Master Land Use Application



City of La Center, Planning Services 305 NW Pacific Highway La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information
Site Address 2219 NE 3397H ST LACENTER, WA 98629
Legal Description LOT 1, LOT, LOT 3 OF SHORT PLAT 3-905
Assessor's Serial Number 209062-000, 986027-189, 986027-188
Lot Size (square feet) (85, 199 SF (LOT i), 432, 115 (LOT 2), 420, 790 (LOT 3)
Zoning/Comprehensive Plan Designation LDR - 7.5
Existing Use of Site
Contact Information
APPLICANT:
Contact Name RK LAND DEVELOPMENT - ROB SMITH
Company
Phone 360-608-3991 Email HVNTERGINACE @ GMAIL. CLH
Complete Address 1520 SW ETTON BUD, BATTLE GROUND, WA 98604
Signature Ru S
(Original Signature Required)
APPLICANT'S REPRESENATIVE:
Contact Name ED GREEZ
Company
Phone 360-904-4964 Email ED-GREER.NET
Complete Address 8002 NE HWY 99, VALKOUVER, WA 98665
Signature (Original Signature Required)
(Original signature required)
PROPERTY OWNER:
Contact Name JOHN & SANDY PERIZOTT
Company
Phone Email
Complete Address P.O. BOX 128 LA CENTER, WA 98629
Signature (Original Signature Regyled)

Commence of the second second

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

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

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, UNOBSTRUCTEO DRIVING SURFACE, WHERE CONNECTING TO LEAVY,
 UNOBSTRUCTEO DRIVING SURFACE, WHERE CONNECTING TO A PAYED
 RURAL STREET, PUBLIC OR PRIVATE, THE DRIVEWAY SHALL BE PAYED 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 TURNAROUND 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 ME 24TH AVENUE.
- 4) THE FUTURE HOME OWNER IS REQUIRED TO INSTALL AN APPROVED DRAINAGE SYSTEM FOR THE HOME AND OTHER APPURTENANCES WITHIN
- 5) EACH LOT OWNER IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATE STORM FACILITIES WITHIN EACH LOT.
- 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
 COMPUTATIVE A CLASS OF ELONG CHAPTER TO A PROPERTY WAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR
- 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
- 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 (0) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEYER

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

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
SERVL NO. 209062-000
SHORT PLAT FILE NO. PLD2008-0005 DATE: MARCH 20, 2009 SHEET 1 OF 2

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.

Mn opproved municipal public water supply system is required.

An opproved small public water supply system is required.

An opproved 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 tractment systems, subject to Health Department approval.

COUNTY HEALTH OFFICER

3-23-09

PUBLIC WORKS:

Approved:

LETEL COPE

COUNTY ENGINEER 1/2/01 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.

Syndassesson Lanklin by & Booth 4-6-09

COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS CLARK, COUNTY, WASHINGTON, THIS C. DAY OF COUNTY COMMISSIONERS

ATTESTED BY: JOURNEY COUNTY COUNT

COMMUNITY DEVELOPMENT:

AUDITOR:

Filed for record this 10th day of April , 2009, in Book 3 of Short Plats, at page 905, at the

Auditor's Receiving No. 45475310

SURVEYOR'S CERTIFICATE:

