

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 258945000 & 258944000
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 360-977-7495 Email info@tdwestllc.com
Complete Address 5900 NE 152nd AVE - Suite 120 Vancouver, WA 98682

Signature [Handwritten 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 [Handwritten Signature]
(Original Signature Required)

PROPERTY OWNER:

Contact Name Dan Korpela
Company TD West, LLC
Phone (360) 921-7991 Email info@tdwestllc.com
Complete Address 5900 NE 152nd Avenue - Suite 120 Vancouver, WA 98682

Signature [Handwritten Signature]
(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application Type 3 Preliminary Application for a subdivision

Previous Project Name and File Number(s), if known N/A

Pre-Application Conference Date and File Number April 17th, 2024 - (2024-007 PAC) DEC. 18TH, 2024
2024-PAC-034

Description of Proposal Subdivide approximately 8 acres of the property into 67 single-family residences, after the zone change is completed from an LDR-7.5 zoning to MDR-16 zoning.

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 TD West, LLC - Dan 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: [Signature]

BY: _____

TITLE: OWNER

TITLE: _____

DATE: 1/16/25

DATE: _____