

# 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 419 Cedar Avenue LaCenter WA 98629 Bldg B

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, Retail Shopping Center and Private School

## Contact Information

### APPLICANT:

Contact Name Roy Heikkala

Company Genteel Investments LLC

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

Complete Address PO Box 1434 Vancouver, WA 98668

Signature   
(Original Signature Required)

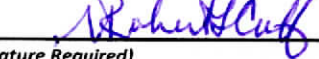
### PROPERTY OWNER:

Contact Name Robert L Colf

Company PO Box 1434 Vancouver, WA 98668

Phone 360 694-5364 Email PO Box 1434 Vancouver, WA 98668

Complete Address PO Box 1434 Vancouver, WA 98668

Signature   
(Original Signature Required)

**Development Proposal**

**Project Name**

**Type(s) of Application** Minor Modification of Conditional Use Permit 2021-006-CUP Heritage Center Building B

**Previous Project Name and File Number(s), if known** Teresa's Little School

**Pre-Application Conference Date and File Number** Feb 12, 2021 and CUP April 9, 2021

**Description of Proposal** Requesting a Minor Modification of Conditional Use Permit 2021-006-CUP to add 1,040 square feet of class room and related space to their school area. The CUP approved 6,680 sq ft of school space in Building B of Heritage Center.

**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 Genteel Investments LLC concerning the following Project:

Project address: Parcel #: 419 Cedar Ave LaCenter, WA 98629 Bulding B

Project/permit review: \_\_\_\_\_

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**

By: 

Title: Manager

Date: 7/23/2021

**City of La Center**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_