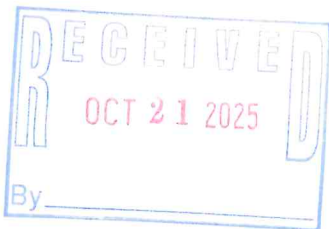


## Master Land Use Application



City of La Center, Planning Services

210 E 4th Street

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 305 NW Pacific Hwy, La Center WA 98629

Legal Description LACENTER LOTS 4 & 5, #2 LOTS 7 & 8 BLK 14 .34A

Assessor's Serial Number 63330000

Lot Size (square feet) 14,810 sq. ft.

Zoning/Comprehensive Plan Designation Downtown Commercial (C-1)

Existing Use of Site vacant, previously a bank

### Contact Information

#### APPLICANT:

Contact Name Sam Glackler

Company G5 Assets LLC

Phone (503) 333-5546

Email pwa98629@gmail.com

Complete Address 34202 NE Finalburg Rd La Center WA 98629

Signature *Sam Glackler*

(Original Signature Required)

#### APPLICANT'S REPRESENTATIVE:

Contact Name Same as Applicant

Company \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Complete Address \_\_\_\_\_

Signature \_\_\_\_\_

(Original Signature Required)

#### PROPERTY OWNER:

Contact Name \_\_\_\_\_

Company City of La Center

Phone 360.263.2782

Email \_\_\_\_\_

clerk@ci.lacenter.wa.us

Complete Address 210 E 4th ST La Center WA 98629

Signature \_\_\_\_\_

(Original Signature Required)

## **Development Proposal**

**Project Name**

**Type(s) of Application** Type III Conditional Use Permit

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

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

**Description of Proposal** Seeking approval for conditional permitted use at this location to open  
Exit 16 Brewing: Sips & Scoops, a restaurant that serves food and alcohol.

### **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

**G5 Assets LLC**

concerning the following project:

Project Address: **305 NW Pacific Hwy, La Center WA 98629**

Parcel #: **63330000**

Project/Permit 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

BY: \_\_\_\_\_

*James Blach*

TITLE: **Managing Member, G5 Assets LLC**

DATE: \_\_\_\_\_

*10.21.25*

#### CITY OF LA CENTER

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_