

Ellertson Lockwood Property Subdivision Pre-Application

Date: May 2025

Submitted to: City of La Center
Community Development Department
419 E Cedar Avenue
La Center, WA 98629

Applicant: Quail Homes
4501 NE Minnehaha Street, Suite #200
Vancouver, WA 98661
Jon Girod
(360) 694-2446
jon@quailhomes.com

AKS Job Number: 12001



9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

Submittal Items **(One Original)**

1. Master Application Form
2. Pre-Application Checklist
3. Land Use Narrative
4. Proposed Development Plans
5. Fire Submittal Receipt
6. Reimbursement Agreement
7. Legal Descriptions

Included Separately with Application

- Preliminary Development Plans – (1 Copy)
 - Electronic Copy of Application Materials – (1 Copy)
-

1. Master Application Form

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 #75 SEC 2 T4N R1E WM 8.5A

Assessor's Serial Number 209094-000

Lot Size (square feet) ±343,515

Zoning/Comprehensive Plan Designation Low Density Residential (LDR-7.5)

Existing Use of Site Field

Contact Information

APPLICANT:

Contact Name Jon Girod

Company Quail Homes

Phone (360) 694-2446 Email jon@quailhomes.com

Complete Address 4501 NE Minnehaha Street, Suite 200, Vancouver, WA 98661

Signature DocuSigned by: Jon Girod
5CD4B917D696420
 (Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Seth Halling

Company AKS Engineering & Forestry, LLC.

Phone (360) 882-0419 Email sethh@aks-eng.com

Complete Address 9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682

Signature DocuSigned by: Seth Halling
8407747A5EF444D
 (Original Signature Required)

PROPERTY OWNER:

Contact Name Ellertson Properties II LLC

Company Ellertson Properties II LLC

Phone 360-949-6183 Email gphjeff@yahoo.com

Complete Address P.O Box 896 Brush Prairie, WA 98606

Signature DocuSigned by: [Signature]
8407747A5EF444D
 (Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Pre-Application conference request for LDR-7.5 to MDR-16 rezone and 52-lot subdivision.

Previous Project Name and File Number(s), if known None known.

Pre-Application Conference Date and File Number N/A

Description of Proposal Pre-Application conference request for LDR-7.5 to MDR-16 rezone and 52-lot subdivision.

Office Use Only

File # _____

Fees: \$ _____

Received By _____

Date Paid: _____

Date Received: _____

Receipt # _____

Procedure: ☐ Type I
☐ Type II
☐ Type III
☐ Type IV

Notes _____

2. Pre-Application Checklist



**PRE-APPLICATION CONFERENCE
CHECKLIST**

210 E 4th Street, LaCenter, WA
98629
Tel: 360.263.3654
www.ci.lacenter.wa.us

OFFICE USE ONLY

PERMIT NUMBER

SUBMITTAL CHECKLIST

A. INTRODUCTION

The City of LaCenter welcomes the opportunity to discuss proposed development projects with applicants prior to the preparation of land use applications. If you have any questions after reading through this information, please contact the Community Development Department staff at 360.263.3654

When is a pre-application conference required?

Pursuant to Section 18.30.020 of the City of LaCenter's Development Code, unless otherwise expressly provided in this title, all applications subject to Type II, Type III, or Type IV review are subject to pre-application review unless the director waives the requirement in writing on a form provided by the city clerk for that purpose.

The applicant shall submit the pre-application materials to the city clerk.

The city discourages waiver of the pre-application process. In the event that the director waives the pre-application review, the pre-application waiver form shall state that waiver of pre-application review may increase the maximum time for review for technically complete status and may increase the risk that the application will be rejected, or processing will be delayed.

What is the purpose of a pre-application conference?

- A pre-application conference is intended to acquaint the City, outside agencies, and service providers with the potential application, and to acquaint the potential applicant with the requirements of the Development Code, Engineering Standards, and other relevant criteria and procedures.
- A pre-application conference is not intended to be an exhaustive review of all potential issues.
- A pre-application conference is intended to be informational only and is not an approval in any manner of your proposal. A pre-application conference does not preclude the City from enforcing all applicable regulations or from applying regulations in a different manner than may have been indicated in the pre-application conference report.

How does the process work?

1. Submit a complete Master Land Use Application form together with the required Pre-application Conference Application checklist (this form), the written information and plans requested in this checklist and the required fees.
2. Within 14 calendar days after receipt of an application for pre-application review, the city clerk shall mail or otherwise convey written notice of the pending pre-application conference to the applicant and other interested agencies. The notice shall state the date, time and location of the pre-application conference, the purposes of pre-application review, and the nature of the conference. Notice of the proposed pre-application meeting shall be posted on the City Hall bulletin board.
3. The pre-application conference shall be scheduled at least seven but not more than 21 calendar days after the notice is mailed or otherwise conveyed.
4. The director shall determine who shall be invited to the meeting. In addition to the applicant and representatives, possible attendees include the director of public works, the consulting city engineer, a representative from affected service districts, and representatives from interested state agencies and neighborhood associations recognized by the city council or by Clark County.
5. Meeting Summary. Within 10 calendar days after a pre-application conference, the director will provide a written summary of the conference to the applicant, the city clerk and to other persons who request it. The written summary shall, to the extent possible:

Meeting Summary:

- Within 10 calendar days after a pre-application conference, the director will provide a written summary of the conference to the applicant, the city clerk and to other persons who request it. The written summary shall:
 - (a) Summarize the proposed application(s);
 - (b) Identify the relevant approval criteria and development standards in the city code or other applicable law; and exceptions, adjustments or other variations from applicable criteria or standards that may be necessary.
 - (c) Evaluate the information offered by the applicant to comply with the relevant criteria and standards and identify specific additional information that is needed to respond to the relevant criteria and standards or is recommended to respond to other issues.
 - (d) Identify applicable application fees in effect at the time, with a disclaimer that fees may change;
 - (e) Identify information relevant to the application that may be in the possession of the city or other agencies of which the city is aware, such as:
 - (i) Comprehensive plan map designation and zoning on and in the vicinity of the property subject to the application.

