



# Master Land Use Application

**ORIGINAL**

Received

SEP 13 2017

LaCenter  
Public Works

City of La Center, Planning Services

305 NW Pacific Highway

La Center, WA 98629

[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

Ph. 360.263.7665 Fax: 360.263.7666

[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

## Property Information

Site Address 34700 NE North Fork Road La Center WA 98629

Legal Description See attached

Assessor's Serial Number 258901-000, 258919-000, 258922-000, 258971-000 & 258972-000

Lot Size (square feet) 1,868,720

Zoning/Comprehensive Plan Designation LDR-7.5 & UL

Existing Use of Site Mostly vacant with several residences & out buildings

## Contact Information

### APPLICANT:

Contact Name Carleen Stephens

Company \_\_\_\_\_

Phone 360.687.3402 Email carleenstephens@gmail.com

Complete Address 24600 NE 98th Court Battle Ground WA 98604

Signature *Carleen Stephens*  
(Original Signature Required)

### APPLICANT'S REPRESENTATIVE:

Contact Name Ed Greer

Company Greer & Greer, Inc Land Use Planning

Phone 360.904.4964 Email ed@ed-greer.net

Complete Address 13023 NE Hwy 99 Suite 7-126 Vancouver WA 98686

Signature *[Signature]*  
(Original Signature Required)

### PROPERTY OWNER:

Contact Name Perry & Carleen Stephens, Mark & Roni Stephens & Mary Rerick

Company Contact: Carleen Stephens

Phone 360.606.2408 Email carleenstephens@gmail.com

Complete Address 24600 NE 98th Court Battle Ground WA 98604

Signature *Carleen Stephens*  
(Original Signature Required)

**Development Proposal**

Project Name \_\_\_\_\_

Type(s) of Application Stephens Hillside Farm

Pre-App Conference

Previous Project Name and File Number(s), if known None

Pre-Application Conference Date and File Number None

Description of Proposal \_\_\_\_\_

Subdivide approx. 43 acres into 86 residential lots, Tracts \_\_\_\_\_  
for stormwater management areas, and a City Park. \_\_\_\_\_

**Office Use Only**

File # 2017-014-PAC

Planner E. Eisemann

Received By NH

Fees: \$ 500

Date Received: 9/13/17

Date Paid: 9/13/17

- Procedure:  Type I  
 Type II  
 Type III  
 Type IV

Receipt # 01704302

Notes \_\_\_\_\_

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AFTER RECORDING MAIL TO:

Perry D. Stephens and Carleen M. Stephens  
 PO Box 2046  
 Battle Ground, WA 98604

Real Estate Excise Tax  
 Ch. 11 Rev. Laws 1951  
 \$ 8070.00 has been paid  
**519505**  
 Recp.# \_\_\_\_\_ Date 5-27-03  
 Sec. 61, see Affd. No. \_\_\_\_\_  
 Doug Lasher  
 Clark County Treasurer  
 BY \_\_\_\_\_ Deputy

Filed for Record at Request of:  
 First American Title Insurance Company



**First American Title  
 Insurance Company**

**STATUTORY WARRANTY DEED**

File No: 4282-165334 (CJK)

Date: May 21, 2003

Grantor(s): **Betty Jean Stephens**  
 Grantee(s): **Perry D. Stephens and Carleen M. Stephens**  
 Abbreviated Legal: **Section 34, Township 5 North, Range 1 East**  
 Additional Legal on page:  
 Assessor's Tax Parcel No(s): **258919-000**

**THE GRANTOR(S) Betty Jean Stephens, as her separate estate for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Perry D. Stephens and Carleen M. Stephens, husband and wife, the following described real estate, situated in the County of Clark, State of Washington.**

**The West half of the following described property:**

**Beginning at the Northeast corner of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, in Clark County, running thence West 2640 feet to the Northwest corner of said quarter section; thence South 767.25 feet; thence East 2640 feet to the East line of the said quarter section; thence North 767.25 feet to the place of beginning.**

**EXCEPT that portion deed to Mark Eugene Stephens and Pamela Ray Stephens on September 20, 1977, under Auditor's File No. 7709200179.**

**Situate in the County of Clark, State of Washington.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

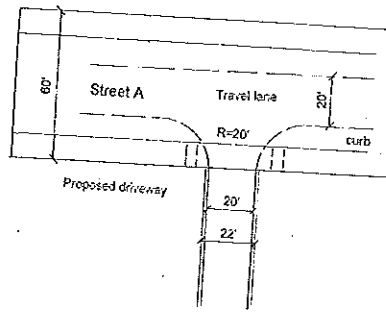
The East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the South 460 feet thereof.

