



STAFF REPORT

Variance Request

441 Front Avenue NW, Castle Rock WA, Castle Rock, WA.

To: Mark Scheibmeir, Castle Rock Hearing Examiner
From: Rachel Granrath, Contract Planner
Date: December 3, 2025
Subject: *Public Hearing:* Variance Request - 441 Front Avenue NW – R-2 Street Frontage Requirements

Summary of Request and Recommendation

The applicant seeks a variance from Castle Rock Municipal Code 17.32.060, regarding the street frontage requirements in the R-2 Zone for the parcel at 441 Front Avenue NW. The site was previously approved for an 8-unit condominium development; however, the market has shifted so that the condominium development is no longer an economically viable option for the property owner. The applicant seeks to amend this development to enable a 4-lot short plat. The applicant seeks to obtain a variance to the public street frontage requirements in the R-2 Zone. The application is categorically exempt from SEPA per WAC 197-11-800 (6) (e).

General Information

Site Address: 441 Front Avenue NW, Castle Rock WA

Proponent: Michael Vorse

Variance requested:

The subject property has public right of way access to the property from Front Avenue for one access point off the road. The property is a triangular shape along Front Avenue NW and bordered by a public trail along the Cowlitz River. The north side of the property borders a public parking lot owned by the City of Castle Rock. Due to the pedestrian trail along the river and the levee system, there are no shoreline impacts to the site and future development. In order to develop the site a variance is requested in order to allow private road access and street frontage off a private road versus a public street. See the relevant code section below.

17.32 R-2 High Density Residential District

17.32.060 Street frontage. Every principal structure, except bungalow courts, shall front upon a public street without any other building intervening between it and the street upon which it fronts.

Vicinity Map

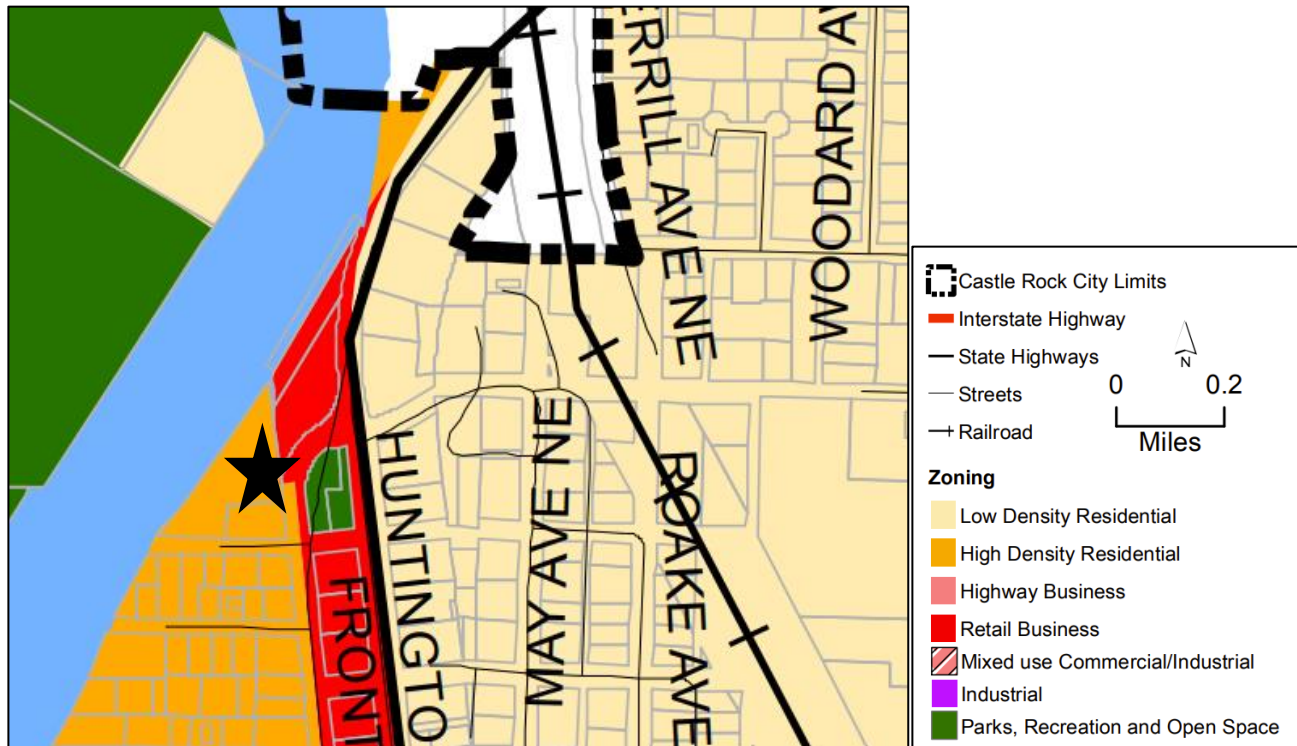


Figure 1: Vicinity Map- Subject Property, Cowlitz County GIS

Current Comprehensive Plan Map Designation



Current Zoning Designation



Development Standards

R-2 Zone, CRMC 17.32.060

R-2 Development Standards	
Building Height: 40' max.	Met. No current structures or development on the site; future development applications will conform to standard
Minimum lot area: Single family: 6,000 sq ft. Single family attached: 3,750 sq ft. Duplexes: 7,500 sq ft. Multiple-family dwelling 7,500 sq ft. for the first two dwelling units, plus 1,000 sq ft. for each additional dwelling unit.	Met. Any future short platted lots shall not be less than 6,000 square feet, to be reviewed at time of plat submittal.
Street frontage Every principal structure, except bungalow courts, shall front upon a public street without any other building intervening between it and the street upon which it fronts.	NOT MET: <i>Applicant requested Variance.</i>
Setbacks Front yard: 15 ft. Front Garage entrance: 20 ft. Rear yard: 20 ft.	Met. Further applications will conform to standard

Side yard: Not less than five ft in width on sides of dwelling. For two-family dwellings (duplex), each side yard shall be a minimum of eight ft in width. The side yard for every building shall be increased by one additional foot in width for each story of the structure above two stories in height.	
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Comprehensive Plan Consistency

The following goals and policies of the comprehensive plan showcase how this variance approval best supports supporting infill housing development as well as enhancing transportation goals through connectivity in Castle Rock. As conditioned in this staff report, the following goals and policies illustrate the development’s consistency with the Castle Rock Comprehensive Plan.

Transportation Goals and Policies:

- Goal 1: Provide for a convenient, safe, and efficient transportation/circulation network.
- Goal 4: Ensure that an adequate transportation network exists to support future development.
- Policy 5: Encourage street networks in new development that create circulation between neighborhoods and subdivisions.

Housing Goals and Policies:

- Goal 3: Provide an adequate supply of land in order to promote housing costs that are affordable.
- Goal 5: First promote infill development of residential land and then encourage annexation of residential property to provide adequate land supply for future housing needs.

Procedural Requirements

The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 16.36, CRMC 17.20, CRMC 17.77.040 (5) Type V – Quasi Judicial, and CRMC 17.79. The process is currently at the Public Hearing in the process.

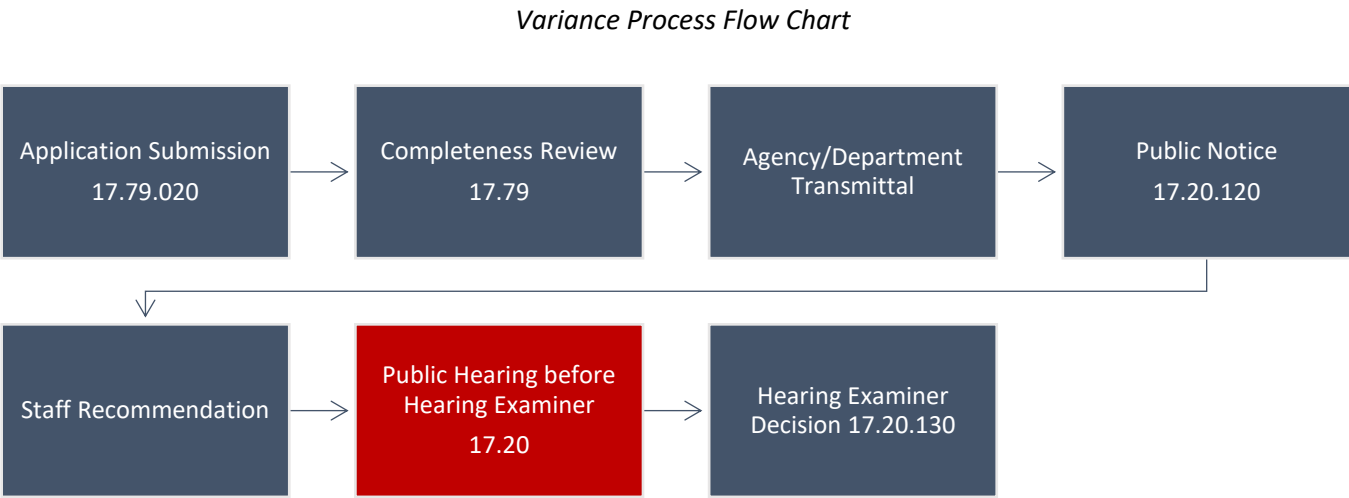


Table 3: Variance Procedure: Key Dates and Milestones

Procedure Action Item	Date
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Pre-Application Meeting	Wednesday, March 26, 2025
Application Submittal	September 29, 2025
Letter of Complete	October 20, 2025
Agency Notice	October 20, 2025
SEPA	Exempt per WAC 197-11-800 (6) (e).
Agency and Public Comment Period	November 18 – December 2
Public Hearing	December 3, 2025

Agency and Public Comment

Agency comment was issued on October 20; and Public Notice was issued on November 18. Table 4 below illustrates the comments received at the time of this staff report.

Table 4: Agency & Public Comment Summary Table

Agency	Name	Nature of Comment
Castle Rock Contract City Engineer, Gibbs & Olson	Tom Gower	<i>The private road needs to be designed per the City of Castle Rock Private Road standard detail, Drawing No. CR007ST and the City may require no parking along the private road. Emergency vehicle access needs to be considered at the sharp corner on Lot 1. I will let the fire department determine if a turnaround is needed at the end of the private road.</i>
Castle Rock Contract Building Official	Michael Wilson	<i>No comment</i>
Cowlitz Fire Chief	Bill LeMonds	<i>Fire would not require a turnaround at the end of the private road.</i>

Variance Criteria CRMC 17.79.020

CRMC 17.79.020 outlines the variance criteria as analyzed in items 1-4 below, the Hearing Examiner may grant the variance if he/she finds from the evidence presented at the hearing meets the variance criteria.

1. That there are exceptional or extraordinary circumstances or conditions applying to the subject property that do not apply generally to other properties in the same vicinity or zoning district, and that the plight of the applicant is unique and not the result of his own action;

Staff analysis: This section of Castle Rock is a gateway entrance into the downtown central business district. The connection between Front Avenue NW and Huntington Avenue N (Highway 411), created impacts to a few properties due to the right of way constraints and proximity of the Cowlitz River and shoreline. Due to these constraints the property is a triangular shape and cannot have multiple access points onto Front Avenue because of safety concerns and traffic



Figure 2: Constraint and Adjoining property overview

circulation into downtown. This is intentional to reduce conflict. Many other surrounding properties are accessed by side streets entering Front Avenue. The subject property is not afforded that opportunity due to the unique shape and constraints with the adjoining right of way, trail and shoreline. The other properties affected by the same constraints are owned by the City and utilized for public use, such as parking for trail access and Gateway Park, a public park amenity. Staff finds that this criteria is met due to unusual circumstances with lot alignment and orientation not due to the applicant's action.

2. That the land or structure in question cannot be reasonably used and cannot yield a reasonable return if used only in accordance with the density requirements of this title for the district in which it is located, and that such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other property in the same vicinity or district;

Staff analysis: Without a public street frontage variance this property cannot subdivide or develop further, even a single-family home. There is room to develop the property in accordance with the R-2 zoning standards as well as to serve the future lots by a private 20' road easement, in accordance with public works and engineering standards.

3. That the authorization of such variance will not be materially detrimental to the public welfare, not injurious to nearby property, nor essentially different from the provisions of the district in which it is located.

Staff analysis: As identified previously, the lot is constrained by right of way, trail and shoreline impacts. As a gateway to the downtown core, it is in the public's best interest to serve this property with a private roadway variance. Staff finds that the variance request is not detrimental to public welfare.

4. That the granting of such variance will not adversely affect the comprehensive plan or studies thereof.

Staff analysis: As conditioned in this staff report, the variance will not adversely affect the comprehensive plan or studies. Staff finds that the request is supported by Comprehensive Plan policies.

Conclusions

Staff finds that the variance request meets the requirements and approval criteria outlined in CRMC 17.79 and CRMC 17.32.060, and as conditioned below.

Hearing Examiner Action

CRMC 17.79.020 and 17.79.030 (below), outlines the Hearing Examiner action associated with variance applications.

17.79.020 Application for Variance

(A) *An application for a variance may be filed by the owner or occupant of the property affected. The application shall be verified and filed with the city clerk-treasurer's office and shall state fully the circumstances and conditions relied upon as grounds for the variance and shall be accompanied by adequate plans and legal descriptions of the property involved and an outline of the proposed use. As a condition to processing the application, the applicant shall pay a fee as established by resolution of the city council. The city clerk-treasurer shall transmit all variance application materials to the city planner who shall in turn prepare written findings of fact on the variance application and transmit the materials relevant to the hearings examiner. The examiner shall set the matter for hearing; notice of the time, place and purpose of such hearing shall be given to the property owners of each lot, parcel or portion of the real property affected by this declaration. The hearings examiner shall establish the date, time and place for*

the public hearing, and ensure that all public notices and postings are made in conformance with the requirements of law. Upon the date set the examiner shall hear the application; at the termination of the hearing, the examiner will render a decision within 10 days to grant or deny the variance on the evidence submitted, or extend the hearing to secure further information.

(B) In granting a variance, the hearings examiner shall make written findings of fact which shall specify all facts relied upon by the examiner in rendering its decision in attaching conditions and safeguards thereto. The actual terms of the variance and any conditions thereon shall be prepared and filed with the city clerk. A copy of the findings of fact and the variance shall be provided to the applicant and any other interested person who may request the same.

17.79.030 Effective date of orders.

The order of the hearings examiner granting or denying a variance shall become effective when the decision has been rendered, unless the examiner shall set a different date for such order to become effective, which date shall not be more than 30 days from the date of entry of such order and not less than 10 days. In exercising the above, the examiner may reverse or affirm wholly or partly and may modify the order, requirements, decision or determination as should be made in the hearing.

Staff Recommendation

As conditioned below, the application does not appear to be detrimental to the general public health, safety or welfare and meets the intent and criteria in Castle Rock Municipal Code.