(ii) Physical development limitations, such as steep or unstable slopes, wetlands, or water bodies, that exists on and in the vicinity of the property subject to the application.

(iii) Other applications that have been approved or are being considered for land in the vicinity of the property subject to the proposed application that may affect or be affected by the proposed application.

Time Limit:

- The written summary of a pre-application conference is valid for up to one year. If more than one year has elapsed between the date of the last pre-application conference and the date an application is submitted, a new pre-application conference may be required.

B. APPLICATION REQUIREMENTS FOR ALL REVIEWS:

- ☑ **1. MASTER APPLICATION FORM:** Provide one (1) copy of the completed Master Land Use Application form with original signature(s) including the Reimbursement Form: The name, mailing address, and telephone number of the owner(s), engineer, surveyor, planner, and/or attorney and the person with whom official contact should be made regarding the application.
- ☑ **2. REIMBURSEMENT AGREEMENT:** Submit a completed Agreement to Pay Professional, Project Review, Inspection and Related Expenses form.
- ☑ **3. CHECKLIST:** Provide one (1) copy of this completed submittal checklist.
- ☑ **4. SUBMITTAL PACKET:** Submit one (1) paper copy of the application packet and one electronic copy (CD or Thumb drive)
- ☑ **5. PRELIMINARY PLAN:** Submit one (1) copy, of the preliminary plan at a scale of no more than one inch equals 200 feet, with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way, development, access, parking, maneuvering, structures and landscaping on the site; existing and proposed natural features on the site, including vegetation, topography and grades; existing and proposed utilities (water, sewer, drainage, fire hydrants); and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned. The applicant is encouraged to submit drawings showing the elevation(s) of a proposed primary structure.
- ☑ **6. DEDICATIONS:** Proposed dedications shall be submitted to the city or other agency, if applicable. **N/A**
- ☑ **7. LEGAL DESCRIPTION:** Submit a legal description of the site; and
- ☑ **8. NARRATIVE:** A written description of the proposed use or development. The description shall identify any variances, adjustments or exceptions needed for approval of the plan.

- ☒ **9. ADDITIONAL INFORMATION:** In addition, an application for pre-application review shall include all information required by the relevant La Center Municipal Code sections; provided, the review authority may modify requirements for pre-application materials and may conduct a pre-application review with less than all of the required information.;
- ☒ **10. CLARK-COWLITZ FIRE RESCUE:** Clark-Cowlitz Fire Rescue (CCFR) collects a separate pre-application fee to cover their participation in the City's pre-application conference. Proof that the CCFR fee has been paid shall be submitted with this application. The conference will not be scheduled until this has been completed.

CCFR application website - [Clark Cowlitz Fire & Rescue \(geocivix.com\)](http://geocivix.com)

C. INFORMATION REQUESTED:

- ☒ **QUESTIONS:** Pre-application conferences generally address issues related to land use, building, engineering, fire and utilities. To maximize the utility of the conference, please list specific questions and issues unique to your project you wish to discuss at the conference.

1.
2.
3.
4.
5.
6.

- ☐ **STAFF CONTACTS:** Please note below the names of any City staff you have already discussed this proposal with, and/or specify any staff members you request to attend the conference.

STAFF PERSON NAME & DEPARTMENT	ISSUES DISCUSSED
1.	
2.	
3.	
4.	

E. APPLICATION FEES:

Fees must be paid at the time of application via the online portal.

- ☐ Pre-Application Conference Type II Application \$360.00
- ☒ Pre-Application Conference Type III Application \$460.00
- ☐ Pre-Application Conference Waiver \$110.00

Cost recovery (requires a reimbursement agreement); actual cost of staff, consultants, and/or hearing examiner plus 10%. This fee is applicable as part of a land use action or development review (i.e.: traffic study, preliminary/final plat review)

By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge. I have owner(s) permission to submit this application. I agree to hold harmless the City of La Center as to any claim (including costs, expenses and attorney’s fees incurred in the investigation of such claim) which may be made by any person, including myself, and filed against the City of La Center, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information provided to the City as a part of this application. I understand and acknowledge that the City of La Center may charge me additional costs such as consulting fees, administrative costs and actual costs directly associated with processing this land use application.

