

# 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)

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## Property Information

Site Address 2814 NW 319th Street, Ridgefield, WA 98642

Legal Description #17,55 SW 1/4 Sec. 04, T4N, R1E W.M.

Assessor's Serial Number 209738-000

Lot Size (square feet) 172,933 sf (3.97 acres) per Clark County GIS, 190,891 sf (4.38 ac) per survey by Olson Eng.

Zoning/Comprehensive Plan Designation Junction Plan (JP) zoning and comp. plan, vested under C-2 zone

Existing Use of Site Convenience store with fueling island and card lock fueling facility

## Contact Information

### APPLICANT:

Contact Name Don Rhoads

Company Minit Management, LLC

Phone (360) 901-3875

Email drhoads@tcgstores.com

Complete Address P.O. Box 5889 Vancouver, WA 98668

Signature 

(Original Signature Required)

### APPLICANT'S REPRESENTATIVE:

Contact Name Mike Odren

Company Olson Engineering, Inc.

Phone (360) 695-1385

Email mikeo@olsonengr.com

Complete Address 222 E. Evergreen Blvd. Vancouver, WA 98660

Signature 

(Original Signature Required)

### PROPERTY OWNER:

Contact Name Don Rhoads

Company Minit Management, LLC

Phone (360) 901-3875

Email drhoads@tcgstores.com

Complete Address P.O. Box 5889 Vancouver, WA 98668

Signature  , MANAGING MEMBER

(Original Signature Required)

**Development Proposal**

**Project Name**

**Type(s) of Application** Site Plan Review, Short Plat, Conditional Use Permit, SEPA, Archaeological Predetermination

**Previous Project Name and File Number(s), if known** \_\_\_\_\_

**Pre-Application Conference Date and File Number** 2019-018-PAC, June 26, 2019

**Description of Proposal** The Applicant proposes a phased commercial development that includes the following: 101-unit, 5-story hotel; 11,600 sf, one-story multi-tenant commercial building; 4,510 sf, one-story convenience store with a drive-through window; 2,800 sf, one-story drive-through restaurant; 12-pump automobile fueling island; associated parking, utility and other infrastructure improvements; four-lot short plat.

**Office Use Only**

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

**Planner** \_\_\_\_\_

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

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

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

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

- Procedure:**  Type I  
 Type II  
 Type III  
 Type IV

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

**Notes** \_\_\_\_\_