Recommended Findings of Fact

1. Michael Vorse applied for a variance to the street frontage requirement on September 29, 2025.
2. The Comprehensive Plan Land Use Designation is currently High Density Residential.
3. The subject property is zoned High Density Residential (R-2).
4. The application is SEPA exempt per WAC 197-11-800 (6) (e).
5. The proposal is consistent with the goals and policies of the City of Castle Rock Comprehensive Plan.
6. This proposal, as conditioned, is consistent with Title 17 CRMC Zoning.
7. This proposal, as conditioned, will meet Standards and Castle Rock Engineering Standards for Public Works Construction.

Recommended Conditions of Approval

1. Formalize a new easement in accordance with the public works standards in order to formalize the private road to serve future lots. This will be an application requirement for the short plat application.
2. The pre-application meeting for this project, which occurred on Wednesday, March 26, 2025, considered a 4-lot subdivision, should the applicant consider additional lots, unit types, or densities there should be a

new pre-application meeting to discuss standards, layout, and to ensure the applicant has all necessary information to plate lots in future. Future lots shall either be a minimum of 6,000.

3. At a minimum, if multi-family development is submitted as a development the applicant must address all sections of CRMC including but not limited to:
 - a. 17.32.080 Screening, landscaping and critical areas buffering requirements.
 - b. 17.32.090 Off-street parking.
4. The applicant shall obtain all required building permits through Castle Rock Building and Public Works Department.
5. All local, state and federal laws shall be met.

Exhibits:

Exhibit A: September 29, 2025 Application Materials

Exhibit B: Context Plat Exhibits

Riverfront Towers Condominium Plat

Boundary Line Adjustment Survey

Exhibit C: Comments Received

Exhibit D: Noticing Materials

Exhibit A:

September 29, 2025 Application Materials

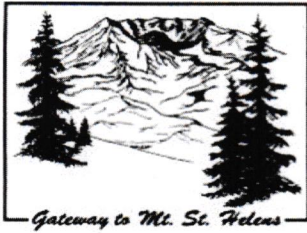
Vorse Variance Request

CRP-25-026

441 Front Ave NW

aka

Parcel #s 30216101, 302160102,
302160103, 302160104, 302160105,
302160106, 302160107, and 302160108



City of Castle Rock

Building & Planning Department

Variance Request Packet Contents Page

141 A St SW / PO Box 370

Castle Rock, WA 98611

Phone: 360-274-8181

finance@ci.castle-rock.wa.us

bldgdept@ci.castle-rock.wa.us

Complete & Submit	<input type="checkbox"/> = Forms that need to be completed and returned to the City of Castle Rock Finance Office. <input checked="" type="checkbox"/> = Forms and/or links that are informational and do not need to be submitted.	
1	<input checked="" type="checkbox"/>	A Pre-Application Conference / Site Plan Review may be requested. Please contact City Hall for more information if you would like to schedule a pre-application conference.
2	<input checked="" type="checkbox"/>	Variance Request Packet Contents (1 page)
3	<input checked="" type="checkbox"/>	Application for Variance Submittal Checklist (1 page)
4	<input checked="" type="checkbox"/>	Master Application (1 page)
5	<input checked="" type="checkbox"/>	Application for Variance (4 pages)
6	<input checked="" type="checkbox"/>	Hearings Examiner Application (2 pages)
7	<input checked="" type="checkbox"/>	General Land Use Application (2 pages)
8	<input type="checkbox"/>	SEPA Checklist (State Environmental Policy Act) – When Applicable – Fillable form found online at: https://ci.castle-rock.wa.us/download/SEPAchecklist_2017_locked.docx
9	<input checked="" type="checkbox"/>	Fee Schedules 1 & 5 of Resolution No. 2025-03 (7 pages) Fees are nonrefundable. The entire Master Fee Schedule is available in the Finance Office or online at: https://ci.castle-rock.wa.us
10	<input checked="" type="checkbox"/>	Excerpt from CRMC Chapter 17.77.040 Section D.5. Type V – Quasi-Judicial I (3 pages)
11	<input checked="" type="checkbox"/>	CRMC Chapter 17.79.020 Application for Variance (1page)
12	<input checked="" type="checkbox"/>	Please review the following Castle Rock Municipal Code (CRMC) online at: https://ecode360.com/CA4379 The Castle Rock Municipal Code may also be viewed in the Finance Office located in City Hall. If you prefer a paper copy of the documents below, please contact City Hall. CRMC – Title 17 Zoning CRMC – Title 18 Environmental Protection

I acknowledge the above documents and/or web addresses were provided to me in the Variance Request Packet. Furthermore, I acknowledge that information sheets are intended to assist the public in understanding the effect of codes and regulations. Information sheets are not complete statements of these codes and should not be used as a substitute for them. If conflicts arise, the codes and regulations are the final authority.

To ensure you have the most current information and applications, consult city staff. It may also be beneficial to contact city staff to be sure you understand all requirements before submitting materials or payments.

Fees are non-refundable.

Name: Michael Vorse
(Please Print)

Signature: Michael Vorse Date: 9/29/25



Receipt # 18717



**Application for Variance
Submittal Checklist**

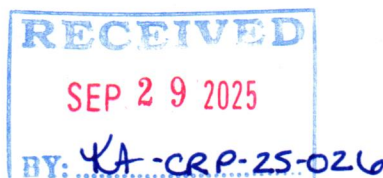
141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: (360) 274-8181
finance@ci.castle-rock.wa.us

A complete application for a variance includes, but is not limited to:

- ☒ **Variance Request Packet Contents Page** (1 page) - Print Name, Sign Name, Date
- ☒ **Application for Variance Submittal Checklist** (1 page) – Applicable Boxes Checked and Page Initialed
- ☒ **Master Application** (1 page) - Completed, Signed, and Dated
- ☒ **Application for Variance** (4 pages) - Completed, Signed, Dated, and including the required information.
 - ☒ Include any **additional pages** for the decision criteria narrative
 - ☒ **Site Plan** - One (1) reproducible copy (8-1/2" x 11" or 11" x 17"; or Seven (7) oversized copies that show the required information.
- ☒ **Hearings Examiner Application** (2 pages) – Completed, Signed, Dated, and including the required information.
 - ☐ **Names and Addresses of all property owners adjacent to, touching, abutting, adjoining or directly across a street or alley within 300 feet of lot boundaries from the property.** *It may be helpful to contact the Cowlitz County's Assessor's Office at 360.577.3010 for more information.*
- ☒ **General Land Use Application** (2 pages) - Completed, Signed, and Dated
- ☐ **SEPA Environmental Checklist** – *When applicable – Contact City Hall for more information*
- ☐ **Any Additional Information/Documents Necessary and/or Required to Process the Request**
- ☐ **Payment of Fees** – Submit Required Payment(s) – *Contact City Hall for more information*

Applicant Initials: _____

[Handwritten Signature]





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

CRP-26-025

Variance Request

PLEASE PRINT IN INK OR
TYPE

MASTER APPLICATION

PROPERTY INFORMATION

Project Address: 4411 Front Ave NW City: Castle Rock Parcel #: _____
Short Plat/Subdivision: _____ Block: _____ Lot: _____

OWNER/APPLICANT INFORMATION

Applicant/Authorized Agent: Michael Vorse Phone: 360-270-5371
Mailing Address: 122 Buland Dr City: Castle Rock State: WA Zip: 98611
Property Owner: Michael & Cora Vorse Phone: 360-270-5371
Mailing Address: 122 Buland Dr City: Castle Rock State: WA Zip: 98611
Contractor: _____ Lic #: _____ Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Lender Name: _____ 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 _____

RECEIVED
K1 9/29/2025
CRP-25-026

Planning

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

Environmental

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

Other Variance

PROJECT DESCRIPTION

Occupancy Group: _____ Type of Construction: _____ Sq. Ft. _____ No. of Stories: _____ No. of Bedrooms: _____

Is there any grading, filling, or excavation associated with this project? _____ 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: City Sewage Disposal: City Type of Heat: _____ Fair Market Value: _____

Does project involve Asbestos? ☐ YES ☒ NO

PROVIDE A BASIC DESCRIPTION OF THE PROPOSED PROJECT:

Variance application Single House short Plat

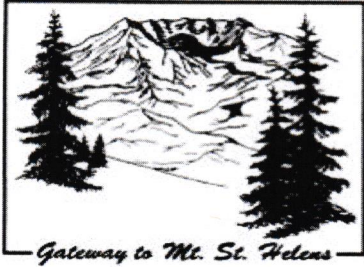
I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as 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: Michael Vorse DATE: 9/29/25

APPLICATION ACCEPTED BY: Garland Hansen DATE: 09/29/2025

APPLICATION APPROVED BY: _____ DATE: _____

PERMIT NUMBER
CRP-26-025



City of Castle Rock

Building & Planning Department

Application for Variance

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

Owner/Applicant Information

Property Owner(s): Michael & Carla Vorse Phone: 360-270-5371

Mailing Address: 122 Buland Dr. City: Castle Rock State: WA Zip Code: 98611

Applicant: Michael Vorse Phone: 360-270-5371

Mailing Address: 122 Buland Dr. City: Castle Rock State: WA Zip Code: 98611

Decision Criteria

Castle Rock Municipal Code (CRMC) 17.79.020

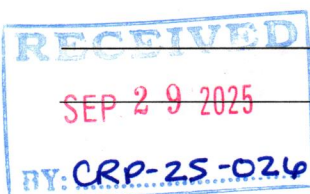
Thoroughly describe or explain how your request for variance meets each of the criteria identified below:
(Additional sheets may be added as needed.)

1. That there are exceptional or extraordinary circumstances or conditions applying to the subject property that do not apply generally to other properties in the same vicinity or zoning district, and that the plight of the applicant is unique and not the result of his own action.

We are subdividing the property @ 441 Front Ave. NW into 4 lots. We believe it will be much safer to have one point of access in this short and busy section of Front Ave. Using the existing private road will be safer & more cost effective.

2. The land or structure in question cannot be reasonably used and cannot yield a reasonable return if used only in accordance with the density requirements of this title for the district in which it is located, and that such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other property in the same vicinity or district.

N/A Safety concerns



Decision Criteria Continued on Next Page

Decision Criteria - continued

3. That the authorization of such variance will not be materially detrimental to the public welfare, not injurious to nearby property, not essentially different from the provisions of the district in which it is located.

This is true as neighboring Barr St only has 4 residences as well

4. That the granting of such variance will not adversely affect the comprehensive plan or studies thereof.

Comprehensive Plan has this zoned high density residential. This will allow 4 houses where there was only one

5. In granting a variance, the hearing examiner shall make written findings-of-fact which shall specify all facts relied upon by examiner in rendering its decision in attaching conditions and safeguard thereto. The actual terms of the variance and any conditions thereon shall be prepared and filed with the city clerk. A copy of the findings-of-fact and the variance shall be provided to the applicant and any other interested person who may request the same.

6. Variances. No use variance will be granted except for lawfully created preexisting uses.

Application Checklist

Please check each box as it is completed. When all items have been checked this Application for Variance form should be complete.

- ☒ **Narrative** addressing the decision criteria identified for each permit type - The decision criteria are located under the Decision Criteria section (numbers 1-4) of this Application for Variance form or in CRMC 17.79.020 Application for Variance. If there are additional pages, please attach them to this application.

- ☒ **Payment of Fees** (Submit Required Payment(s) – *Contact City Hall for more information*)

- ☒ **Site Plan:** One (1) reproducible copy (8-1/2" x 11" or 11" x 17"; or Seven (7) oversized copies showing:

Please check the appropriate boxes:

- ☒ Subject property (all property lines dimensioned) and abutting streets (existing and proposed);
- ☒ Location of the subject with regards to the nearest street intersections, including intersections opposite the subject property;
- ☒ Location of existing driveways adjacent to the subject property or on the opposite side of the street facing the subject property;



Checklist Continued on Next Page

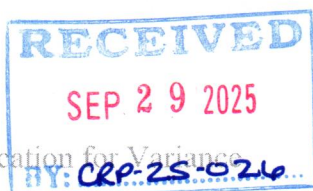
Application Checklist - continued

Please check the appropriate boxes:

- ☒ All existing public improvements including, but not necessarily limited to: applicable utilities (for example but not limited to water, sewer and storm drainage facilities, curbs, gutters and sidewalks; median islands; street trees; street lights; fire hydrants; utility poles, etc., including those adjacent to the subject site;
- ☒ Location of existing and proposed fencing or retaining walls, freestanding signs, easements, refuse areas, and on-site utility structures;
- ☒ Location and size of proposed structures, storage areas, buffer areas, yards, open spaces, and landscape areas;
- ☒ Proposed use of structures and gross floor area;
- ☒ A vehicular and pedestrian circulation plan illustrating all access points for the site, and the size location of all driveways, streets and roads, and the location, size and design of parking and loading areas;
- ☒ An estimate of the traffic generation to and around the subject property that is anticipated if the proposed development is constructed;
- ☐ Generalized grading plan, if the proposed grade differential on site will exceed 24 inches from top of the curb or adjacent properties;
- ☒ Generalized utilities plan, drainage, and stormwater runoff provisions; and
- ☐ Topographic features and contours (existing and proposed), at intervals not greater than five feet, and existing rivers, streams, lakes, marshes, wetlands, and other natural features. The extent and location of the 100-year floodplain of any nearby river or streams shall also be shown if applicable.

Process
(CRMC 17.77.040 5. d. - f.)

Within 10 working days of receipt of a complete application, the city clerk-treasurer's office shall transmit a copy of the application to the development review committee members for their comments or recommendations regarding the application. The city clerk-treasurer may also route the application to other jurisdictions or agency staff and invite their participation in the development review process if determined appropriate. If applicable, this routing will be combined with circulation of the completed State Environmental Protection Act (SEPA) checklist and the timeline for that process will supersede these procedures.



Process Continued on Next Page

Process - continued

Within 10 working days of receipt of the application materials, members of the development review committee shall forward comments to the city planner who will prepare a recommendation to the appropriate approval authority whether to approve, approve with conditions or deny the underlying permit. If additional information is necessary to properly evaluate the proposal, staff shall provide in writing sufficient direction to explain what is being requested. When significant issues are raised, a meeting between the applicant and appropriate city representatives shall be held.

Upon notice that the development review committee has prepared a recommendation, the city clerk-treasurer shall schedule a hearing with the appropriate deciding body as provided in the specific permit type.

CRMC 17.79.030 Effective Date of Orders

The order of the hearings examiner granting or denying a variance shall become effective when the decision has been rendered, unless the examiner shall set a different date for such order to become effective, which date shall not be more than 30 days from the date of entry of such order and not less than 10 days. In exercising the above, the examiner may reverse or affirm wholly or partly and may modify the order, requirements, decision, or determination as should be made in the hearing.

Required Signatures

Whenever a public hearing is required, in addition to other required data accompanying a request involving a public hearing, the applicant shall pay a fee as established by resolution of the city council to defray a portion of the expenses encountered in processing the application. **FEES ARE NOT REFUNDABLE.**

The applicant(s) hereby certify that all the statements and attached site plans and supporting documents are true and acknowledge that any permit or request granted hereunder may be revoked if it is found that such statements are false.

Michael Vorse
Applicant's Signature (if not the owner)

Michael
Print Name

9/18/25
Date

The owner(s) hereby certify that all the statements and attached site plans and supporting documents are true and acknowledge that any permit or request granted hereunder may be revoked if it is found that such statements are false.

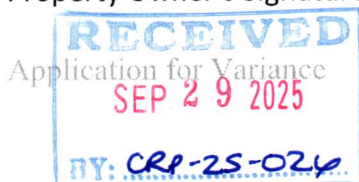
Only the property owner may sign this portion of the Application for Variance.

I certify that I am the owner of the property (ies) included in this application and certify that the information provided in this application are true and correct.

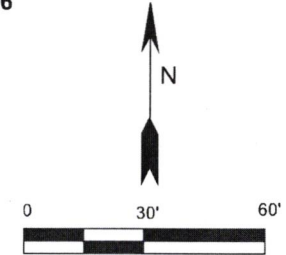
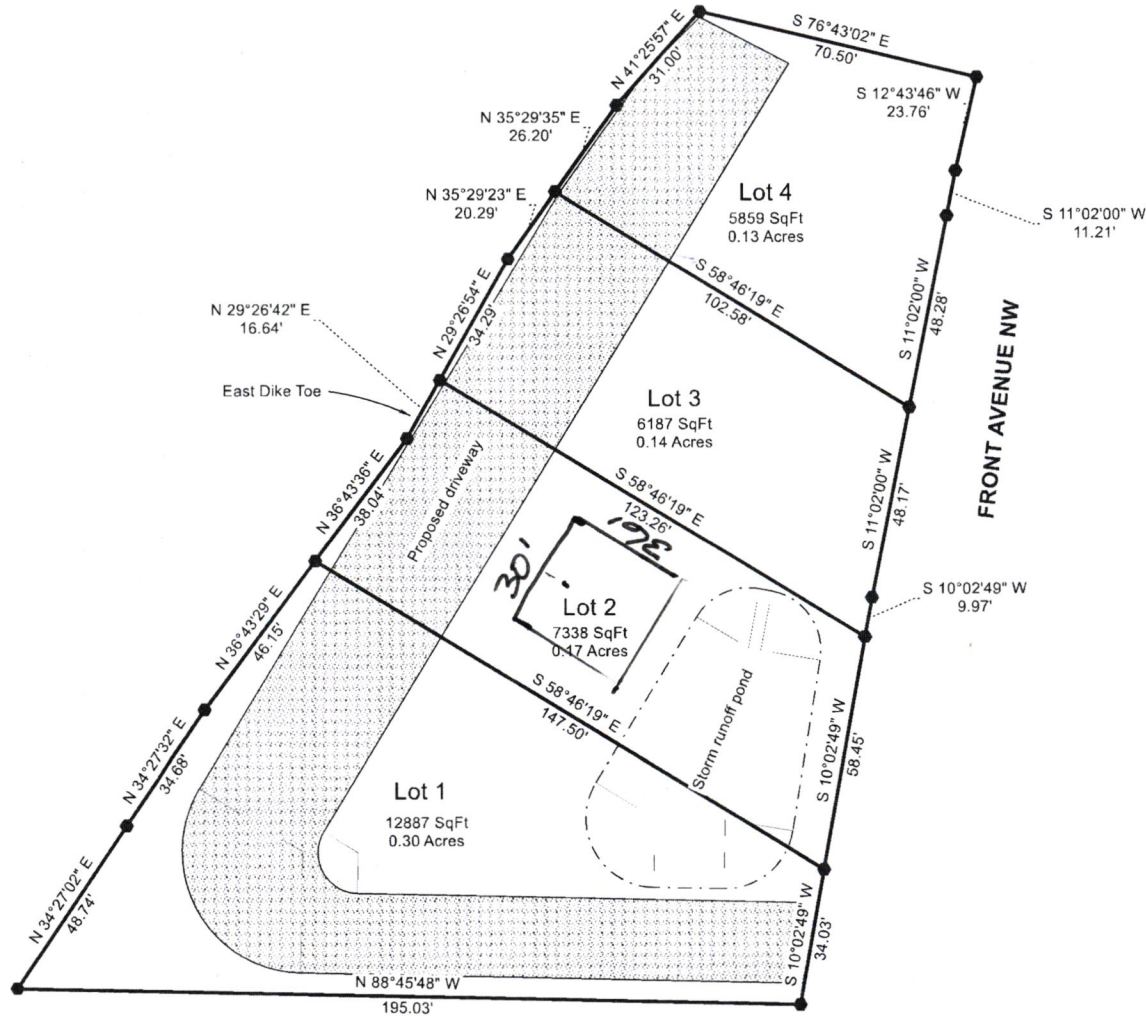
Michael Vorse
Property Owner's Signature

Michael Vorse
Print Name

9/19/25
Date



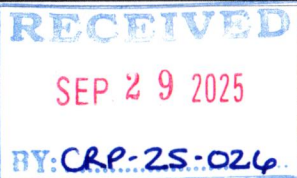
PRELIMINARY VORSE SHORT PLAT
441 FRONT AVE NW, CASTLE ROCK WA
PARCEL 30216

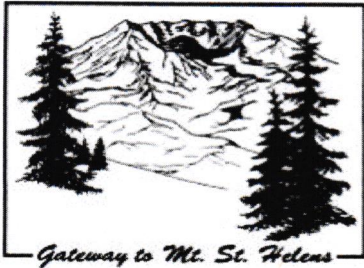


GRANT & ASSOCIATES SURVEYING LLC
 PO BOX 878
 160 HUNTINGTON AVE N, SUITE C
 CASTLE ROCK, WA 98611
 (360) 270-9632

JOB: 2020.100	DRAWING: Prelim SP	
DATE: 3-11-2025	TIME: 6:57am	SCALE: 30 Ft/in

Traverse PC





**Hearings Examiner
Application**

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

MEETING DATE – Meetings of the Hearings Examiner shall convene when necessary to process a land use permit application. (CRMC 17.20.070 Meetings – Frequency)

HEARINGS AND SPECIAL MEETINGS – Legal notices must be published in the city's newspaper of record prior to the hearings and completed applications must be received by the city in a timely manner to allow for these publication requirements. Incomplete applications will be returned to the applicant and may result in a delay of scheduling your hearing.

APPLICATION PROCEDURE – Applicant is required to furnish names and addresses of all property owners adjacent to, touching, abutting, adjoining or directly across a street or alley within 300 feet of lot boundaries from the property. This information can be gathered by appearing in person at the Cowlitz County Assessor's office. You might want to call to schedule an appointment to complete this research; their phone number is 360-577-3010. Names of property owners must be submitted with this application and with ample time to give written notice and legal publication.

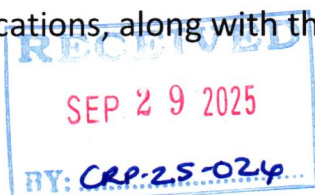
TYPES OF HEARINGS – Variances, Conditional Use Permits, Special Use Permits, SEPA Appeals, and certain Land Use Appeals.

Whenever a public hearing is required, in addition to other required data accompanying a request involving a public hearing, the applicant shall pay fees according to the City of Castle Rock Fee Schedule to the city to defray a portion of the expenses encountered in processing the application. **FEES ARE NOT REFUNDABLE.**

Please see the City of Castle Rock Fee Schedule for Applicable Fees.

The decision of the Hearing Examiner shall be final unless such decision is appealed to the Superior Court pursuant to Castle Rock Municipal Code Chapter (CRMC) 17.20.150.