DocuSigned by:

50045917D688420
Applicant's Signature

5/1/2025
Date

Jon Girod
Print Applicant's Name

3. Land Use Narrative



Ellertson Lockwood Property Subdivision Pre-Application

Date:	May 2025
Submitted to:	City of La Center Community Development Department 419 E Cedar Avenue La Center, WA 98629
Applicant:	Quail Homes 4501 NE Minnehaha Street, Suite #200 Vancouver, WA 98661 Jon Girod (360) 694-2446 jon@quailhomes.com
AKS Job Number:	12001

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Ellertson Lockwood Property Subdivision Pre-Application

Submitted to:	City of La Center Community Development Department 419 E Cedar Avenue La Center, WA 98629
Applicant:	Quail Homes 4501 NE Minnehaha Street, Suite #200 Vancouver, WA 98661 Jon Girod (360) 694-2446 jon@quailhomes.com
Property Owner:	Ellertson Properties II LLC 5500 NE 82 nd Avenue, Suite #366 Vancouver, WA 98662
Applicant's Consultant:	AKS Engineering & Forestry, LLC 9600 NE 126 th Avenue, Suite 2520 Vancouver, WA 98682 Contact(s): Seth Halling, P.E. Email: sethh@aks-eng.com Phone: (360) 882-0419
Site Location:	No Situs Address
Clark County Parcels:	209094-000
Site Size:	±7.89 acres (±343,515 square feet)
Land Use Districts:	Low Density Residential (LDR-7.5)



Site

The subject site consists of one parcel; identified as Clark County Parcel Number 209094-000, located in La Center, Washington 98629. The subject site is ±7.89 acres in size and in the Low Density Residential zone (LDR-7.5). The site is surrounded by properties similarly zoned LDR-7.5 to the north, south, and east. Northwest of the site is a parcel zoned Urban Public Facilities (UP). West of the site are parcels zoned Medium Density Residential (MDR-16). Neighboring parcels are currently used as single family residences, farms, and La Center High School.

The site is currently used as a hay field but is otherwise undeveloped. According to Clark County Geographic Information Systems (GIS), there are no wetlands on-site; however, Oregon white oaks are present. The parcel is identified as having moderate to high archaeological probability and lies within an archaeological site buffer. Mapped areas of potential instability exist on-site, and the property is within a Category 2 Recharge Area (CARA 2).

Project Description

The Applicant requests a pre-application conference to address the proposed subdivision (Ellertson Lockwood Property Subdivision). As depicted on the Proposed Development Plans included with this submittal, 52 single-family residential lots are planned with this project. Lots 1, 10, 11, 26, 29, 30, 39, and 46 are planned for detached single-family residences. Lots 2 through 9, 12 through 25, 27, 28, 31 through 38, and 40 through 52 are planned for attached single family residences. Six tracts are also planned with this project, including one stormwater facility tract, and five open space tracts. The site will gain access from NE Lockwood Creek Road and E 5th Street. An internal street system is planned with this project, which will provide site circulation and safe access to the existing street network. E 16th Avenue and E 5th Street are planned local roads that will be stubbed at the north and west project boundaries, respectively, to provide opportunities for future street connections. The site is zoned LDR 7.5. With the proposed subdivision application, the Applicant requests a concurrent rezone of the site to Medium Density Residential (MDR-16) zone.

Streets

The site is served by NE Lockwood Creek Road and E 5th Street. With this project, three feet of right-of-way will be dedicated along NE Lockwood Creek Road, to provide a 63-foot right-of-way. A 24-foot half-width paved surface and 6-foot attached sidewalk will be built along NE Lockwood Creek Road. E 5th Street will be extended into the site, with a 50-foot right-of-way, 32-foot paved width, and 6-foot attached sidewalks on both sides of the road. Additionally, E 16th Avenue and E 18th Court will be built, to provide access to lots. E 16th Avenue and E 18th Court will each be constructed with a 50-foot right-of-way, a 32-foot paved width, and 6-foot attached sidewalks on both sides of the road. All planned roads and frontage improvements are designed to meet La Center Municipal Code (LCMC) and meet City street standards.

Utilities

The site is located within the water district of the Clark Public Utilities and and the sewer district of La Center. Water service for the site will be served by connecting to an existing water main in E 5th Street. That water main will be extended through the planned internal road system to provide service to each

lot. Sanitary sewer service for the site will be served by connecting to an existing sanitary sewer main in NE Lockwood Creek Road. Sanitary Sewer service will be extended through the planned internal road system to provide service to each lot. Stormwater runoff produced on-site will be captured and conveyed to a planned stormwater wetpond facility. Stormwater will be detained, treated and discharged at rates allowed by the City of La Center Municipal Code (LCMC). The planned stormwater system is designed to meet the Washington State Department of Ecology (ECY) 1992 Stormwater Management Manual for the Puget Sound Basin (SMMPSB).

