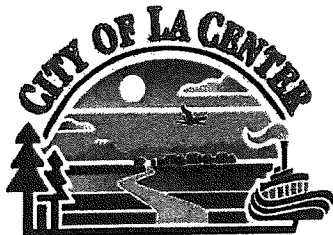


Master Land Use Application



City of La Center, Planning Services
210 E 4th Street
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 1518 NE Lockwood Creek Rd
Legal Description #64 SEC 2 T4N R1EWM 3A AND SEC 2 T4N R1EWM 2.17A
Assessor's Serial Number _____
Lot Size (square feet) 130,680 SQUARE FEET
Zoning/Comprehensive Plan Designation MDR-16
Existing Use of Site RESIDENTIAL

Contact Information

APPLICANT:

Contact Name Brandon Gill
Company LNC DEVELOPMENT LLC
Phone 5037534492 Email BRANDON@LNCDEVELOPMENT.COM
Complete Address 900 WASHINGTON ST #1050 VANCOUVER WA 98660

Signature [Handwritten Signature]
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name JAYSON TAYLOR
Company PLS ENGINEERING
Phone 3609446519 Email JAYSON@PLSENGINEERING.COM
Complete Address 604 W EVERGREEN BLVD

Signature [Handwritten Signature]
(Original Signature Required)

PROPERTY OWNER:

Contact Name CARL LAWSON
Company CJ DENS PROPERTY MANAGMENT LLC
Phone _____ Email _____
Complete Address PO BOX 2239 KALAMA WA 98625

Signature [Handwritten Signature]
(Original Signature Required)

DocuSigned by:
[Signature]
659D1D70ED140A...

Development Proposal

Project Name

Type(s) of Application TYPE 2 RESIDENTIAL

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

Pre-Application Conference Date and File Number _____

Description of Proposal DEVELOPMENT 32 SINGLE FAMILY DETACHED UNITS

Office Use Only

File # _____

Fees: \$ _____

Received By _____

Date Paid: _____

Date Received: _____

Receipt # _____

- Procedure:** Type I
 Type II
 Type III
 Type IV

Notes _____



AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant **Brandon Gill** concerning the following project:

Project Address: **1518 NE Lockwood Creek Rd**

Parcel #: **209083000 and 209044000**

Project/Permit Review: **lockwood**

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews including, but not limited to, engineering, project inspections, planning, and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis, plus administrative fees, as approved by City Council Resolution No. 13.372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

Applicant hereby agrees to pay the City's actual (time and materials) pertaining to reviews associated with the above named for land use review, engineering review, plan review, peer review, inspection and associated fees associated with or for the above-mentioned project. The Applicant further agrees to any delay in the issuance of a final decision on the Project until the Applicant has paid or kept current all of the City's review costs as provided and billed. Unpaid balances shall bear interest at the rate of ten percent (10%) interest per annum.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the Clark County Superior or District Courts. The prevailing party shall be entitled to recover attorneys' fees and costs.

IT IS SO AGREED:

APPLICANT

CITY OF LA CENTER

BY: *Brandon Gill*

BY: _____

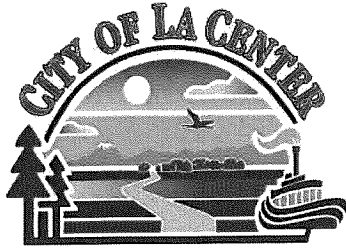
TITLE: *Managing Partner*

TITLE: _____

DATE: *2/14/24*

DATE: _____

Pre-Application Conference Application



City of La Center, Planning Services
210 E 4th Street
La Center, WA 98629
www.ci.lacenter.wa.us
Ph. 360.263.7665

Electronic Requirements

- Provide all materials digitally as **PDFs** and/or **Word** files.

Written Requirements

- Master Permit Application:** Provide one copy of the Master Land Use Application with original signatures.
- Checklist:** Provide one copy of this completed checklist.
- Written Narrative:** Provide a detailed description of the proposed project including but not limited to the changes to the site, structures, landscaping, lighting, parking and use. In addition, please also address utility, frontage and transportation needs.

Plans and Graphics Requirements Provide (1) Copies of Scaled Plans (1' = 200 Recommended) the Following:

- Dimensions & North Arrow
- Site Boundary
- Proposed Name of Project
- Vicinity Map
- Configuration & Dimension of all Proposed Lots & Tracts, Including Proposed Park/Open Space, Drainage Tracts or Easements, Topography, Grades Including the Maximum & Minimum Density Calculations
- Location of Existing and Proposed Buildings & Structures
- Proposed Uses of all Buildings
- Height and Conceptual Appearance of Building Facades for all Building Structures
- Location of Walls and Fences, Height and Construction Material
- General Location & Configuration of Proposed Landscaping
- Existing and Proposed Exterior Lighting
- Location and Layout of Off-Street Parking and Loading Facilities
- Name, Location & Width of Existing & Proposed On-Site Streets and Roadway Easements
- Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities
- Location of Existing & Proposed Public & Private Utilities
- Location, Types & Boundaries of Critical Areas, Buffers, Slopes & Archaeologically Significant Features

Questions:

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

this is the 2 pre app for original project called sassy flats.

we took the previous notes and concerns and tried to rectify them on the current site plan we wish to develop.

Office Use Only

File # _____

Fees: \$ _____

Received By _____

Date Paid: _____

Date Received: _____

Receipt # _____

- Procedure: Type I
 Type II
 Type III
 Type IV

Notes _____



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IT IS SO AGREED:

APPLICANT

CITY OF LA CENTER

BY: Brandon Gill

BY: _____

TITLE: MANAGING Partner

TITLE: _____

DATE: 2/14/24

DATE: _____