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Master Land Use Application

City of La Center, Planning Services
210 E 4th Street
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 No Situs Address

Legal Description #25 SEC 4 T4N R1EWM 2.48A M/L

Assessor's Serial Number 209708000

Lot Size (square feet) 108,029

Zoning/Comprehensive Plan Designation JP

Existing Use of Site Vacant

Contact Information

APPLICANT:

Contact Name Luke Sasse

Company

Phone 360-907-0226 **Email** luke@timberlandinc.com

Complete Address 9321 NE 72nd Ave Bldg C #7 Vancouver, WA 98665

Signature Luke Sasse
DocuSigned by: 3744D9E4594949C...
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Travis Johnson

Company PLS Engineering

Phone 360-944-6519 **Email** pm@plsengineering.com

Complete Address 604W Evergreen Blvd Vancouver, WA 98660

Signature Travis Johnson
DocuSigned by: A1381D9A924446E...
(Original Signature Required)

PROPERTY OWNER:

Contact Name John Vanvessem

Company

Phone **Email** vanvessems@msn.com

Complete Address 14900 NW 15th Avenue Vancouver, WA 98685

Signature John Vanvessem
DocuSigned by: 0A11C706B1BC49C...
(Original Signature Required)

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Development Proposal

Project Name

Type(s) of Application Paradise Park Site Plan
Final Site Plan Review

Previous Project Name and File Number(s), if known 2024-019

Pre-Application Conference Date and File Number Feb 22, 2023 2023-006-PAC

Description of Proposal Hotel, Commercial and QSR final engineering plan review

Office Use Only

File # _____ **Fees: $**_____

Received By _____ **Date Paid:** _____

Date Received: _____ **Receipt #** _____

Procedure:
- ☐ **Type I**
- ☐ **Type II**
- ☐ **Type III**
- ☐ **Type IV**

Notes _____

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AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant Luke Sasse concerning the following project:

Project Address: No Situs Address

Parcel #: 209708000

Project/Permit Review: Paradise Park Site Plan

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews including, but not limited to, engineering, project inspections, planning, and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis, plus administrative fees, as approved by City Council Resolution No. 13.372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

Applicant hereby agrees to pay the City's actual (time and materials) pertaining to reviews associated with the above named for land use review, engineering review, plan review, peer review, inspection and associated fees associated with or for the above-mentioned project. The Applicant further agrees to any delay in the issuance of a final decision on the Project until the Applicant has paid or kept current all of the City's review costs as provided and billed. Unpaid balances shall bear interest at the rate of ten percent (10%) interest per annum.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the Clark County Superior or District Courts. The prevailing party shall be entitled to recover attorneys' fees and costs.

IT IS SO AGREED:

APPLICANT	**CITY OF LA CENTER**
BY: Signed by: Luke Sasse 3744D9E4594949C...	BY:
TITLE: treasurer	TITLE:
DATE: 1/8/2026	DATE: