



**Lot & Tract Areas**

Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.	Lot No.	Sq. Ft.
1	10,892	25	9,576	49	8,568	71	8,727	95	8,521
2	13,665	26	9,760	48	8,925	72	8,937	96	8,521
3	11,523	27	10,773	47	10,457	73	10,360	97	8,521
4	12,542	28	12,391	51	9,065	74	8,995	98	8,521
5	8,877	29	6,746	52	8,995	75	10,483	99	8,521
6	9,657	30	9,112	53	8,825	76	10,483	100	8,521
7	8,228	31	10,511	54	9,240	77	8,995	101	8,521
8	8,228	32	10,511	55	9,240	78	8,995	102	8,521
9	8,228	33	9,725	56	9,240	79	7,669	103	8,521
10	8,578	34	8,118	57	9,240	80	7,514	104	8,521
11	9,961	35	7,986	58	9,240	81	7,521	105	8,521
12	10,657	36	10,647	59	9,319	82	6,978	106	8,521
13	21,838	37	10,647	60	9,900	83	10,385	107	8,521
14	8,610	38	10,933	61	9,955	84	9,955	108	8,521
15	8,870	39	8,159	62	9,955	85	9,955	109	8,521
16	8,870	40	8,159	63	9,955	86	9,955	110	8,521
17	8,455	41	7,810	64	8,610	87	1,063 ac	111	8,521
18	8,986	42	8,728	65	8,610	88	1,063 ac	112	8,521
19	9,315	43	9,528	66	8,610	89	1,063 ac	113	8,521
20	10,079	44	9,261	67	8,750	90	1,063 ac	114	8,521
21	14,357	45	9,097	68	8,750	91	1,063 ac	115	8,521
22	8,247	46	10,449	69	8,885	92	1,063 ac	116	8,521
23	8,397	47	14,264	70	8,120	93	7.54 ac	117	8,521

- Notes**
- This project proposes 85 residential lots for detached homes on 42.3 acres in the LDR-7.5 zoning district.
  - Site addresses: 34770 NE North Fork Ave, 115 NE 348th St, 208 NE 348th St & 614 NE 348th St, all La Center.
  - The site consists of Clark County tax lot numbers: 258901-000, 258919-000, 258922-000, 258971-000 & 258972-000.
  - All existing structures will be removed, except for the residence at 208 NE 348th St which will be retained on a new lot.
  - A City Park consisting of 1.06 acres is proposed in the area of the least slope and a central location within the neighborhood.
  - All proposed lots exceed 7,500 sq ft in area.
  - Refer to the Preliminary Plat Narrative, Variance Narrative and the Road Modification Narrative for additional data.

**Phasing Plan**