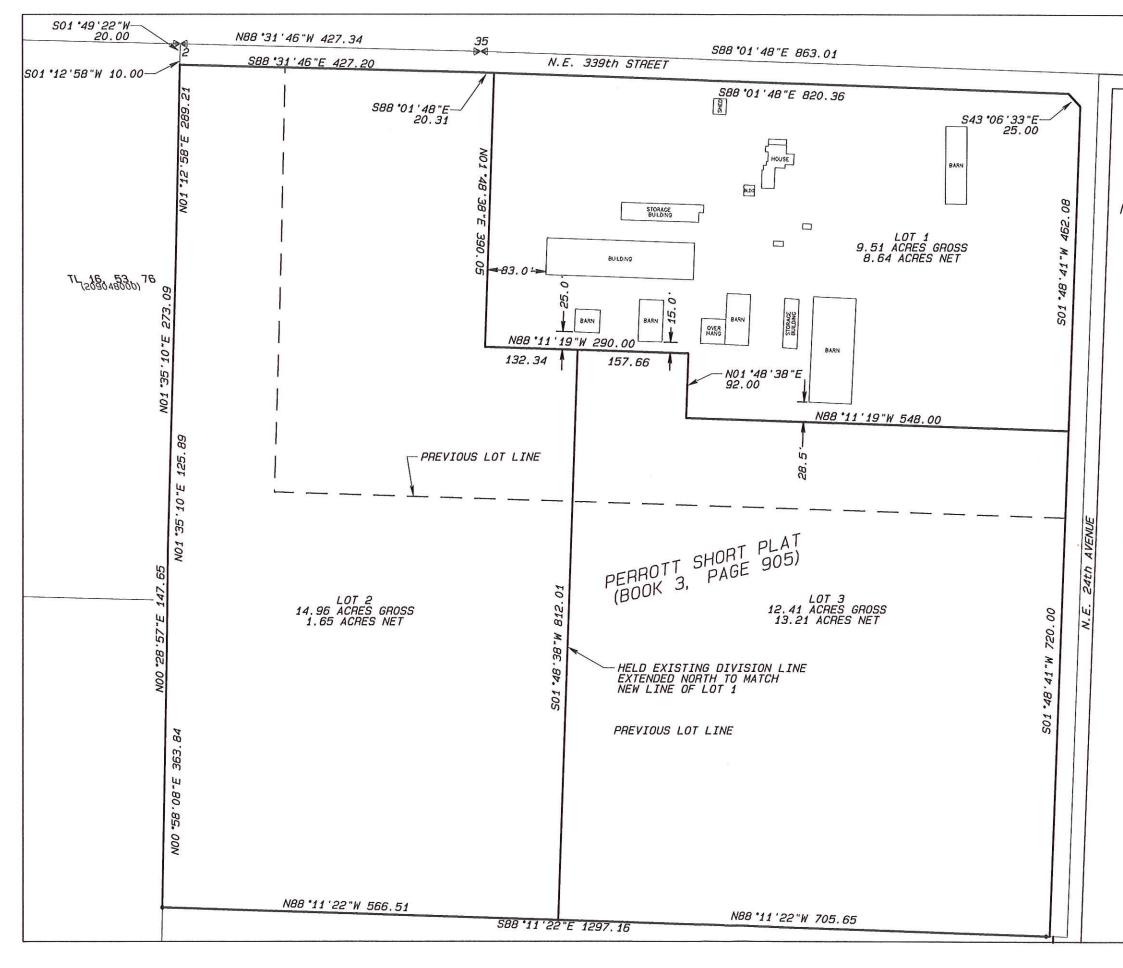
This map is a true and correct representation of lands actually surveyed by me or under my direction in conformance with the provisions of R.C.W. 58.17 Laws of Washington.

CRUG A. CALVIN, PROFESSIONAL LAND
SURVEYOR, PLS NO. 43609

THE SURVEYOR, PLS NO. 43609 3-20-09



3-20-09



BOUNDARY LINE
ADJUSTMENT
IN THE
PERROTT SHORT PLAT
IN A PORTION OF GOVERNMENT
LOT 2, IN THE NW 1/4 OF THE
NE 1/4 OF SECTION 2, T4N, R1E,
W.M., CLARK COUNTY, WA

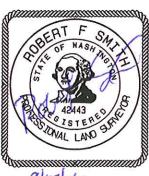


SCALE: 1"=120'

BEARINGS BASED ON PERROTT SHORT PLAT (3-905)

APPLICANT: ED GREER 8002 NE HWY 99 VANCOUVER, WA 98665

OWNER: JOHN AND SANDY PERROTT P.O. BOX 128 LA CENTER, WA 98629



9/17/16