

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Viking Vitality Fitness LLC

Subject Property Account Number(s):

258939000

PDF # 312364

Printed: April 15, 2025

Expires: April 15, 2026

Table of Contents

General Location	1
Property Information Fact Sheet	2
Elevation Contours	3
2021 Aerial Photography	4
2021 Aerial Photography with Elevation Contours	5
Zoning Designations	6
Comprehensive Plan Designations	7
Arterials, C-Tran Bus Routes, Parks & Trails	8
Water, Sewer, and Storm Systems	9
Water Systems	10
Hydrant Fire Flow Details	11
Soil Types	12
Environmental Constraints I	13
Environmental Constraints II	14
Adjacent Development	15
Quarter Section Parcels	16

Property Information Fact Sheet

Mailing Information:

Account No.: 258939000
Owner: DALLING ZACHARY & DALLING CAMERON
Address: 140 W 15TH ST
C/S/Z: LA CENTER, WA 98629

Assessed Parcel Size: 1.03 Ac

Property Type: SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES

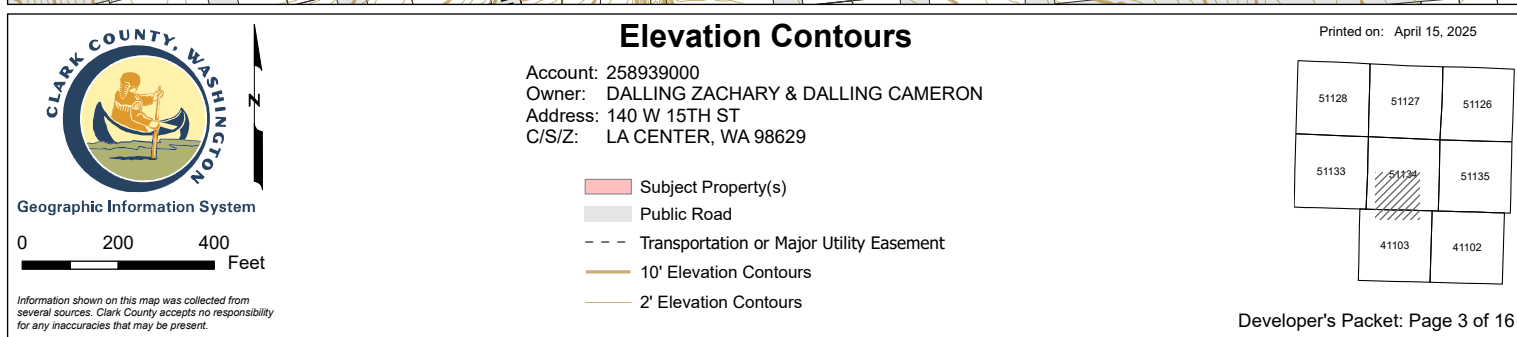
PARCEL LOCATION FINDINGS:

Quarter Section(s): SW 1/4,S34,T5N,R1E
Municipal Jurisdiction: La Center
Urban Growth Area: LaCenter
Zoning: LDR-7.5
Zoning Overlay: No Mapping Indicators
Comprehensive Plan Designation: UL
Columbia River Gorge NSA: No Mapping Indicators
Late-Comer Area: No Mapping Indicators
Trans. Impact Fee Area: La Center
Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators
School District: La Center
Elementary School: La Center
Junior High School: La Center
Senior High School: La Center
Fire District: Clark-Cowlitz Fire Rescue
Sewer District: LaCenter
Water District: Clark Public Utilities
Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): HoB, 100.0% of parcel
Hydric Soils: Non-Hydric, 100.0% of parcel
Flood Zone Designation: Outside Flood Area
CARA: Category 2 Recharge Areas
Forest Moratorium Area: No Mapping Indicators
Liquefaction Susceptibility: Very Low
NEHRP: C
Slope: 0 - 5 percent, 52.2% of parcel
10 - 15 percent, 28.4%
5 - 10 percent, 19.4%
Landslide Hazards: No Mapping Indicators
Slope Stability: No Mapping Indicators
Cultural Resources:
Archeological Predictive: Moderate, 13.8% of parcel
Moderate-High, 86.2%
Archeological Site Buffers: Mapping Indicators Found
Historic Sites: No Mapping Indicators





2023 Aerial Photography

Account: 258939000
 Owner: DALLING ZACHARY & DALLING CAMERON
 Address: 140 W 15TH ST
 C/S/Z: LA CENTER, WA 98629

