



*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 # \_\_\_\_\_ 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: Landing on the Cowlitz (LOTC)  
Stormwater Outfall

Project Address: No site address.  
Location is within the approved LOTC Master Plan.

Applicant: CT6, LLC  
Phone : PO Box 1419  
E-mail Address: shanet@tapani.com; ingridf@tapani.com

Mailing Address: Same as Applicant.

Owner: Same as Applicant.  
(If other than applicant)  
Phone : \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

Mailing Address: Same as Applicant.

Other Authorized Representative (if any): Not Applicable.

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Project Description: This proposal includes a stormwater outfall for the Phase 1 infrastructure for the approved Landing on the Cowlitz Master Plan.Size of Project Site: Parcel Size is approximately 15.37 acres.Assessor Tax Parcel Number(s): 308120500Full Legal Description of Subject Property (Attached ☐):Zoning: Industrial (City); Recreation and Open Space (LOT Master Plan)

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

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

Existing pipe size and material: \_\_\_\_\_

Proposed pipe size and material: \_\_\_\_\_

**Sewage Disposal**

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

**Access**Name of Street(s) from which access will be gained: Access shall be via the temporary site access gravel road, later replaced by the Phase 1 access roadway which shall connect to a temporary access easement & road.**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

Owner's Name (Print Name)

DocuSigned by:

Shane Tapani

8ADCFO136DTB439..

Owner's Signature

3/6/2025 | 4:46 PM PST

Date

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 308120500**

---

A PARCEL OF PROPERTY LOCATED IN A PORTION OF THE BENJAMIN HUNTINGTON D.L.C. 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 88°18'41" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1956.09 FEET;

THENCE SOUTH 01°41'19" WEST 24.09 FEET TO THE INTERSECTION OF THE NORTH LINE OF "PARCEL II" AS CONVEYED TO CT6, LLC BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3682681, COWLITZ COUNTY RECORDS AND A POINT 30.00 FEET SOUTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE CENTERLINE OF LARSEN LANE AND TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 53°23'25" WEST, ALONG SAID NORTH LINE 394.16 FEET;  
THENCE SOUTH 89°35'00" WEST, ALONG SAID NORTH LINE 145.25 FEET TO THAT BOUNDARY AGREEMENT LINE AS DESCRIBED IN EXHIBIT A OF THAT BOUNDARY LINE AGREEMENT DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 3597924, COWLITZ COUNTY RECORDS:

THENCE ALONG SAID BOUNDARY AGREEMENT LINE AND THE ORDINARY HIGH WATER LINE ON THE LEFT BANK OF THE COWLITZ RIVER LINE APPROXIMATED BY THE FOLLOWING FOUR (4) COURSES:

THENCE SOUTH 16°25'08" EAST 239.13 FEET;  
THENCE SOUTH 20°06'11" EAST 262.43 FEET;  
THENCE SOUTH 25°28'57" EAST 218.98 FEET;  
THENCE SOUTH 20°33'29" EAST 229.50 FEET;

THENCE LEAVING SAID ORDINARY HIGH WATER LINE AND CONTINUING ALONG SAID BOUNDARY AGREEMENT LINE THE FOLLOWING FOUR (4) COURSES;

THENCE NORTH 74°55'34" EAST 13.28 FEET

THENCE SOUTH 50°34'51" EAST 735.65 FEET TO A 1000.00 FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 1000.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°12'02" AN ARC DISTANCE OF 404.92 FEET:

THENCE SOUTH 73°46'53" EAST 380.03 FEET TO A POINT WHICH BEARS NORTH 88°25'11" WEST 732.00 FEET FROM A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 THAT IS SOUTH 01°34'49" WEST, 1869.34 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER ;

THENCE NORTH 27°09'34" WEST LEAVING SAID BOUNDARY AGREEMENT LINE 473.65 FEET TO A NON-TANGENT 68.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE RADIUS POINT BEARS NORTH 44°16'29" WEST;