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 1000 E Southview Height Dr La Center, WA 98629

Legal Description Lot 1 SP 3-797

Assessor's Serial Number 62683000

Lot Size (square feet) 6,098

Zoning/Comprehensive Plan Designation RP

Existing Use of Site Single Family Home

Contact Information

APPLICANT:

Contact Name Alder Deschand

Company n/a

Phone 360-907-4986 **Email** alderdeschand@gmail.com

Complete Address 1000 E Southview Height Dr La Center, WA 98629

Signature _____
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Same as applicant

Company _____

Phone _____ **Email** _____

Complete Address _____

Signature _____
(Original Signature Required)

PROPERTY OWNER:

Contact Name Same as applicant

Company _____

Phone _____ **Email** _____

Complete Address _____

Signature _____
(Original Signature Required)

Development Proposal

Project Name Deschand Patio Cover

Type(s) of Application Type II Variance and Plat Alteration

Previous Project Name and File Number(s), if known Short plat 3-797

Pre-Application Conference Date and File Number Date: 07/22/2026 File Number: 2026-022-PAC

Description of Proposal The applicant is requesting Variance and Plat Alteration approval to reduce the required 20-foot rear yard setback. The proposed project is located in the (low density) LDR-7.5 zone district. The lot is approximately 6,098 square feet.

Please refer to the Variance Narrative - Rear Yard Setback Reduction included as a separate document within the application submittal for additional details.

Office Use Only

File # _____ **Fees: $**_____

Received By _____ **Date Paid:** _____

Date Received: _____ **Receipt #** _____

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

Notes _____

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 Alder Deschand concerning the following project:

Project Address: 1000 E Southview Heights Dr

Parcel #: 62683000

Project/Permit Review: _____

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: _____	BY: _____
TITLE: Owner	TITLE: _____
DATE: 08/04/2026	DATE: _____