ALSO EXCEPT County Roads

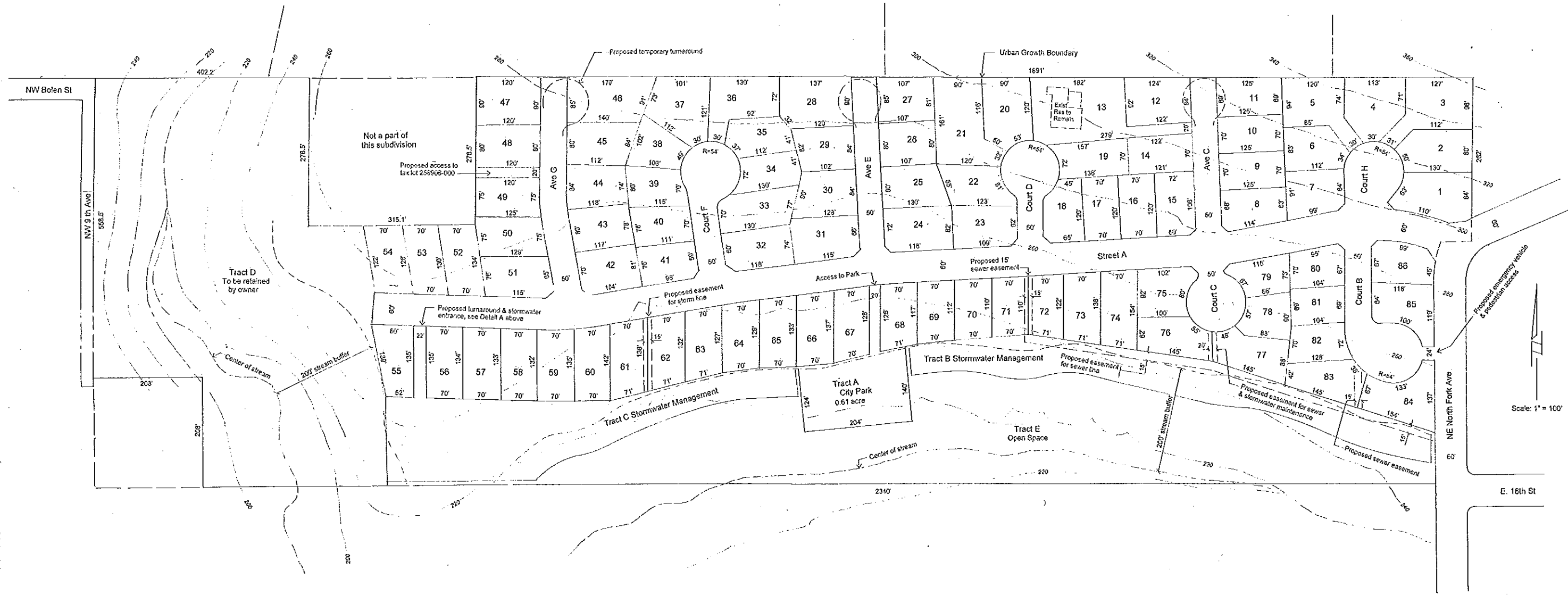
A 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across an strip of land 30 feet on each side of the following described centerline:

BEGINNING at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.



Detail A

- Notes**
1. This project proposes 66 residential lots for detached homes on 41.3 acres in the LDR-7.5 zoning district.
  2. Site addresses: 34700 NE North Fork Ave, 115 NE 348th St, 208 NE 348th St & 614 NE 348th St, all La Center. The site consists of Clark County tax lot numbers: 258901-000, 258919-000, 258922-000, 258971-000 & 258972-000.
  3. All existing structures will be removed, except for the residence at 208 NE 348th St will be retained on a new lot.
  4. A City Park consisting of 0.61 acre is proposed in the area of the least slope and a central location within a 5 minute walk from the farthest lot. The code does not preclude a park from being located in the stream buffer.
  5. All proposed lots exceed 7,500 sf in area, except Lot numbers 78, 79, 81, 82, the smallest is 7,176 sf.



Scale: 1" = 100'

Contact Person: Ed Greer  
 Greer & Greer, Inc. Land Use Planning  
 13023 NE Hwy 99 Suite 7-125  
 Vancouver WA 98686  
 360.687.4694 ed@gg-greer.net

Applicant: Carleen Stephens  
 24600 NE 9th Court  
 Battle Ground WA 98604  
 360.687.3402  
 carleenstephens@gmail.com

**Stephens Hillside Farm**  
 a residential subdivision  
 City of La Center Washington

Preliminary Plat