major Collector.
2. Please confirm road classification for NE Gaither Avenue is Neighborhood Access.
3. Minimum Radius for cul-de-sac
4. Minimum radius for 90 degree turns (or close to 90degree). Can it be 50' radius. If not, can it be reduced with warning speed signs?
5. If trees are left in critical areas and other open space, do they still need to be identified? There are a lot of trees on this site.
6. Can remainder lot with existing home be larger than 11,000SF?
7. How is net and gross density calculated?
8. What is max density allowed in LDR7.5 with density transfer?
9. How is the City going to address the 5foot reserve strip running along the north side of NE 24th Circle? It appears the City and/or the County allowed this reserve strip during it's review of South View Heights Phase VIII final plat. The plat says it is Tract A dedicated to the HOA with the plat, however it appears to show in County records as being owned by the developer of South View Heights Phase VIII. A copy of the recorded plat was submitted with this application packet.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____