



**Minit Management  
Final Plat Type I  
Technical Completeness Review**  
La Center City Hall  
210 E 4th St  
La Center, WA 98629

---

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

Parcel: 209738000

Legal Description: #17 #55 SEC 4 T4N R1EWM 3.97A M/L

**Project Description:**

The applicant is requesting final plat review to divide the subject property into 4 lots pursuant to the previously approved preliminary plat under 2020-009-SPL. The property is located at the northeast corner of NW La Center Road and I-5 ramp, in La Center. The site is zoned Junction Plan (JP) and the comprehensive plan designation for the site is Commercial/ Mixed Use. Access to the property would be from NW Paradise Park Road, a public street entrance.

Date: July 11, 2022

**Applicant's Representative:**

Contact: Mike Orden  
Olson Engineering, Inc.  
222 E. Evergreen Blvd.  
Vancouver, WA 98660  
mikeo@olsonengr.com


The City's planning consultant (WSP USA Inc.) and engineering staff reviewed application materials for the proposed Type 1 Final Plat. We are writing to notify you that the application is deemed **Complete** as documented below and we are proceeding with a full review.

Preliminary Planning Comments

The final plat application contains a list of required submittal items based on LCMC 18.210.060. In **red** are the items still needed as required by the code.

- (1) *The applicant shall submit a form provided by the city containing subdivision name, name, mailing address, telephone number of the owner and/or developer, and surveyor of the plat, date, acreage, number of lots, and zoning designation.*
  - Status: **Complete**. The applicant provided the form.

- (2) *The applicant shall submit two Mylars and four copies of the final plat map and shall include subdivision name, legend location, including one-quarter section, section, township, range, and, as applicable donation land claim and/or subdivision, boundary survey, lot, block, and street right-of-way and centerline dimensions, street names, scale, including graphic scale, north arrow, and basis of bearings, identification of areas to be dedicated, surveyor's certificate, stamp, date, and signature, and signature blocks including public works director or engineer, mayor, city clerk or director, county auditor, and county assessor.*
  - Status: **Complete**. The applicant provided all items noted above on the preliminary final plat plan. Prior to recordation, provide the City with a final, stamped and signed copy with the surveyor's signature.
- (3) *The applicant shall provide special setbacks (if any).*
  - Status: **Complete**. Setbacks will be confirmed during the building permit review.
- (4) *The applicant shall provide a plat certificate, including dedications, if any.*
  - Status: **Complete**. The applicant provided the short plat certificate. No dedications are proposed.
- (5) *The applicant shall provide a certificate of title.*
  - Status: **Complete**. The applicant provided the certificate of title in the subdivision guarantee document.
- (6) *The applicant shall provide information regarding tracts (if any) and the purpose of each.*
  - Status: **Not applicable**.
- (7) *The applicant shall provide information regarding walkways (if any).*
  - Status: **Not applicable**.
- (8) *The applicant shall provide information regarding legal description of the boundary which has been certified by the land surveyor, with seal and signature as being an accurate description of the lands actually surveyed.*
  - Status: **Required**. The applicant did not provide a legal description for each of the newly created lots.
- (9) *The applicant shall provide restrictions and covenants, if proposed to fulfill conditions of approval or applicable provisions of law. [Ord. 2006-17 § 1, 2006.]*
  - Status: **Required**. The restrictions and covenants document does not contain the attachments. Prior to approval by the City, the restrictions and covenants need to be signed and dated.
- (10) *The applicant shall submit public and private easements and the purpose of each.*
  - Status: **Required**. The CCR document specifies a number of easements which are not shown or referenced on the final plat plan. Please update the final plat plan to show these easements and their purpose.

Signed:  Date: 7/11/22  
 Bryan Kast, P.E, Public Works Director

Signed:  Date: 7/11/22  
 Tony Cooper, P.E, City Engineer