Heritage Center Building B
Technical Completeness Review
Public Works Department
305 NW Pacific Highway
La Center, WA 98629

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Site Address: La Center, WA 98629. Legal Description: #72 and #73 JOHN TIMMONS & ANDREW BREZEE CL .47A. Assessor's serial number: 62694000, 62715000

Project Type: Type III conditional use permit to allow Teresa's Little School, a pre-school and tutoring business, to occupy the entire top floor and part of the bottom floor of the building in the C-1 zone.

Applicant: Roy Heikkala

Genteel Investments LLC

PO Box 1434

Vancouver, WA 98668

Project Background/Description: The applicant submitted a Type III Conditional Use permit application for the Heritage Center Building B on February 16th, 2021. The applicant is requesting that a pre-school and tutoring business occupy the top floor and part of the bottom floor of Building B. 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 in the C-1 zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250

Completeness Determination: The City has received the following application materials for the proposed variance:

- Master land use application;
- Site Plan;
- Application fees;
- Deeds and legal descriptions;
- Pre-application meeting notes held in February of 2021;
- Conditional Use permit narrative;
- Certified map and mailing labels for properties within 300 feet of the development for noticing purposes.

We are writing to notify you that the application is **complete** based on our review of LCMC 18.30.050. If you have any questions regarding this determination of completeness or the review process, please contact me at ethan.spoo@wsp.com or 360-823-6138.

Signed: _____ **Date:** March 5, 2021

Ethan Spoo, AICP, Consulting City Planner

Signed: _____Tony Cooper_____ **Date:** March 5, 2021

Tony Cooper, P.E. City Engineer