



# Master Land Use Application

*Temporary*

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)

Ph. 360.263.7665 Fax: 360.263.7666

[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

## Property Information

Site Address 31313 NW Paradise Park Road Ridgefield wa 98642

Legal Description #24 Sec 9T4N R1EWM 4.42A

Assessor's Serial Number \_\_\_\_\_

Lot Size (square feet) 50,000 sq ft

Zoning/Comprehensive Plan Designation Junction Zone

Existing Use of Site Commercial

## Contact Information

### APPLICANT:

Contact Name Shane Tapani

Company Tapani Materials

Phone 360-907-8629

Email shanet@tapani.com

Complete Address 1904 SE 6<sup>th</sup> PL Battle Ground wa 98604

Signature Shane Tapani

(Original Signature Required)

### APPLICANT'S REPRESENTATIVE:

Contact Name Shane Tapani

Company Tapani Materials

Phone 360-907-8629

Email shanet@tapani.com

Complete Address 1904 SE 6<sup>th</sup> PL Battle Ground, wa 98604

Signature Shane Tapani

(Original Signature Required)

### PROPERTY OWNER:

Contact Name Skip Carlson

Company Carlson Investment LLC

Phone 360-910-3591

Email di77er@yahoo.com

Complete Address 31313 NW Paradise Park Road Ridgefield wa 98642

Signature X

(Original Signature Required)

## Development Proposal

Project Name \_\_\_\_\_

Type(s) of Application La Center Rockery

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

Pre-Application Conference Date and File Number November 23, 2021  
#2021-034-PAC

Description of Proposal To sell landscaping product on a 50,000 sq ft lot. Products would consist of rock, barkdust products and soils. The products will stored in bins constructed out of concrete eco blocks. Each bin will keep products separated. This will be on an existing graveled lot. There will be a gated entrance and exit. Approximately 50 trips per day are anticipated. Sanitary sewer service will be served by a temporary porta potty. The office will be a temporary mobile office. Clark County Public Utility District (PUD) serves water across the front of the property. Existing power already serves the site. There will be approximately 2-4 employees on site

### Office Use Only

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

Planner \_\_\_\_\_

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

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

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

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

Procedure:  Type I  
 Type II  
 Type III  
 Type IV

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

Notes \_\_\_\_\_



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## Property Information

Site Address 31313 NW Paradise Park Road, Ridgefield, Wa.98642  
Legal Description #24 Sec 9T4N R1EWM 4.42 A  
Assessor's Serial Number Parcel #24  
Lot Size (square feet) 192,535  
Zoning/Comprehensive Plan Designation: Junction Plan / PADA 2011  
Existing Use of Site: Highway Commercial

## Contact Information

### APPLICANT:

Contact Name Shane Tapani

Company Tapani Materials

Phone 360-907-8629

Complete Address 1904 SE 6th Place Battle Ground, WA. 98604

Signature

*(Original Signature Required)*

**APPLICANT'S REPRESENTATIVE:** Contact Name Shane Tapani

Company Tapani Materials

Phone 360-907-8629

Complete Address 1904 SE 6th Place Battle Ground, WA. 98604

Signature

*(Original Signature Required)*

### PROPERTY OWNER:

Contact Name Skip Carlson

Company Carlson Investment LLC

Phone 360-910-3591

Complete Address 873 S Hillhurst Road Ridgefield, WA. 98642

Signature

*(Original Signature Required)*

Email di77er@yahoo.com

## **Development Proposal**

**Project Name La Center Rockery**

**Type(s) of Application: Temporary one year permit with a renewable permit for up to three years.**

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

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

### **Description of Proposal**

**Tapani Materials is looking to sell landscape products on 50,000 sq ft of the lot. Products to be sold would consist of rock, bark products and soils that will be stored in bins constructed out of concrete eco blocks. Each bin will keep product separated. This will be on an existing gravel parking lot.**

**Stormwater all sheet drains to the North.**

**There will be a gated entrance and exit. Anticipate approximately 50 trips per day.**

**Sewer will be served by a temporary Porta Potty. The office will be a temporary mobile office. Clark County PUD serves water across the front of the property. Existing power already serves the site.**

**Employees on site would consist of 2-4.**