Printed on: April 15, 2025



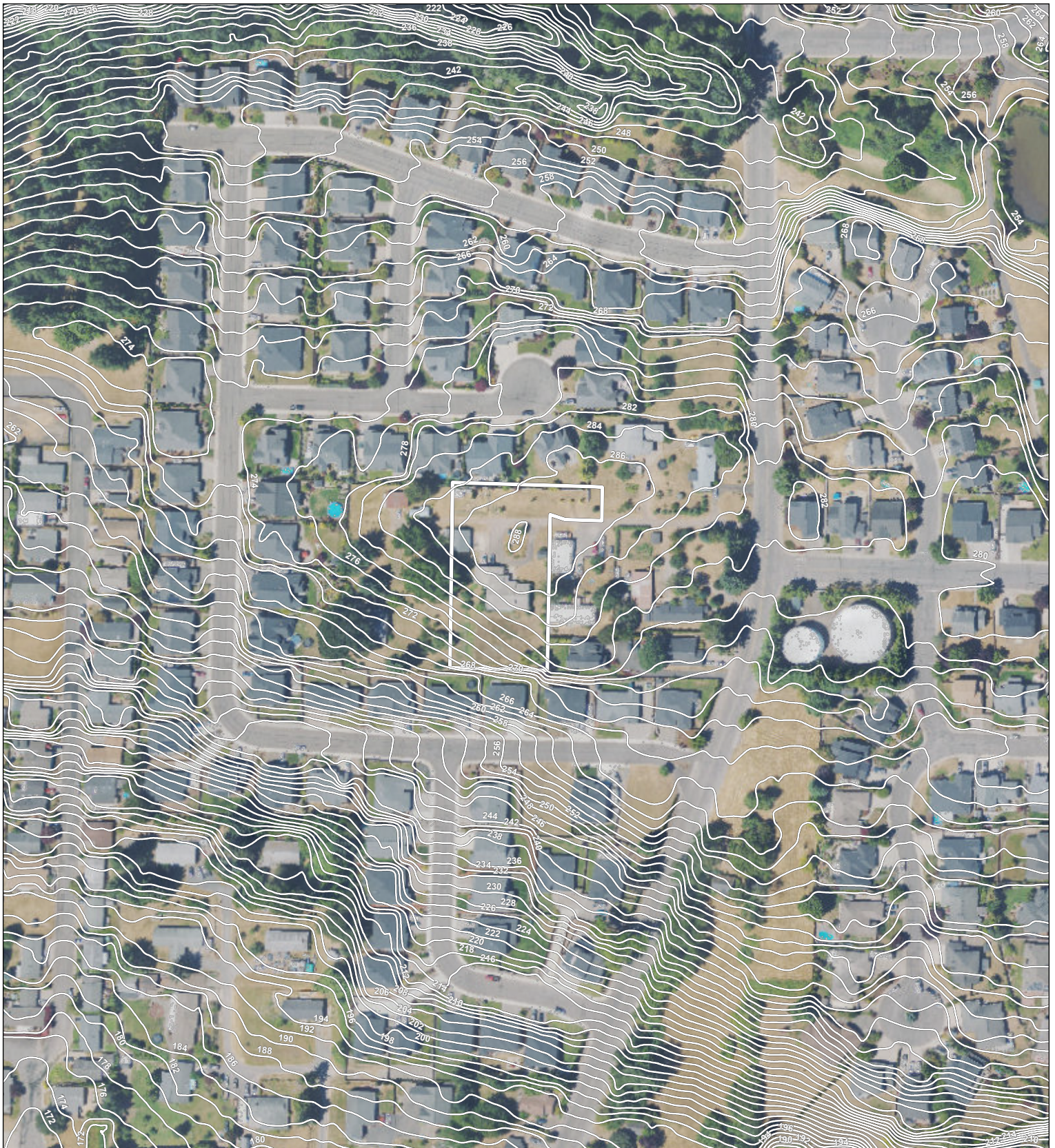
Geographic Information System


0 200 400 Feet

 Subject Property(s)

51128	51127	51126
51133	51134	51135
	41103	41102

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.






CLARK COUNTY, WASHINGTON
Geographic Information System


0 100 200 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.


