



Notice of Land Use Application
Heritage Center Building B/ Conditional Use Permit (File # 2021-006-CUP)

Applicant: Roy Heikkala, Genteel Investments LLC, PO Box 1434, Vancouver, Washington 98688

Applicant's Representative: Same as Applicant

Location of proposal: La Center, WA 98629. Legal Description: #72 and #73 JOHN TIMMONS & ANDREW BREZEE CL .47A., PIN 62694000 and 62715000

Description of proposal: The applicant proposes to improve Building B at the existing Heritage Center commercial complex to allow Teresa's Little School, a pre-school and tutoring business, to occupy the building. Pre-schools, daycares, nursery schools and private educational uses require a conditional use permit under section 18.150.020 of the La Center municipal code (LCMC) in the C-1 zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250 requiring a public hearing and approval by the City's hearing examiner.

Application review process: The application is subject to a Type III conditional use permit process for allowing a pre-school and tutoring business in the C-1 zone. The applicant filed the application materials on February 16, 2021, and the City determined the application complete on March 5, 2021. The Hearing Examiner will make a final decision on this application.

SEPA: A SEPA was previously issued for this project under City case file no. 2019-010-SPR/SEPA) and the development has not materially changed since that time.

Public Review: The proposed file may be examined on the City's Recent Land Use page at https://www.ci.lacenter.wa.us/city_departments/pw_landuse.php; The city contact person and telephone number for any questions on this review is Sarah Dollar, Permit Technician, 360.263.7665; 305 NW Pacific Highway, La Center, WA.

Comment Period: You may comment on this application within fourteen (14) days of this notice publication date; March 5, 2021.

The public may submit written comments to:

305 NW Pacific Highway

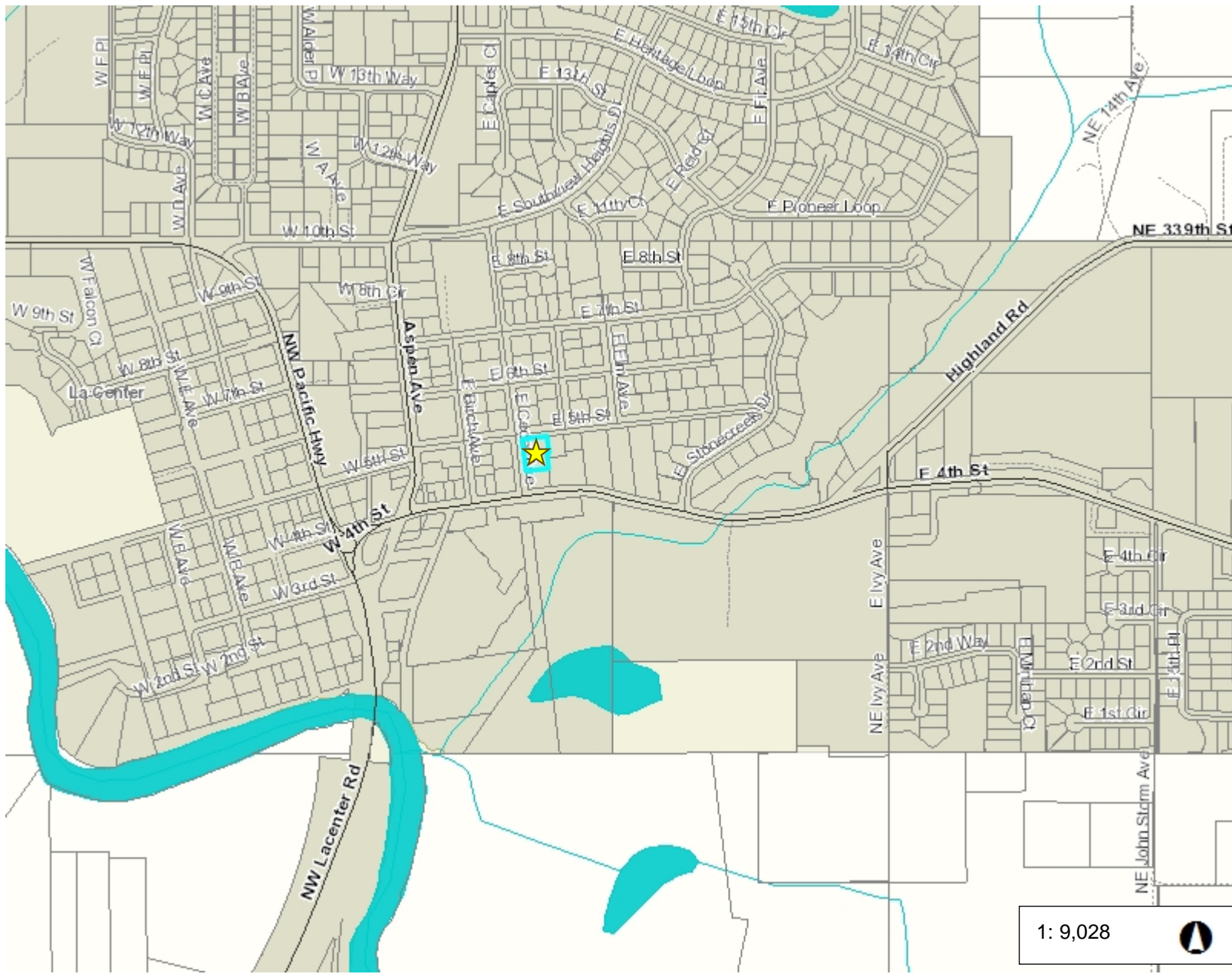
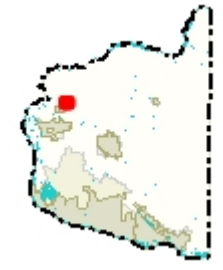
La Center, WA 98629

Contact: Sarah Dollar, Permit Technician, 360.263.7665, sdollar@ci.lacenter.wa.us

Issued: March 5, 2021



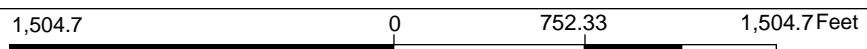
Heritage Building CUP 62694000



- Legend**
- Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:

1: 9,028



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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