

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
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Travis Johnson

Company PLS Engineering

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

Complete Address 604 W Evergreen Blvd Vancouver, WA 98660

Signature Travis Johnson
(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
(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Paradise Park Site Plan Type II Post Decision Review Application

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 Height Variance and Road Modification Request.

See narrative submitted with this application

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 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

Signed by:
BY: Luke Sasse
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BY: _____

TITLE: treasurer

TITLE: _____

DATE: 1/7/2025

DATE: _____