2023 Aerial Photography with Elevation Contours

Account: 258939000
 Owner: DALLING ZACHARY & DALLING CAMERON
 Address: 140 W 15TH ST
 C/S/Z: LA CENTER, WA 98629

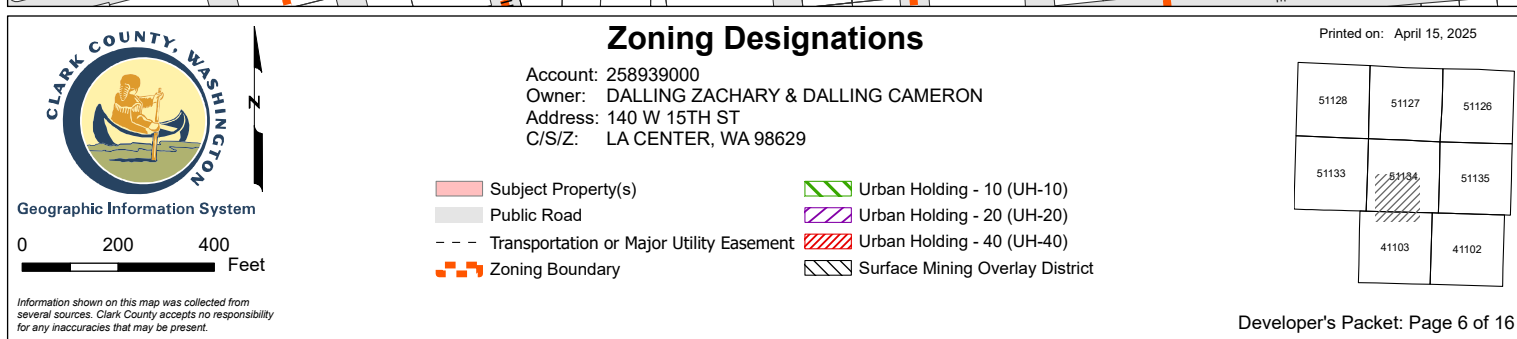
 2' Elevation Contours

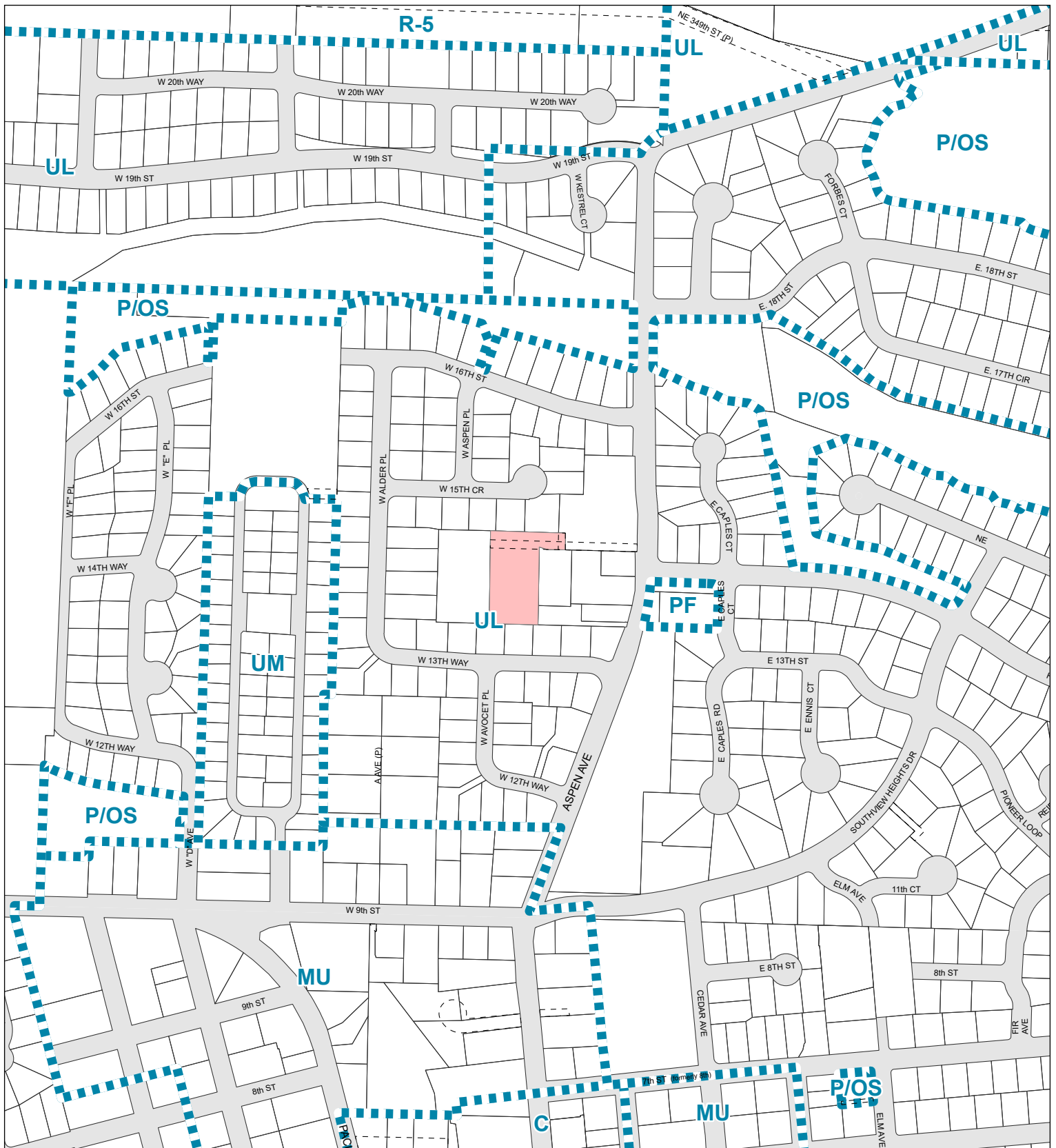
 Subject Property(s)