Landscaping

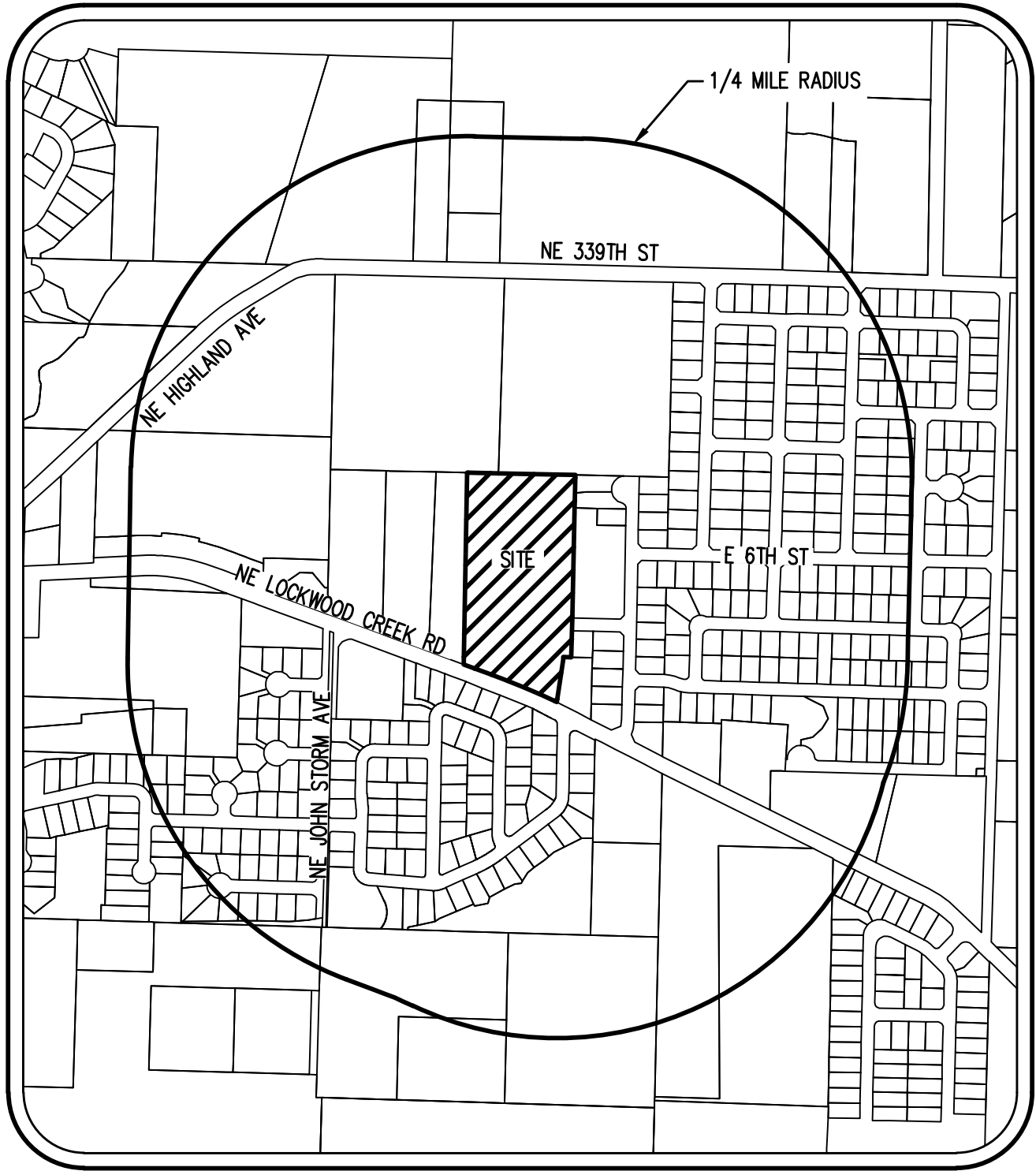
The site's landscape consists largely of hay/grass, with scattered trees throughout. Most of the vegetation within the planned project area will be removed during the project. The existing Oregon white oaks on-site are intended to be protected during this project. A landscape plan will be submitted with the preliminary land use submittal depicting all landscaping. All landscaping will comply with the City of La Center Municipal Code.

Environmental

According to Clark County geographic information systems (GIS), there are no wetlands on-site; however, Oregon white oaks are present. The parcel is identified as having moderate to high archaeological probability and lies within an archaeological site buffer. Mapped areas of potential instability exist on-site, and the property is within a Category 2 Recharge Area (CARA 2).

4. Proposed Development Plans

ELLERTSON LOCKWOOD PROPERTY SUBDIVISION



VICINITY MAP

N.T.S.

APPLICANT

QUAIL HOMES
CONTACT: JON GIROD
4501 NE MINNEHAHA STREET, SUITE 200
VANCOUVER, WA 98661
PH: 360-694-2446
EMAIL: JON@QUAILHOMES.COM

OWNER

ELLERTSON PROPERTIES II LLC
5500 NE 82ND AVE, SUITE 366
VANCOUVER WA, 98662

CONTACT

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: SETH HALLING, P.E.
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: SETHH@AKS-ENG.COM

PROPERTY DESCRIPTION

LOCATED IN THE NW QUARTER OF SECTION 2, TOWNSHIP 4
NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK
COUNTY, WASHINGTON. PARCEL SERIAL # 209094-000.