Applications, along with the filing fee must be filed with the Castle Rock City Clerk.



Hearings Examiner
Application141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: (360) 274-8181
finance@ci.castle-rock.wa.us

Variance Request



Conditional Use Permit



Other Special Permit

Applicant: Michael Vorse Phone: 360-270-5371
Mailing Address: 122 Buland Drive, Castle Rock, WA 98611
Email: MCVorse@gmail.com Fax: _____

EXISTING LAND USE



COMMERCIAL



RESIDENTIAL



INDUSTRIAL

ADJACENT LAND USES

North: Municipal South: Residential
West: Dike East: City Park
Northwest: Dike Northeast: Residential
Southwest: Dike Southeast: City Park

OWNERSHIP - LIST ALL PERSONS OWNING AN INTEREST IN THE LAND

Name: Michael Vorse Address: 122 Buland Drive, CR
Name: Carla Vorse Address: 122 Buland Drive, Castle Rock

REASON FOR REQUEST - STATE REASON FOR REQUEST AND REFERENCE THE CITY ORDINANCE NUMBER

The existing private road was constructed to allow access to multiple residences. We are seeking to create 4 lots serviced by one access from Front Ave. This will help with safety & costs.
17.32.60

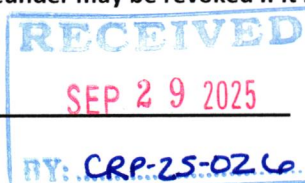
CLEARLY STATE WHY THIS PROPOSAL IS CONSISTENT WITH THE CHARACTER OF THE AREA IN WHICH IT WILL BE APPLIED

The area is residential and will maintain that way.

ON AN ADDITIONAL SHEET: LIST ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES (ALL DIRECTIONS WITH 300 FEET OF LOT BOUNDARIES AS STATED ON COVER LETTER)

Whenever a public hearing is required, in addition to other required data accompanying a request involving a public hearing, the applicant shall pay fees according to the City of Castle Rock Fee Schedule to defray a portion of the expenses encountered in processing the application. **FEES ARE NOT REFUNDABLE.**

The applicant(s) hereby certify that all the statements and attached site plans and supporting documents are true and acknowledges that any permit or request granted hereunder may be revoked if it is found that such statements are false.

Signature: Michael VorseDate: 9/18/25

Parcel Number: 30215

Neighborhood Code: 4

Neighborhood Name: CASTLE ROCK-RES

Use Code: 101

Tax Code:600

Property Owner: ENKRAF BRIAN/JENNIFER

Street Number: 415

Street Direction: NW

Street Name: FRONT

Street Suffix: AVE

Street Unit:

City: CASTLE ROCK

ZIP Code: 98611





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: Vorse Short Plat

Project Address: 441 Front Ave NW
Castle Rock, WA 98611

Applicant: Michael Vorse
Phone: 360-270-5371
E-mail Address: mcvorse@gmail.com

Mailing Address: 125 Buland Dr
Castle Rock, WA 98611

Owner: Michael & Carla Vorse
(If other than applicant)
Phone: 360-270-5371
E-mail Address: mcvorse@gmail.com

Mailing Address: Same as above

SEP 29 2025

BY: CRP-25-024

Other Authorized Representative (if any): _____	
Mailing Address: _____	
Phone: _____	
E-mail Address: _____	
Project Description: <u>Request for variance for private road access variance</u>	
Size of Project Site: <u>4 lots</u>	
Assessor Tax Parcel Number(s): <u>3021601 - 302160108</u>	
Full Legal Description of Subject Property (Attached <input type="checkbox"/>): Zoning: <u>R-2 High Density residential</u>	
Special Areas On or Near Site (show areas on site plan): <input type="checkbox"/> Creek, Stream or River (name): _____ <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Hazard Area _____ <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine <input checked="" type="checkbox"/> None	
Water Service	
Existing pipe size and material: <u>2" water from city</u>	
Proposed pipe size and material: <u>same</u>	
Sewage Disposal	
Existing: <u>city 6" line, 2 each</u>	
Proposed: <u>same</u>	
Access	
Name of Street(s) from which access will be gained: <u>Front Ave NW</u>	

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.

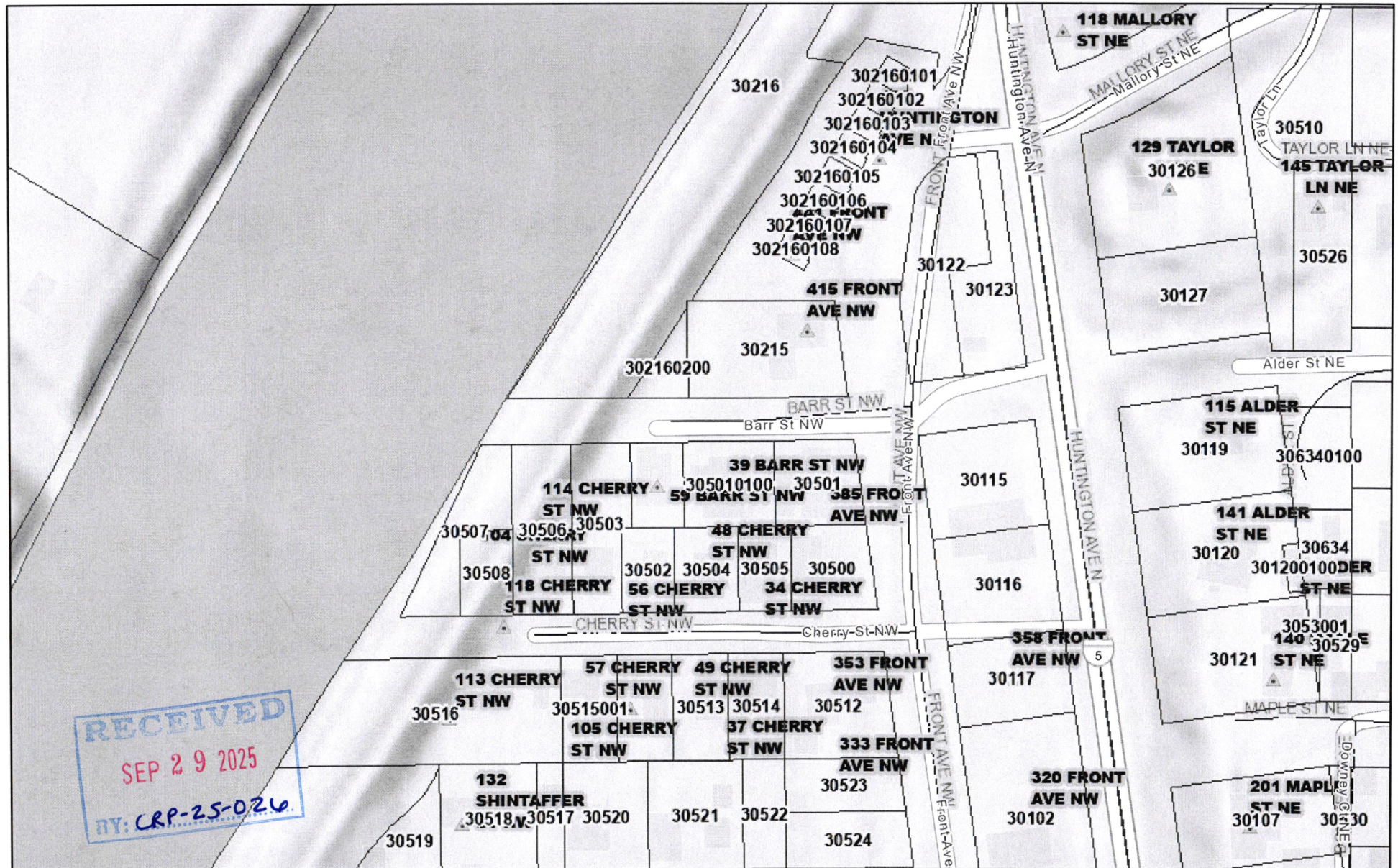
I agree to pay all fees of the City that apply to this application.