Printed on: April 15, 2025

51128	51127	51126
51133		51135
41103		41102

Developer's Packet: Page 5 of 16





Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

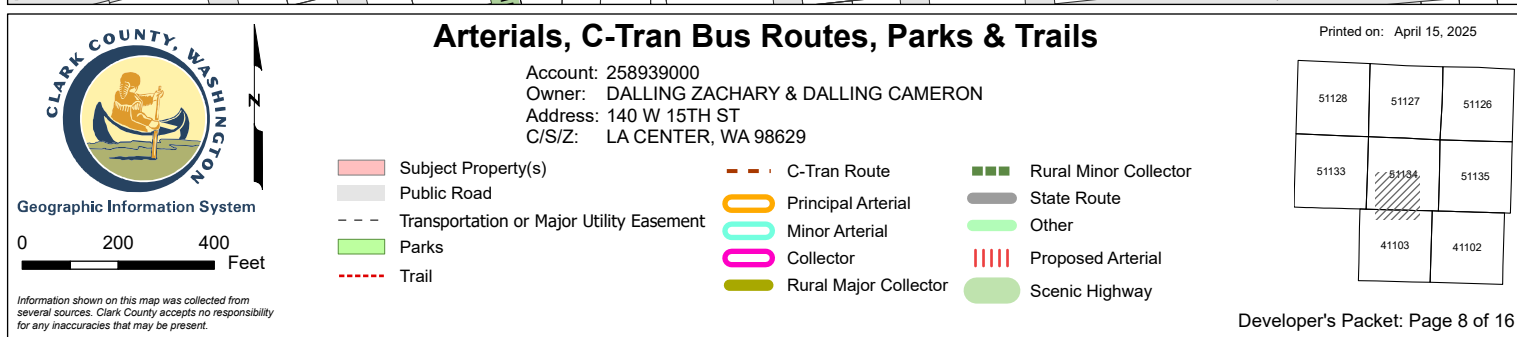
