

PLS

ENGINEERING

PROJECT NARRATIVE

For

LARSON DRIVE

SUBDIVISION

A

BOUNDARY LINE

ADJUSTMENT APPLICATION

Submitted to

CITY OF LA CENTER

For

MJS Investors

11201 SE 8th Street, Suite 116

Bellevue, WA 98004

January 2023

GENERAL PROJECT INFORMATION

Applicant:

MJS Investors
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Contact:

PLS Engineering
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Location:	SE 1/4 Section 33, T5N, R1E, WM
Site Address:	none
Project Size:	8.61 acres
Jurisdiction:	La Center
Zoning:	MDR-16 – Medium Density Residential
Comprehensive Plan:	Urban Medium Density Residential
Comprehensive Plan Overlay:	Urban Holding - 10
Current Use:	vacant land
Tax Lot Information:	258631000 & 258766000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	Rural/Resource
Fire District:	Clark-Cowlitz Fire

Project Description

The project site is 8.61 acres in total and includes parcels 258766000 and 258631000. Parcel 258766000 is currently 4.65 acres in size and contains a single-family residence and outbuildings. Parcel 258631000 is currently 3.96 acres in size and vacant. Both parcels are zoned MDR-16.

The site is bordered by Riverside Estates to the west, NW Pacific Hwy and the Highland Terrace Subdivision to the north, single family homes to the east, a strip of land owned by Riverside Estates to the south as well as large parcels with single-family homes to the south.

A boundary line adjustment is proposed that will reduce parcel 258766000 (tax lot 151) from 4.65 acres to 2.21 acres and increase parcel 258631000 (tax lot 8) from 3.96 acres to 6.4 acres. The site is located in the SE ¼ of the NE ¼ of Section 33, T5N, R1E.

The proposed boundary line adjustment will reconfigure the lots as follows:

Parcel:	258766000	258631000
Parcel size	2.21 acres	6.4 acres
Average Lot Width	390'+/-	440'+/-
Average Lot Depth	242'+/-	580'+/-

The existing home, shed, and garage to remain on parcel 258766000 will meet required setbacks. A shop that was associated with the existing home will be removed.