Michael Vase
Owner's Name (Print Name)

Michael Vase
Owner's Signature

9/29/25
Date

Assessor Web Map



9/18/2025, 3:54:25 PM

☐ Tax Parcels

Streets

ADDRESS POINTS

0 RURAL PRIVATE

— 1 INTERSTATE

— 2 RURAL PRINCIPAL ARTERIAL

6 RURAL MINOR ARTERIAL

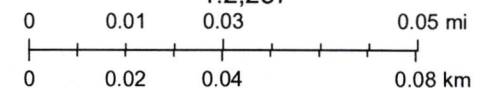
7 RURAL MAJOR COLLECTOR

8 RURAL MINOR COLLECTOR

9 RURAL LOCAL ACCESS

— 12 PRINCIPAL ARTERIAL (HWY)

1:2,257



Cowlitz County GIS Department., Cowlitz County GIS Department, Cowlitz
County Assessor, Cowlitz County GIS Department, WA DNR., GDR produced

ArcGIS Web AppBuilder

Exhibit B:

Context Plat Exhibits

Riverfront Towers Condominium Plat Boundary Line Adjustment Survey

Vorse Variance Request

CRP-25-026

441 Front Ave NW

aka

Parcel #s 30216101, 302160102,
302160103, 302160104, 302160105,
302160106, 302160107, and 30216010

3701628 V:41 P:178

OWNERS:

Parcel 30216:
AFN 3647824
M & C Vorse LLC, a Washington Limited Liability Company
Michael Vorse - manager
402 W. Main St.
Kelso, WA 98626

Parcel 30122:
AFN 3127585- parcel B
City of Castle Rock, a municipal corporation in the state of Washington
P.O. Box 370
Castle Rock, WA 98611

ZONING:

Parcel 30216:
R-2, High Density Residential

REVISIONS ON THIS AMENDED SURVEY MAP NOTED BY *

NARRATIVE:

The purpose of this survey is to show the all the original lot lines described by AFN 3647824 (even though currently described as one parcel presently known as parcel 30216 on one legal description); and consolidate into 3 separate parcels.
Also showing and describing a street vacation by the City of Castle Rock over a portion Front St NW.
Also showing and describing a boundary line adjustment between the City of Castle Rock & M&C Vorse LLC with the West line of parcel 30122
Also showing and describing a use easement between M&C Vorse LLC and the City of Castle Rock.

AN AMENDMENT TO BOUNDARY LINE ADJUSTMENT SURVEY (CR BLA 21-01)

AS FILED IN VOLUME 41, PAGE 115 UNDER AFN 3695505
FOR M&C VORSE LLC ON THAT PARCEL DESCRIBED BY AFN 3647824
IDENTIFIED AS PARCEL 30216 & THE CITY OF CASTLE ROCK
ON THAT PARCEL DESCRIBED BY AFN 3127585 (parcel B) IDENTIFIED
AS PARCEL 30122. AND THAT PARCEL DESCRIBED BY AFN 3427230
IDENTIFIED AS PARCEL 301300100 ALL IN IN PORTIONS OF THE PLAT
OF BEEKS CIVIC CENTRE ADDITION TO CASTLE ROCK
& THE PLAT OF CONGERS ADDITION TO CASTLE ROCK
ALL WITHIN PORTIONS OF THE SE 1/4 OF THE NE 1/4
& THE NE 1/4 OF THE SE 1/4 OF SECTION 10
TOWNSHIP 9 NORTH, RANGE 2 WEST W.M.

ACKNOWLEDGEMENTS:

I Michael Vorse, manager of Riverfront Towers LLC, (a Washington Limited Liability Company) the company having title interest in the land, consent to the preparation and recording of this Boundary Line Adjustment and acknowledge that the land being conveyed is for the sole purpose of adjusting the boundary line between parcels and does not result in the creation of additional parcels.

Michael Vorse
Riverfront Towers LLC
Michael Vorse, manager

STATE of Washington
COUNTY OF Cowlitz

I certify that I know or have satisfactory evidence that Michael Vorse is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge to be the free and voluntary act of such party for the uses mentioned in this instrument.

Dated: 11/15/2021

Notary name printed or typed: *Teri Lynn Leo*
Notary Public in and for the State of Washington
Residing at 730 Vandevan Ave SE
My appointment expires: 12-17-2022

Examined and Approved the 15th day of November, 2021

P. P. K. K.
Castle Rock City Planner

Examined and Approved the 24th day of November, 2021

Thomas J. S.
Castle Rock City Engineer

I hereby certify that all taxes on the land described herein have been fully paid to and including the year 2021. 30216, 30122, 301300100
Marlette Murie, deputy treasurer 11/30/2021
Cowlitz County Treasurer

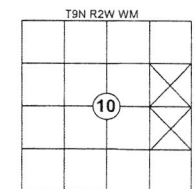
I hereby certify that there are no City encumbrances on the land described herein which must be satisfied prior to Boundary Line Adjustment approval.
Michael Vorse
City Clerk/Treasurer



LINE	BEARING	HORIZ DIST	RECORD
L1	N11°20'43"W	5.26'	
L2	N79°07'03"W	35.57'	
L3	N79°07'03"W	85.43' *	
L4	N11°02'00"E *	11.21' *	
L5	N6°19'15"W *	21.38'	
L6	N88°45'48"W	60.53'	
L7	S83°40'45"W	60.00'	
L8	S6°19'15"E *	13.42'	
L9	N35°29'30"E	46.49'	
L10	N29°26'50"E	50.93'	
L11	N36°43'32"E	84.19'	
L12	N34°27'32"E	34.68'	
L13	N34°27'02"E	48.74'	
L14	N88°36'15"W	3.30'	
L15	S1°22'12"W	5.08'	
L16	S1°22'12"W	84.92'	
L17	N88°37'48"W	57.01'	
L18	N36°07'36"E	48.46'	
L19	N34°27'02"E	53.83'	
L20	S10°02'49"W *	102.45'	
L21	S11°02'00"W	107.66'	
L22	S6°19'15"E	96.18'	
L23	S6°19'15"E	37.04'	
L24	N88°51'04"W	81.05'	
L25	S1°22'12"W	50.00'	
L26	S1°22'12"W	40.00'	
L27	N88°37'48"W	25.00'	
L28	N88°37'48"W	25.00'	
L29	N88°37'48"W	50.00'	
L30	N88°37'48"W	50.00'	
L31	S1°22'12"W	100.00'	
L32	S1°22'12"W	100.00'	
L33	S6°19'15"E	91.13'	
L34	N88°37'48"W	150.00' *	
L35	N41°25'57"E *	31.00' *	
L36	S76°40'02"E	70.50'	
L37	S12°48'23"W	23.76'	
L38	S11°02'00"W	96.45'	

Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S15°45'03"W	193.12'	800.89'	193.59'	13°50'58"
C2	N4°33'02"W	83.16'	1346.28'	83.18'	3°32'23"
C3	N0°45'11"W	95.30'	1346.28'	95.32'	4°03'25"
C4	S14°15'07"W	82.16'	116.91'	83.95'	41°08'37"



RECORDING CERTIFICATE:

RECORDING NO. 3701628
FILED FOR RECORD THIS 30th DAY OF November
2021 AT 4:02 PM IN BOOK 41 OF SURVEYS AT
PAGE 115-116 AT THE REQUEST OF MICHAEL VORSE.

