

# Master Land Use Application



City of La Center, Planning Services  
305 NW Pacific Highway  
La Center, WA 98629  
[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)  
Ph. 360.263.7665 Fax: 360.263.7666  
[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

## Property Information

Site Address 32324 & 32208 NW POLLOCK RD & 32111 & 32021 NW 4th Ct, RIDGEFIELD, WA 98642

Legal Description #11 #12 #15 #19 & #20 SEC 3 T4N R1EWM & LOT 1 SP 1-801

Assessor's Serial Number 209282000, 209290000, 209284000, 209283000 & 209286000

Lot Size (square feet) 633,659 sq. ft.

Zoning/Comprehensive Plan Designation MX/MU (Mixed Use)

Existing Use of Site Single Family Residences and vacant land

## Contact Information

### APPLICANT:

Contact Name Gabe Duus

Company 1 Structure

Phone 360-609-1364 Email gabe@1structure.com

Complete Address 212 NE 83rd Street Vancouver, WA. 98665

Signature   
(Original Signature Required)

### APPLICANT'S REPRESENTATIVE:

Contact Name Scott Taylor

Company SGA Engineering

Phone 360-993-0911 Email staylor@sgaengineering.com

Complete Address 2005 Broadway St. Vancouver, WA. 98683

Signature \_\_\_\_\_  
(Original Signature Required)

### PROPERTY OWNER:

Contact Name STEVEN & LESLIE HEADLEY, TOM & DANIEL BROADWATER, & DOROTHY BRENOT

Company Applicant to sign for property owners

Phone \_\_\_\_\_ Email \_\_\_\_\_

Complete Address 32324 & 32208 NW POLLOCK RD & 32111 & 32021 NW 4th Ct, RIDGEFIELD, WA 98642

Signature   
(Original Signature Required)

## Development Proposal

Project Name \_\_\_\_\_

Type(s) of Application Timmen's Landing Mixed Use - Pre Application

Previous Project Name and File Number(s), if known Unknown

Pre-Application Conference Date and File Number \_\_\_\_\_

Description of Proposal 104 apartment units with associated parking and community center and 32 townhomes.

### Office Use Only

File # \_\_\_\_\_

Planner \_\_\_\_\_

Received By \_\_\_\_\_

Fees: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Procedure:  Type I  
 Type II  
 Type III  
 Type IV

Receipt # \_\_\_\_\_

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 Gabe Duus concerning the following Project:

Project address: Parcel #: 209282000, 209290000, 209284000, 209283000 & 209286000

Project/permit review: Pre-application review for Timmen's Landing Mixed Use

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 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.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the City Council through a public hearing process. The City Council's decision in such a matter shall be final.

**IT IS SO AGREED:**

**Applicant**

By: [Signature]

Title: Applicant

Date: 08-01-23

**City of La Center**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_