



City of Castle Rock

Department Of Building and Planning

City Hall, PO Box 370 / 141 'A' St SW, Castle Rock, WA 98611
Phone: 360.274.8181 / Email: finance@ci.castle-rock.wa.us

CR

PLEASE PRINT IN INK OR
TYPE

MASTER APPLICATION

PROPERTY INFORMATION

Project Address: _____ City: Castle Rock Parcel #: 308120300
Short Plat/Subdivision: River's Edge at the Landing Block: _____ Lot: _____

OWNER/APPLICANT INFORMATION

Applicant/Authorized Agent: Shane Tapani on behalf of CT6, LLC Phone: 360.687.1148
Mailing Address: PO Box 1419 City: Battle Ground State: WA Zip: 98604
Property Owner: Same as Applicant. Phone: _____ Same as Same as
Mailing Address: Same as Applicant. City: Same as Applicant. State: Applicant. Zip: Applicant.
Contractor: Tapani Inc. Lic #: TAPANI*883OE Phone: _____
Mailing Address: PO Box 1900 City: Battle Ground State: WA Zip: 98604
Lender Name: N/A Phone: _____
Lender's Address: _____

PROJECT INFORMATION

Building/Construction

- ☐ Building Permit
☐ Excavation & Grading Permit
☐ Manufactured/Structure Placement
☐ Mechanical Permit
☐ Plumbing Permit
☐ Roofing Permit
☐ Signage Permit
☐ Other _____

Planning

- ☐ Critical Areas
☐ Flood Plain
☐ Master Plan
☐ Mobile Home Park
☒ Plat (Preliminary)
☐ Plat (Final)
☐ Short Plat
☐ Site Plan (Preliminary)
☐ Site Plan (Final)

Environmental

- ☐ Critical Areas
☐ Flood Plain Permits
☒ SEPA
☐ Surface Mining
☐ Other _____

PROJECT DESCRIPTION

Occupancy Group: N/A **Type of Construction:** N/A **Sq. Ft.** N/A **No. of Stories:** N/A **No. of Bedrooms:** N/A

Is there any grading, filling, or excavation associated with this project? Yes Quantity (cubic yards): _____
(Including grading for road construction, site preparation, and landscaping.) **NO SITE WORK MAY BE DONE PRIOR TO CRITICAL AREAS DETERMINATION.**

Water Supply: Public **Sewage Disposal:** Public **Type of Heat:** _____ **Fair Market Value:** _____

Does project involve Asbestos? ☐ YES ☒ NO

PLEASE PROVIDE A BASIC DESCRIPTION OF THE PROPOSED PROJECT:

This proposal involves the construction of a 45 detached single-family residential subdivision within the residential land use area of the approved Landing on the Cowlitz Master Plan.

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

APPLICANT'S SIGNATURE: Shane Tapani
8ADCF0136D1B439...

DATE: 3/13/2025 | 2:10 PM PDT

APPLICATION ACCEPTED BY: _____ DATE: _____

APPLICATION APPROVED BY: _____ DATE: _____

PERMIT NUMBER
CR _____



City of Castle Rock

Building & Planning Department

General Land Use Application

141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: (360) 274-8181
finance@ci.castle-rock.wa.us

OFFICIAL USE ONLY

Case # _____ Related File # CR-PA-24-06 Received By: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

TITLE 16 SUBDIVISIONS

- ☐ Binding Site Plan
- ☐ Boundary Line Adjustment
- ☐ Condominium Subdivision
- ☐ Final Plat (Subdivision)
- ☐ Final Short Plat
- ☒ Preliminary Plat (Subdivision)
- ☐ Preliminary Short Plat

TITLE 18 ENVIRONMENTAL PROTECTION

- ☐ Critical Areas Determination
- ☐ Critical Areas Permit
- ☐ Environmental Questionnaire
- ☒ SEPA Checklist
- ☐ Shorelines Conditional Use
- ☐ Shorelines Substantial Development
- ☐ Shorelines Variance

TITLE 17 ZONING

- ☐ Annexation
- ☐ Bed & Breakfast – (CUP)
- ☐ Comprehensive Plan Amendment
- ☐ Conditional Use Permit = (CUP)
- ☐ Home Occupancy Business License
- ☐ Home Occupancy in an Accessory Building – (CUP)
- ☐ Manufactured Home Park
- ☐ Recreational Vehicle Park – (CUP)
- ☐ Request for Clarification
- ☐ Rezone
- ☐ Similar Use Authorization
- ☐ Special Use Permit
- ☐ Variance

OTHER

- ☐ Request for Pre-Application Meeting
- ☐ Wireless Communications Facilities - (CUP)
- ☐ Other _____

Project Name: River's Edge at the Landing Subdivision

Project Address: 2542 Larsen Lane SW
Castle Rock, WA 98611

Applicant: CT6, LLC

Phone : (360) 687-1148

E-mail Address: shanet@tapani.com | ingridf@tapani.com

Mailing Address: PO Box 1519, Battle Ground WA 98604

Owner: Same as Applicant.

(If other than applicant)

Phone : _____

E-mail Address: _____

Mailing Address: Same as Applicant.