EXISTING LAND USE

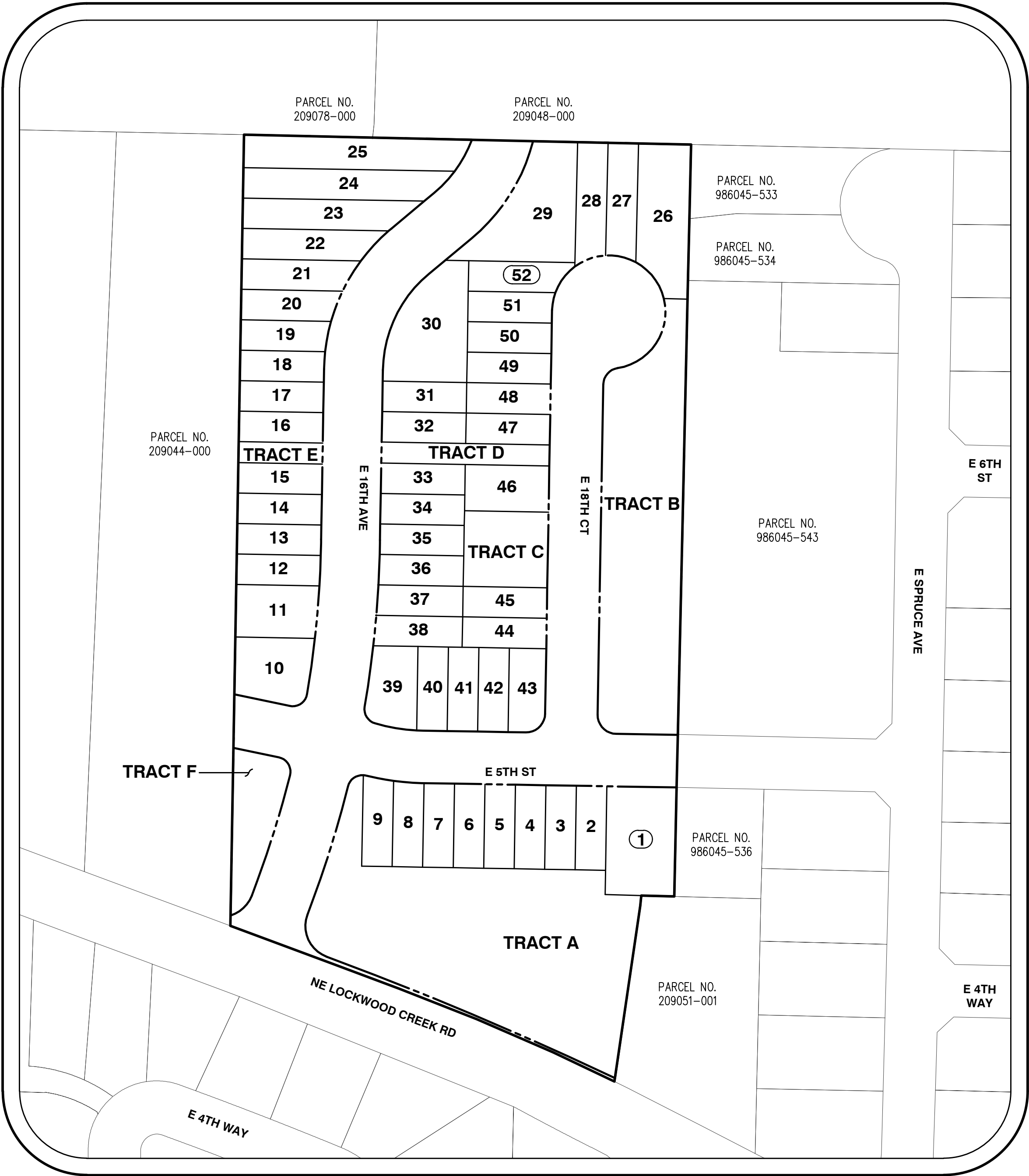
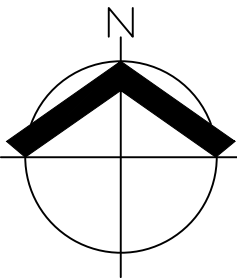
ZONE: LDR-7.5

PROJECT PURPOSE

52 LOT RESIDENTIAL SUBDIVISION

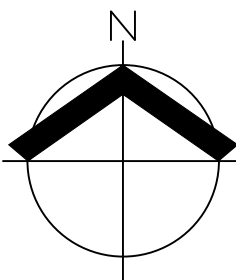
SITE AREA

7.89 AC (343,515 SF)



SITE MAP

N.T.S.



SHEET INDEX

PA1.0 COVER SHEET
PA2.0 EXISTING CONDITIONS PLAN
PA3.0 PROPOSED DEVELOPMENT PLAN

LEGEND			
	EXISTING	PROPOSED	
DECIDUOUS TREE			STORM DRAIN CLEAN OUT
CONIFEROUS TREE			STORM DRAIN CATCH BASIN
FIRE HYDRANT			STORM DRAIN AREA DRAIN
WATER BLOWOFF			STORM DRAIN MANHOLE
WATER METER			GAS METER
WATER VALVE			GAS VALVE
DOUBLE CHECK VALVE			GUY WIRE ANCHOR
AIR RELEASE VALVE			UTILITY POLE
SANITARY SEWER CLEAN OUT			POWER VAULT
SANITARY SEWER MANHOLE			POWER JUNCTION BOX
SIGN			POWER PEDESTAL
STREET LIGHT			COMMUNICATIONS VAULT
MAILBOX			COMMUNICATIONS JUNCTION BOX
			COMMUNICATIONS RISER
		EXISTING	PROPOSED
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
DITCH			
CURB			
EDGE OF PAVEMENT			
GUTTER			
EASEMENT			
FENCE LINE			
GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM DRAIN LINE			
SANITARY SEWER LINE			
WATER LINE			
RECLAIMED WATER LINE			



LEGEND

EXISTING GROUND CONTOUR (2 FT)

EXISTING GROUND CONTOUR (10 FT)

172

180

- GENERAL NOTES**
1.

2.

3.

4.

5.

6.

7.

8.

THE SITE CONSISTS OF PARCEL 209094-000.

TOPOGRAPHIC INFORMATION IS BASED ON LIDAR DATA PROVIDED BY THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES (DNR).

