

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 34011 and 34017 NW 9th AVE

Legal Description #83 SEC 34 T5N R1EWM 12.34A, #82 SEC 34 T5N R1EWM 12.34A

Assessor's Serial Number _____

Lot Size (square feet) 1,086,226 sq ft for both lots combined.

Zoning/Comprehensive Plan Designation LDR-7.5

Existing Use of Site Single Family Residence

Contact Information

APPLICANT:

Contact Name Dan Korpela

Company TD West, LLC

Phone 360-921-7991

Email dan@4kequipment.com

Complete Address 5900 NE 152nd AVE - Suite 120 Vancouver, WA 98682

Signature _____

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Scott Taylor

Company SGA Engineering

Phone 360-993-0911

Email Staylor@sqaengineering.com

Complete Address 2005 Broadway Vancouver, WA 98663

Signature _____

(Original Signature Required)

PROPERTY OWNER:

Contact Name Marv E Ritola

Company NA

Phone 360) 214-4513

Email Marvritola@hotmail.com

Complete Address 34011 NW 9th AVE - La Center, WA 98629

Signature _____

(Original Signature Required)



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 TD West, LLC - Dan & Todd Korpela concerning the following project:

Project Address: 34011 and 34017 NW 9th AVE - La Center, WA 98629

Parcel #: 258945000 & 258944000

Project/Permit Review: Juniper Ridge

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:  Daniel Korpela BY: _____

TITLE: Manager TITLE: _____

DATE: 3/18/2024 DATE: _____