Comprehensive Plan Designations

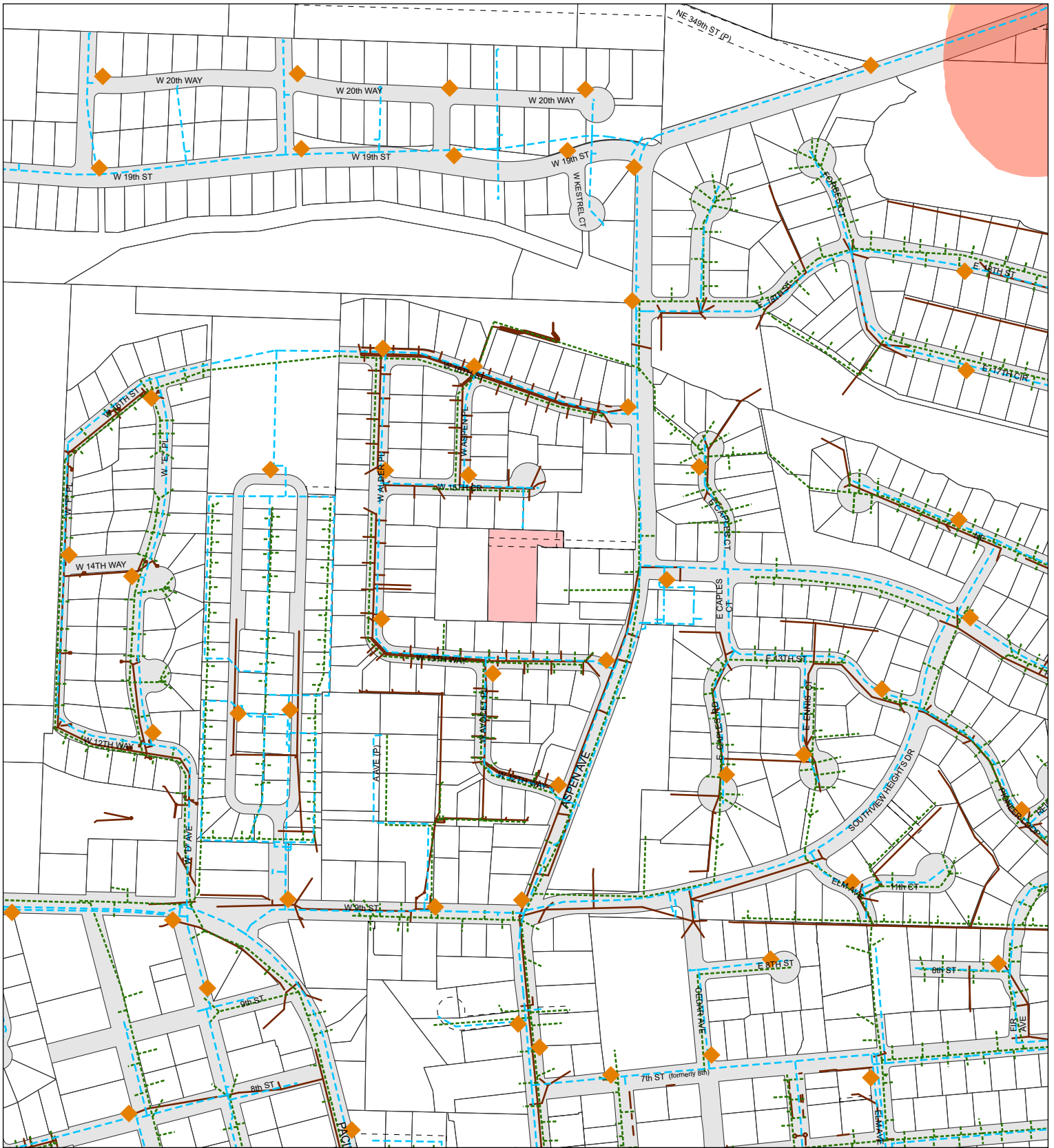
Account: 258939000
 Owner: DALLING ZACHARY & DALLING CAMERON
 Address: 140 W 15TH ST
 C/S/Z: LA CENTER, WA 98629