EXISTING UTILITIES INFORMATION IS PER CLARK COUNTY GIS.

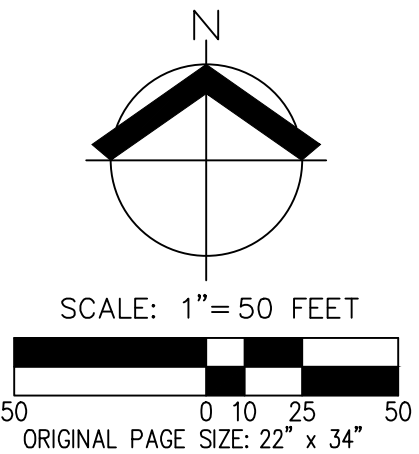
CONTOUR INTERVAL IS 2 FOOT.

EXISTING ZONE DESIGNATION: LOW DENSITY RESIDENTIAL (LDR-7.5)

ACCORDING TO CLARK COUNTY GIS, NO EASEMENTS EXIST ON SITE.

ACCORDING TO CLARK COUNTY GIS, NO WETLANDS EXIST ON SITE.

NO STRUCTURES EXIST ON SITE. ALL OFF-SITE STRUCTURES IN THE VICINITY OF THE PROPOSED DEVELOPMENT ARE EXISTING RESIDENTIAL HOMES.



