

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 419 Cedar Avenue LaCenter WA

Legal Description _____

Assessor's Serial Number 62702000, 62694000, 62651000, 62715000 & 62615000

Lot Size (square feet) 79,279

Zoning/Comprehensive Plan Designation Commercial C-1

Existing Use of Site Office and Retail Shopping Center

Contact Information

APPLICANT:

Contact Name Roy Heikkala

Company Genteel Investments LLC

Phone 360 921-8244 Email royheikkala@gmail.com

Complete Address PO Box 1434 Vancouver, WA 98668

Signature _____
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Roy Heikkala

Company Genteel Investments LLC

Phone 360-921-8244 Email royheikkala@gmail.com

Complete Address 11815 NE 113th St. Suite 110 Vancouver, WA 98662

Signature _____
(Original Signature Required)

PROPERTY OWNER:

Contact Name Robert L Colf

Company Genteel Investments

Phone 360-448-4718 Email Genteel Investments

Complete Address Genteel Investments

Signature _____
(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Application for a Conditional Use Permit

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

Pre-Application Conference Date and File Number Feb 12, 2021

Description of Proposal Requesting a Conditional Use Permit for Teresa's Little School to operate a Educational Tutoring and PreSchool in a C-1 Commercial ZONE at the Heritage Center in LaCenter WA.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

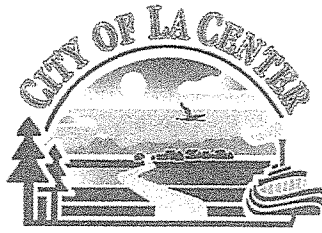
Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

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 GENTLE INVESTMENTS concerning the following Project: LLC

Project address: Parcel #: 62702000, 62694000, 6265000
62657000, 62715000

Project/permit review: PRE APP CONF & CONDITIONAL USE PERMIT

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 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.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the City Council through a public hearing process. The City Council's decision in such a matter shall be final.

IT IS SO AGREED:

Applicant

City of La Center

By: Robert [Signature]

By: _____

Title: MEMBER/MANAGER

Title: _____

Date: 2/2/21

Date: _____