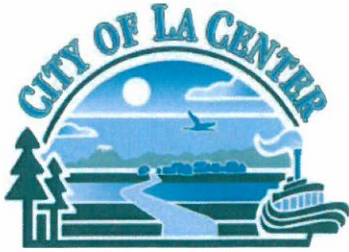


# Master Land Use Application



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 34100 & 34214 NW Pacific Hwy, La Center Wa 98629

Legal Description Tax Lots #8, #151 & #153 SE 1/4 SEC 33 T5N R1EWM

Assessor's Serial Number 258631, 258766 & 258768

Lot Size (square feet) 410,768 sq ft

Zoning/Comprehensive Plan Designation R-12, UM (with UH-10 overlay)

Existing Use of Site Two detached single family residences

## Contact Information

### APPLICANT:

Contact Name Rodney Peterson

Company \_\_\_\_\_

Phone 360-263-3353

Email rodman@tds.net

Complete Address P.O. Box 176, La Center WA 98629

Signature \_\_\_\_\_

*(Original Signature Required)*

### APPLICANT'S REPRESENTATIVE:

Contact Name Chris Avery

Company Minister-Glaeser Survey

Phone 360-694-3313

Email csa@mgsurvey.com

Complete Address 2200 E. Evergreen Blvd, Vancouver Wa 98661

Signature \_\_\_\_\_

*(Original Signature Required)*

### PROPERTY OWNER:

Contact Name Rodney Peterson - Info same as applicant

Company \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Complete Address \_\_\_\_\_

Signature \_\_\_\_\_

*(Original Signature Required)*

**Development Proposal**

**Project Name**

**Type(s) of Application** Variance

**Previous Project Name and File Number(s), if known** Peterson Annexation; Peterson Boundary Line Adjustment

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

**Description of Proposal** The current site is non-conforming with regard to lot size as a result of the recent annexation and zone change to MDR-16. The MDR-16 zone requires that detached residential properties have a maximum lot area of 15,000 SF (LCMC Table 18.140.030). The current lots exceed this maximum, and as a result, the boundary line adjustments being proposed also cannot meet this standard. At the same time, the boundary line adjustment code (18.220.010) requires that lot standards be met. The City is not allowed to establish non-conforming lots through the boundary line adjustment process. Therefore, a variance request is being sought to allow the adjustment of the already non-conforming lots, into a configuration that would allow for a more optimal use of the property; namely it will adjust an existing property line that bisects an existing residence to meet current setbacks to all structures 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** \_\_\_\_\_