EXISTING CONDITIONS PLAN

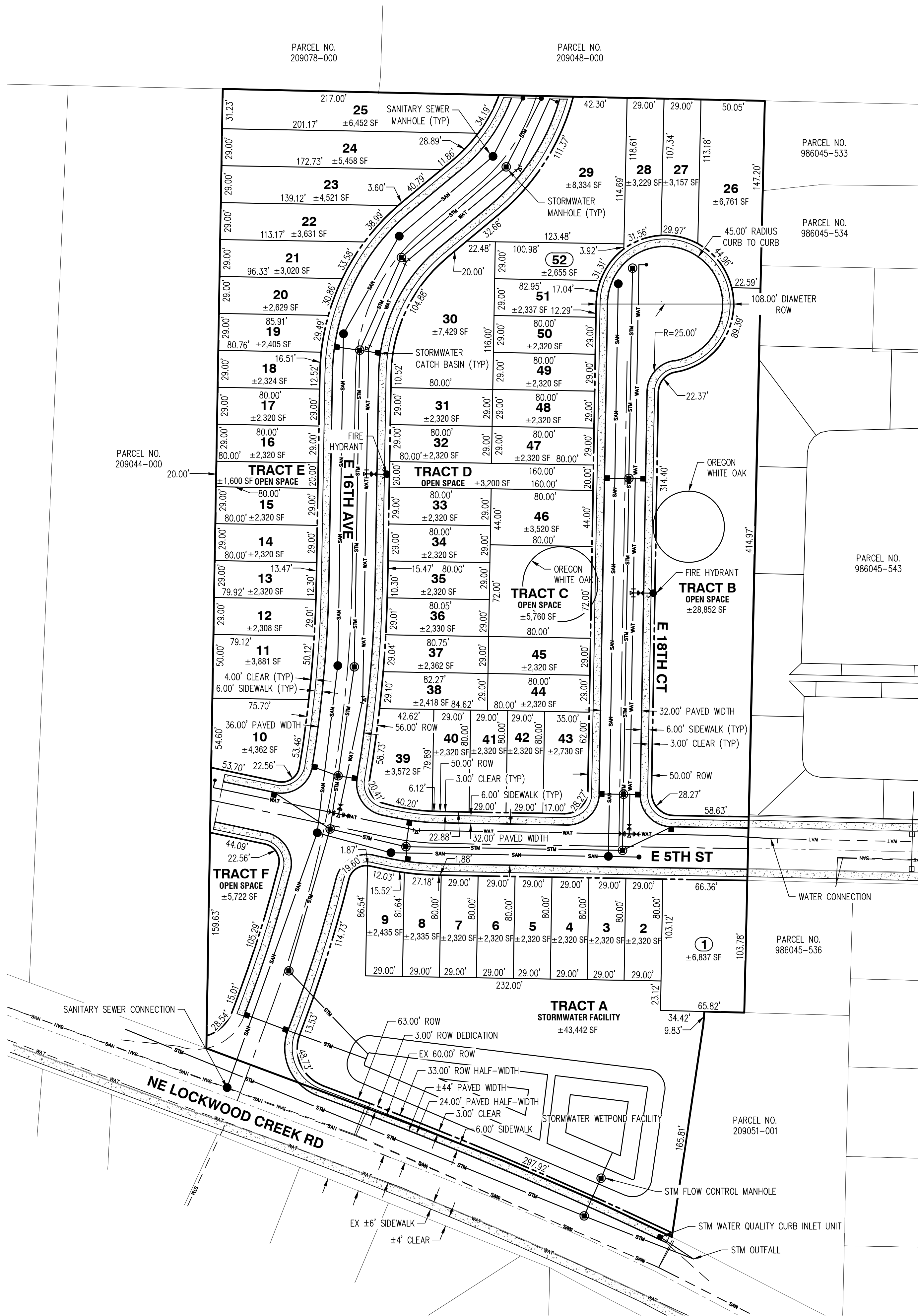
ELLERTSON LOCKWOOD PROPERTY

QUAIL HOMES

LA CENTER, WASHINGTON

JOB NUMBER:	12001
DATE:	4/29/2025
DESIGNED BY:	DAW
DRAWN BY:	KWA
CHECKED BY:	SMH

AKS DRAWING FILE: 12001 PA3.0 SITE.DWG | LAYOUT: PA3.0

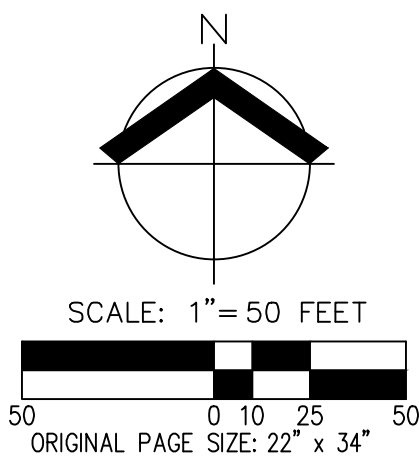


STATISTICS

GROSS SITE AREA:	343,515 SF (7.89 AC)
RIGHT-OF-WAY DEDICATION:	93,518 SF (2.15 AC)
OPEN SPACE (PUBLIC):	45,134 SF (1.04 AC)
NET MDR-16 AREA:	204,863 SF (4.70 AC)
MINIMUM NET DENSITY 8:	38 DU
MAXIMUM NET DENSITY 14 (ATTACHED):	66 DU
MAXIMUM NET DENSITY 12 (DETACHED):	56 DU
PROPOSED NET DENSITY:	52 DU
MINIMUM LOT WIDTH (ATTACHED):	20'
MINIMUM LOT WIDTH (DETACHED):	30'
PROPOSED MINIMUM LOT WIDTH (ATTACHED):	29'
PROPOSED MINIMUM LOT WIDTH (DETACHED):	44'
MINIMUM LOT DEPTH:	60'
PROPOSED MINIMUM LOT DEPTH:	75'
MINIMUM LOT AREA (ATTACHED):	1,400 SF
MINIMUM LOT AREA (DETACHED):	3,000 SF
MINIMUM LOT AREA ADJACENT TO LDR ZONE:	6,750 SF
PROPOSED MINIMUM LOT AREA (ATTACHED):	2,308 SF
PROPOSED MINIMUM LOT AREA (DETACHED):	3,520 SF
PROP. MIN. LOT AREA ADJACENT TO LDR ZONE:	6,761 SF
MAXIMUM LOT AREA (ATTACHED):	N/A
MAXIMUM LOT AREA (DETACHED):	15,000 SF
PROPOSED MAXIMUM LOT AREA (ATTACHED):	6,452 SF
PROPOSED MAXIMUM LOT AREA (DETACHED):	8,334 SF
MAXIMUM LOT COVERAGE:	60%
PROPOSED MAXIMUM LOT COVERAGE:	50%
MINIMUM FRONT SETBACK:	10'
PROPOSED FRONT SETBACK:	10'
MINIMUM GARAGE SETBACK:	20'
PROPOSED MINIMUM GARAGE SETBACK:	20'
MINIMUM SIDE SETBACK (ATTACHED):	0/4'
MINIMUM SIDE SETBACK (DETACHED):	4'
PROP. MINIMUM SIDE SETBACK (ATTACHED):	0/4'
PROP. MINIMUM SIDE SETBACK (DETACHED):	4'
MINIMUM STREET SIDE SETBACK:	10'
PROPOSED MINIMUM STREET SIDE SETBACK:	10'
MINIMUM REAR SETBACK:	10'
PROPOSED MINIMUM REAR SETBACK:	10'
MINIMUM PARK AREA (311.14/LOT):	16,179 SF
PROPOSED PARK AREA:	45,134 SF

NOTES

- LAYOUT ASSUMES REZONE TO MDR-16.
- LAYOUT ASSUMES THAT LOTS 2, 27, 28, 43 - 52 ARE NOT "ADJACENT" TO LDR ZONE.
- OREGON WHITE OAK LOCATIONS PER CRITICAL AREAS REPORT DATED 9/27/24.
- LAYOUT ASSUMES OREGON WHITE OAKS CAN BE RETAINED.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC SANITARY SEWER PROVIDED BY THE CITY OF LA CENTER AND PUBLIC WATER SERVICE PROVIDED BY CLARK PUBLIC UTILITIES.
- STORMWATER QUALITY AND QUANTITY REQUIREMENTS WILL BE MET WITH A COMBINED STORMWATER WETPOND/DETENTION POND FACILITY AND WATER QUALITY CURB INLET STRUCTURE.
- THE STORMWATER FACILITY IN TRACT A WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE PROPOSED BUILDINGS WILL BE RESIDENTIAL. THE HEIGHT AND CONCEPTUAL APPEARANCE OF BUILDING STRUCTURES WILL BE SHOWN AT THE TIME OF BUILDING PERMIT APPLICATION.
- SITE WILL CONTAIN STORMWATER ACCESS, INSPECTION, AND MAINTENANCE EASEMENTS OR STORMWATER COVENANT TO THE CITY OF LA CENTER.
- PROPOSED LANDSCAPING NOT SHOWN FOR CLARITY. FINAL LANDSCAPING PLAN WILL MEET THE CITY OF LA CENTER CODE REQUIREMENTS.
- THERE ARE NO PROPOSED OFF-STREET PARKING SPACES OTHER THAN EACH LOTS PRIVATE DRIVEWAY AND GARAGE.



