

# Master Land Use Application



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 2219 NE 337TH ST, LACENTER, WA 98629  
Legal Description LOT 1, LOT 2, LOT 3 OF SHORT PLAT 3-905  
Assessor's Serial Number 209062-000, 986027-189, 986027-188  
Lot Size (square feet) 685,199 SF (LOT 1), 432,115 (LOT 2), 420,790 (LOT 3)  
Zoning/Comprehensive Plan Designation LDR - 7.5  
Existing Use of Site AG

## Contact Information

### APPLICANT:

Contact Name RK LAND DEVELOPMENT - ROB SMITH  
Company \_\_\_\_\_  
Phone 360-608-3991 Email HUNTERBINAC@GMAIL.COM  
Complete Address 1520 SW EATON BLVD, BATTLE GROUND, WA 98604  
Signature Rob Smith  
(Original Signature Required)

### APPLICANT'S REPRESENTATIVE:

Contact Name ED GREER  
Company \_\_\_\_\_  
Phone 360-904-4964 Email ED-GREER.NET  
Complete Address 8002 NE HWY 99, VANCOUVER, WA 98665  
Signature Ed Greer  
(Original Signature Required)

### PROPERTY OWNER:

Contact Name JOHN & SANDY PERROTT  
Company \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_  
Complete Address P.O. BOX 128, LACENTER, WA 98629  
Signature John Perrott Sandra Perrott  
(Original Signature Required)

## **Narrative**

### **Sunrise Terrace-Perrott Boundary line adjustment**

The purpose of this Boundary line adjustment is to reconfigure the Perrot Short Plat as recorded in Short plat book 3 page 905 to facilitate the conveyance of Lots 2 and 3 to Mark Jeffries to become Sunrise Terrace Subdivision as approved in Clark County hearings examiner's Final Order referenced in File number 2014-006-SUB. The Perrott family will retain the adjusted Lot 1 of said Short Plat.

# EXISTING CONDITIONS

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PREPARED BY:  
MINISTER AND GLAESER  
SURVEYING, INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA., 98661  
(360) 694-3313

## PERROTT SHORT PLAT

IN A PORTION OF GOVERNMENT LOT 2 IN THE THE NW 1/4  
OF THE NE 1/4 OF SECTION 2 T. 4 N., R. 1 E., W.M.,  
CLARK COUNTY, WASHINGTON  
ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT X  
SERIAL NO. 209062-000  
SHORT PLAT FILE NO. PLD2008-0005  
DATE: MARCH 20, 2009  
SHEET 1 OF 2

### NOTES:

- 1) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- 2) DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 12 FEET OF CLEAR, UNOBSTRUCTED DRIVING SURFACE. WHERE CONNECTING TO A PAVED RURAL STREET, PUBLIC OR PRIVATE, THE DRIVEWAY SHALL BE PAVED 20 FEET BACK FROM THE EDGE OF THE NEAREST TRAVEL LANE OR RIGHT-OF-WAY, WHICHEVER IS GREATER. DRIVEWAYS LONGER THAN 300 FEET SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AT THE TERMINUS. THERE SHALL ALSO BE APPROVED TURNOUTS CONSTRUCTED SUCH THAT THE MAXIMUM DISTANCE FROM TURNOUT TO TURNOUT OR FROM TURNOUT TO TURNAROUND DOES NOT EXCEED 500 FEET.
- 3) THE DRIVEWAY FOR LOT #3 SHALL BE LIMITED TO A LOCATION WITHIN THE SOUTHERLY 370 FEET OF THE LOT FRONTAGE OF NE 24TH AVENUE.
- 4) THE FUTURE HOME OWNER IS REQUIRED TO INSTALL AN APPROVED DRAINAGE SYSTEM FOR THE HOME AND OTHER APPURTENANCES WITHIN EACH LOT.
- 5) EACH LOT OWNER IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATE STORM FACILITIES WITHIN EACH LOT.
- 6) IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- 7) IF ANY DEVELOPMENT ACTIVITY OR GROUND DISTURBANCE OCCURS OUTSIDE OF THE BUILDING ENVELOPES REPRESENTED ON THE FINAL PLAT, AN ADDITIONAL ARCHAEOLOGICAL PREDETERMINATION SURVEY WILL BE REQUIRED FOR THE AREA IMPACTED.
- 8) THE APPROVED, INITIAL, RESERVE AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION.
- 9) NO CLEARING OR DEVELOPMENT ACTIVITIES SHALL OCCUR OUTSIDE OF THE DEVELOPMENT ENVELOPES SHOWN ON THE FACE OF THE PLAT UNLESS THE ACTIVITIES ARE EXEMPT FROM, OR APPROVED UNDER, THE PROVISIONS OF THE CLARK COUNTY WETLAND PROTECTION ORDINANCE (CCC 40.450).\*
- 10) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES.

### SURVEY REFERENCES:

- 1) OLSON SURVEY BOOK 28, PAGE 24.
- 2) OLSON SURVEY BOOK 45, PAGE 71.
- 3) HAGEDORN SURVEY BOOK 7, PAGE 171.
- 4) WHITTEN SURVEY BOOK 42, PAGE 148.

### DEED REFERENCE:

GRANTOR: KENT E. ANDERSON  
GRANTEE: JOHN SCOTT PERROTT &  
SANDRA DECKER-PERROTT  
AF NO. 3508897  
RECORDED: 9-04-02

### CLARK COUNTY HEALTH DEPARTMENT:

This short plat is approved in general only, all land-uses must comply with the rules and regulations in effect at the time of implementation and/or permit application.

- An approved municipal public water supply system is required.
- An approved small public water supply system is required.
- Lots in the plat may be served by individual water systems, subject to Health Department approval.
- An approved public sewer system is required.
- Lots in this plat may be served by individual on-site sewage treatment systems, subject to Health Department approval.

Carla C. Swain, R.D. 3-23-09  
COUNTY HEALTH OFFICER DATE

### PUBLIC WORKS:

Approved: Teri Cole 4/2/09  
COUNTY ENGINEER DATE

### ASSESSOR:

This plat meets the requirements of R.C.W. 58.17.170, Laws of Washington, to be known as Short Plat No. \_\_\_\_\_ in the County of Clark, State of Washington.

Debra Franklin by J. Booth 4-6-09  
COUNTY ASSESSOR DATE

### COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS CLARK COUNTY, WASHINGTON, THIS 6 DAY OF April, 2009

M. K. D.  
CHAIR OF THE BOARD OF COUNTY COMMISSIONERS  
ATTESTED BY: Deanne Richards  
CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

### COMMUNITY DEVELOPMENT:

Approved: Michael V. O'Neil 4-1-09  
PLANNING DIRECTOR DATE

### AUDITOR:

Filed for record this 6<sup>th</sup> day of April, 2009,  
in Book 3 of Short Plats, at page 905, at the  
request of PERROTT

Auditor's Receiving No. 45475310  
Shirley Kinsley by K. Updike  
DEPUTY COUNTY AUDITOR

### SURVEYOR'S CERTIFICATE:

This map is a true and correct representation of lands actually surveyed by me or under my direction in conformance with the provisions of R.C.W. 58.17 Laws of Washington.

Craig A. Galvin 3-20-09  
CRAIG A. GALVIN, PROFESSIONAL LAND SURVEYOR, PLS NO. 43609 DATE



3-20-09

DWG FILE: 073185P.DWG DRAWN BY: CAC CALC BY: CAC

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.  
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC J32-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-18-05.

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