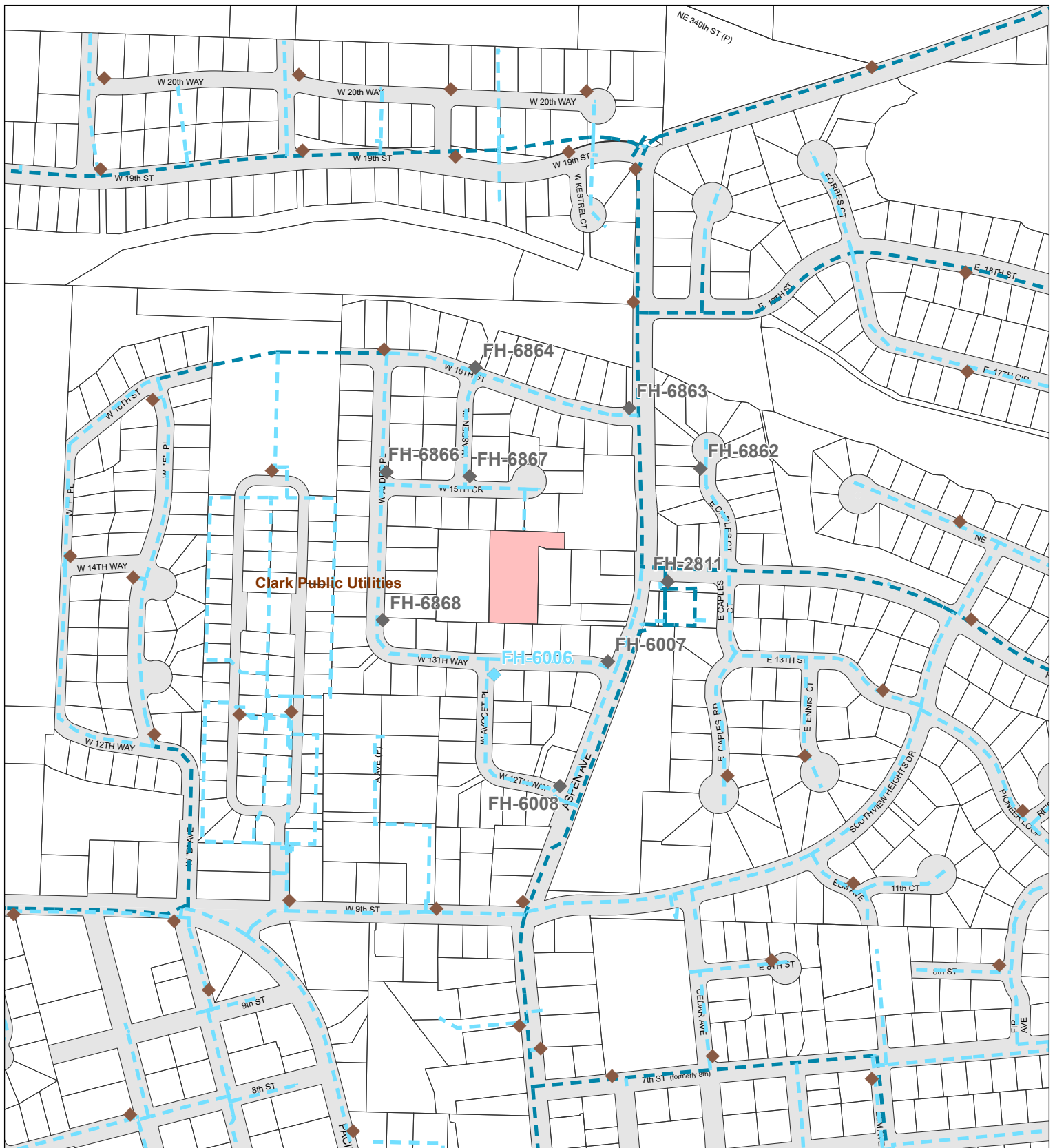
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area


Printed on: April 15, 2025

51128	51127	51126
51133	51134	51135
	41103	41102









Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Water Systems

Account: 258939000
 Owner: DALLING ZACHARY & DALLING CAMERON
 Address: 140 W 15TH ST
 C/S/Z: LA CENTER, WA 98629

Printed on: April 15, 2025

51128	51127	51126
51133	51134	51135
41103		41102

Subject Parcel

Public Road

Water District Boundary

Unknown Size Water Line

< 10" Water Line

10-20" Water Line

> 20" Water Line

No Flow Data Hydrant

0 - 499 GPM at 20 PSI

500 - 999 GPM at 20 PSI

> 1000 - 1749 GPM at 20 PSI

> 1750 GPM at 20 PSI

Hydrant > 500' from parcel(s)

Hydrant Fire Flow Details

Account No.: 258939000
Owner: DALLING ZACHARY & DALLING CAMERON
Address: 140 W 15TH ST
C/S/Z: LA CENTER, WA 98629

Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	June 30, 2021	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-6006	Clark Public Utilities	8.0"	2862 GPM	January 1, 2021	156 ft
FH-6867	Clark Public Utilities	8.0"	No Data		174 ft
FH-6007	Clark Public Utilities	8.0"	No Data		241 ft
FH-6868	Clark Public Utilities	8.0"	No Data		320 ft
FH-2811	Clark Public Utilities	12.0"	No Data		327 ft
FH-6866	Clark Public Utilities	8.0"	No Data		358 ft
FH-6863	Clark Public Utilities	8.0"	No Data		424 ft
FH-6862	Clark Public Utilities	8.0"	No Data		454 ft
FH-6864	Clark Public Utilities	8.0"	No Data		493 ft
FH-6008	Clark Public Utilities	8.0"	No Data		496 ft