PROPOSED DEVELOPMENT PLAN ELLERTSON LOCKWOOD PROPERTY QUAIL HOMES LA CENTER, WASHINGTON

JOB NUMBER:	12001
DATE:	4/29/2025
DESIGNED BY:	DAW
DRAWN BY:	KWA
CHECKED BY:	SMH

PA3.0

5. Fire Submittal Receipt

Statement of Fees

Project: Ellertson Lockwood Property Subdivision

Project Number: 1715802

Application Type: 1) ALL Pre-Application Conference

Workflow: 9) ALL Pre-Application Conference

Owner: Aks Engineering & Forestry

Contact: John Meier

Phone: 360-8820419

Case Manager:

Permit/Case Number:

Remit To: Clark-Cowlitz Fire Rescue (CCFR)

Attn: Finance

911 N 65th Avenue

Ridgefield, WA 986842

Office Hours: 8:30am to 4:30pm Mon-Thurs

For payment processing questions please contact 360-887-4609.

Paid Fees: \$200.00

Unpaid Fees: \$0.00

Development Review

Fee Type	Review	OrderID	Assigned	Entered	Rate	Unit	Qty	Fee		
	Fee		By					Total	Paid	Balance
Pre-Application Conference	No	<u>200022</u>	System	5/2/25	\$200.00	\$	1	\$200.00	\$200.00	\$0.00

Total: \$200.00

6. Reimbursement Agreement



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 Quail Homes concerning the following project:

Project Address: No Situs Address, #75 SEC 2 T4N R1E WM 8.5A

Parcel : #209094-000

Project Review: _____

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

DocuSigned by:
BY: Jon Girard
5CD4B917D696420...

TITLE: Managing Member

7. Legal Descriptions

4453294 DRecFee - \$44.00 Pages: 3 - LANDERHOLM MEMOVICH ETAL
Clark County, WA 05/07/2008 03:18**WHEN RECORDED MAIL TO:**

Michael W. Bortz, Attorney at Law
Landerholm, Memovich, et. al.
P.O. Box 1086
Vancouver, WA 98666-1086

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
624995 MPT Date 5-7-08
Affd. # _____
For details of tax paid see
Affd. # _____
Doug Lasher
Clark County Treasurer
By _____ Deputy

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

THE GRANTORS, DONALD H. ELLERTSON AND DORIL D. ELLERTSON, AS TRUSTEES OF THE ELLERTSON FAMILY TRUST, DATED SEPTEMBER 25, 1995, AS AMENDED, for good and valuable consideration, convey and warrant all of their interest and any interest they may hereafter acquire to GRANTEE, ELLERTSON PROPERTIES II, LLC, a Washington limited liability company, in the following described real property situated in the County of Clark, State of Washington:

That portion of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a point 12 chains South and 5.55 chains West of the Northeast corner of the Northwest quarter of said Section 2, Township 4 North, Range 1 East of the Willamette Meridian, said point being the Northeast corner of that tract conveyed to Robert E. Grafe and Sally A. Grafe under Auditor's File No. G 637309; thence West along the North line of said Grafe tract 429.65 feet; thence South $1^{\circ}17'39''$ West 783 feet, more or less, to the center of the County Road No. 42; thence Southwesterly along the center of County Road No. 42 to the intersection of the Southerly extension of the most Southerly Southeast corner of said Grafe tract with said center of County Road; thence Northeasterly along the Southerly extension and the East line of said Grafe tract 175.69 feet to an inner corner; thence East along South line of said Grafe tract 47.16 feet to a Southeast corner; thence North along East line of said Grafe tract 10.9 chains to the true point of beginning.

EXCEPT County Roads.

Assessor's Parcel No.: 209094-000

This deed is an absolute conveyance in effect as well as, in form and is not intended as a mortgage, deed of trust, or security of any kind.

The liability and obligations of GRANTORS to GRANTEE and GRANTEE'S successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to GRANTORS under any title insurance policy. GRANTORS shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to GRANTORS under any title insurance policy.

DATED effective this 9th day of January, 2008.

ELLERTSON FAMILY TRUST, DATED
SEPTEMBER 25, 1995, AS AMENDED

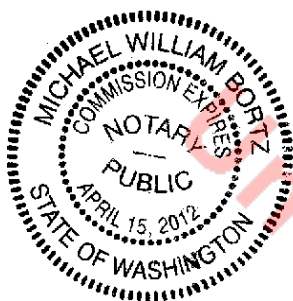
By: Donald H. Ellertson, Trustee
DONALD H. ELLERTSON, Trustee

By: Doril D. Ellertson, Trustee
DORIL D. ELLERTSON, Trustee

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that DONALD H. ELLERTSON, as Trustee of the ELLERTSON FAMILY TRUST, DATED SEPTEMBER 25, 1995, AS AMENDED, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the purposes mentioned in the instrument.

Dated: Apr 16, 2008.



[Signature]
Notary Public in and for the State of Washington,
residing at Vancouver WA
My appointment expires: 4/15/12

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that DORIL D. ELLERTSON, as Trustee of the ELLERTSON FAMILY TRUST, DATED SEPTEMBER 25, 1995, AS AMENDED, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the purposes mentioned in the instrument.

Dated: Apr 16, 2008.



[Signature]
Notary Public in and for the State of Washington,
residing at Vancouver WA
My appointment expires: 4/15/12