Other Authorized Representative (if any): N/A

Mailing Address: _____

Phone: _____

E-mail Address: _____

Project Description: This proposal involves the construction of a 45 detached single-family residential subdivision within the residential land use area of the approved Landing on the Cowlitz Master Plan.Size of Project Site: ±8.93 acresAssessor Tax Parcel Number(s): 308120300Full Legal Description of Subject Property (Attached ):Zoning: City: Industrial | Land Use Designated Area of the Landing on the Cowlitz Master Plan: Residential

Special Areas On or Near Site (show areas on site plan):

☐ Creek, Stream or River (name): _____☐ Wetland ☒ Flood Hazard Area _____☐ Steep Slopes/Draw/Gully/Ravine ☐ None**Water Service**

Existing pipe size and material: _____

Proposed pipe size and material: 8" C900 PVC**Sewage Disposal**Existing: Each lot will have a 4" PVC sewer lateral leading to an 8" gravity sewer main within the subdivision parcel. The system willProposed: connect to a an 8" stub at the entrance to the subdivision that leads to the LOTC sewer pump station.**Access**

Name of Street(s) from which access will be gained: _____

Owner's Consent and Authorization

I affirm that I am the owner of the subject site and all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

I agree to pay all fees of the City that apply to this application.

Shane Tapani on behalf of CT6, LLC

Owner's Name (Print Name)

DocuSigned by:

Shane Tapani

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Owner's Signature

3/13/2025 | 2:10 PM PDT

Date

CHICAGO TITLE INSURANCE COMPANY**GUARANTEE/CERTIFICATE NO. 622-173054****ISSUING OFFICE:**

Title Officer: James R. Copeland
 Chicago Title Company of Washington
 655 W. Columbia Way, Suite 200
 Vancouver, WA 98660
 Phone: 360-601-4370 Fax: 877-334-2993
 Main Phone: (360)696-0551
 Email: James.Copeland@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.10

Effective Date: January 22, 2025 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

For [APN/Parcel ID\(s\): 308120300](#)

A PARCEL OF PROPERTY LOCATED IN A PORTION OF THE BENJAMIN HUNTINGTON D.L.C. AND THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTION 13, 14, 23 AND 24, TOWNSHIP 9 NORTH, RANGE 2 WEST, AS SHOWN ON RECORD-OF-SURVEY RECORDED IN VOLUME 43, PAGES 120-121 OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON;

THENCE NORTH 01°42'22" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 742.50 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE BENJAMIN HUNTINGTON DONATION LAND CLAIM;

THENCE NORTH 88°18'14" WEST, ALONG SAID NORTH LINE, 1915.35 FEET;

THENCE SOUTH 01°33'06" WEST 26.70 FEET TO THE NORTHWEST CORNER OF "PARCEL I" AS CONVEYED TO CT6, LLC BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3682681, COWLITZ COUNTY RECORDS AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°09'15" EAST ALONG THE NORTH LINE OF SAID PARCEL I, A DISTANCE OF 88.61 FEET;

THENCE NORTH 68°26'31" EAST ALONG THE NORTH LINE OF SAID PARCEL I, A DISTANCE OF 93.90 FEET TO A NON-TANGENT 530.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS NORTH 67°48'33" EAST;

THENCE ALONG SAID 530.00 FOOT NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°53'04" (LONG CHORD BEARS SOUTH 38°40'15" WEST 210.28 FEET) AN ARC DISTANCE OF 211.69 FEET;

THENCE SOUTH 50°06'47" EAST 328.61 FEET TO A 35.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID 35.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 88°23'02" AN ARC DISTANCE OF 53.99 FEET;

CHICAGO TITLE INSURANCE COMPANY**GUARANTEE/CERTIFICATE NO. 622-173054****SCHEDULE A**

(continued)

THENCE SOUTH 38°16'16" WEST 604.48 FEET TO A 30.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID 30.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82°46'20" AN ARC DISTANCE OF 43.34 FEET TO A POINT 30.00 FEET NORTHERLY OF, WHEN MEASURED RADially TO, THE CENTERLINE OF LARSEN LANE AS SHOWN ON SAID RECORD OF SURVEY, VOLUME 43, PAGES 120-121 AND A 313.53 FOOT RADIUS COMPOUND CURVE TO THE RIGHT;

THENCE PARALLEL WITH SAID LARSEN LANE CENTERLINE AND ALONG SAID 313.53 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19°31'25", AN ARC DISTANCE OF 106.94 FEET:

THENCE NORTH 39°25'59" WEST, PARALLEL WITH SAID CENTERLINE 82.70 FEET;
THENCE NORTH 41°01'19" WEST, PARALLEL WITH SAID CENTERLINE 22.20 FEET;
THENCE SOUTH 48°56'17" WEST 17.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID LARSEN LANE, SAID NORTH RIGHT OF WAY LINE BEING 12.50 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID CENTERLINE;

THENCE NORTH 41°01'19" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 337.54 FEET TO THE WEST LINE OF "PARCEL I" AS CONVEYED TO CT6, LLC BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3682681, COWLITZ COUNTY RECORDS;

THENCE NORTH 53°08'46" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID "PARCEL I" A DISTANCE OF 165.33 FEET;

THENCE NORTH 14°33'38" EAST, ALONG SAID WEST LINE 393.71 FEET TO THE TRUE POINT OF BEGINNING.

Title to said real property is [vested in:](#)

CT6, LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A