Carolyn Fundingsland
AUDITOR
Morgan
DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF M & C VORSE LLC ON JULY 24, 2020

Alan G. Grant
ALAN G. GRANT, P.L.S.
LICENSE # 33129



GRANT & ASSOCIATES SURVEYING L.L.C.
P.O. BOX 878
CASTLE ROCK, WASHINGTON 98611
(360) 274-6842

DRAWN BY: A.G. GRANT
DATE: 11-11-2021
SCALE: 80 F/In
CALCULATED BY: A.G. GRANT
CHECKED BY: A.G. GRANT
JOB NUMBER: 2020.100

INDEX DATA:
PLAT OF BEEKS CIVIC CENTRE TO CASTLE ROCK,
PLAT OF CONGER'S ADDITION TO CASTLE ROCK,
SE 1/4 OF THE SE 1/4 & NE 1/4 OF THE SE 1/4
SEC. 10, TWP. 9N., RGE. 2W., W.M.,

SURVEY FOR:
RIVERFRONT TOWERS LLC
COWLITZ COUNTY, WASHINGTON

SHT
1
OF
4

3701628 V: 41, P: 178
11/30/2021 04:02:49 PM
COWLITZ COUNTY WASHINGTON

30216, 30122, 301300100

3701628 V:41 P:179

OWNERS:

Parcel 30216:
AFN 3647824
M & C Vorse LLC .a Washington Limited Liability Company
Michael Vorse - manager
402 W. Main St.
Kelso, WA 98626

Parcel 30122:
AFN 3127585- parcel B
City of Castle Rock, a municipal corporation in the state of Washington
P.O. Box 370
Castle Rock, WA 98611

ZONING:

Parcel 30216:
R-2, High Density Residential

EXISTING LEGAL DESCRIPTIONS:

Parcel 30216 - 441 NW Front St- M&C Vorse LLC

Tract 1 per AFN 3647824:
Tracts 3, 4 and the North 10 feet of the West one-half of Tract 5 and the North 10 feet of the East one-half of Tract 5, and all of Tracts 6, 7 and 8, Conger's Addition to Castle Rock, according to the plat thereof recorded in Volume 3 of Plats, page(s) 33, records of Cowlitz County, Washington.

Parcel 2 per AFN 3647824:
Tracts 10 and 11, Beek's Civic Centre Addition to Castle Rock, according to the Plat thereof recorded in Volume 3 of Plats, page 158, records of Cowlitz County, Washington and lying within the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 10, Township 9 North, Range 2 West, W.M.

EXCEPT that portion of said Tract 11 described as follows:
Beginning at the most Northerly corner of said Tract 11 and its intersection within the Westerly right-way line of Huntington Ave. N., said point being the beginning of 800.89 foot radius non-tangent curve to the left, the center of which bears South 81° 10' 28" East, thence Southerly along the Easterly line of said Tract 11 and the Westerly line of said Huntington Ave. N. and along the arc of said curve a distance of 211.72 feet through a central angle of 15° 08' 47" to the beginning of a 116.91 foot radius reverse curve to the right; thence Southwesterly along the Easterly line of said Tract 11 and the Westerly line of said Huntington Ave. N. and along the arc of said curve a distance of 115.27 feet through a central angle of 56° 29' 29"; thence North 11° 02' 00" East a distance of 11.21 feet; thence North 79° 07' 03" West a distance of 121.00 feet; thence North 01° 20' 03" West a distance of 5.26 feet to a point on the Northwesterly line of said Tract 11; thence North 30° 39' 05" East along said Northwesterly line a distance of 319.20 feet to the point of beginning.

TOGETHER WITH that portion of Front Ave NW, described as follows:
BEGINNING at the most Southerly corner of said Lot 11 and the Northwesterly right-of-way of Front Street and the beginning of a non-tangent curve to the right, the central point of which bears North 83° 40' 45" East and having a radius of 176.91 feet; thence Northerly, along said Northwesterly right-of-way and the Southeastern line of said Lot 11 an arc distance of 200.94 feet and through a central angle of 65° 04' 40" to the beginning of a reverse curve to the left, the central point of which bears North 31° 14' 35" West and having a radius of 116.91 feet; thence Northeasterly, along said right-of-way and the Southeastern line of said Lot, an arc distance of 17.52 feet and through a central angle of 8° 35' 11"; thence leaving said right-of-way line and the Southeastern line of said Lot South 11° 02' 00" West 96.45 feet, to the Easterly right-of-way of said Front Street and the beginning of a non-tangent curve to the left, the central point of which bears South 55° 10' 33" East and having a radius of 116.91 feet; thence Southerly along said Easterly right-of-way an arc distance of 83.96 feet and through a central angle of 41° 08' 42" to the end of said curve and a point which bears North 83° 40' 45" East from the point of beginning; thence South 83° 40' 45" West 80.00 feet to the point of beginning.

EXCEPT that portion of Tract 11 conveyed to the State of Washington for Highway purposes by Deed recorded in Volume 79, page 312.
Situate in the County of Cowlitz, State of Washington

Parcel 30122 - City of Castle Rock

Per AFN 3127585 (parcel B):
Lots 1 and 3, Block 8 Beek's Civic Centre Addition to Castle Rock as per plat recorded in volume 3 of Plats, page 158, records of Cowlitz County.

Parcel 3013001200 - City of Castle Rock

AFN 3422730 Lot 'B' ROS V31, pg 146

FEMA Flood Map Information:

FIRM: #53015C0293G

Effective 12/16/2015

Designation: Zone X -Area with reduced flood risk due to levee

AN AMENDMENT TO BOUNDARY LINE ADJUSTMENT SURVEY (CR BLA 21-01)

AS FILED IN VOLUME 41, PAGE 115 UNDER AFN 3695505

FOR M&C VORSE LLC ON THAT PARCEL DESCRIBED BY AFN 3647824 IDENTIFIED AS PARCEL 30216 & THE CITY OF CASTLE ROCK ON THAT PARCEL DESCRIBED BY AFN 3127585 (parcel B) IDENTIFIED AS PARCEL 30122. AND THAT PARCEL DESCRIBED BY AFN 3427230 IDENTIFIED AS PARCEL 301300100 ALL IN IN PORTIONS OF THE PLAT OF BEEKS CIVIC CENTRE ADDITION TO CASTLE ROCK & THE PLAT OF CONGERS ADDITION TO CASTLE ROCK ALL WITHIN PORTIONS OF THE SE 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE SE 1/4 OF SECTION 10 TOWNSHIP 9 NORTH, RANGE 2 WEST W.M.

RESULTANT LEGAL DESCRIPTIONS:

LOT 1 *

Beginning at the Northeast corner of Parcel 'A' as shown and described on Record of Survey filed in volume 31, page 69 under AFN 3412715 being a rebar with cap with cap marked "G&O LS 16930";
Thence South 11° 02' 00" West, along the East line of said Parcel 'A' as for a distance of 107.66 feet to the Easterly Right of Way line of Front St NW;
Thence South 10° 02' 49" West for a distance of 102.45 feet, To an intersection with the Easterly Right of Way line of Front St NW, to a rebar with cap marked Grant PLS 33129";
Thence North 88° 45' 48" West, along the Easterly extension of the North line of Lot 2 of Conger's Addition to Castle Rock as filed in volume 3, page 33 for a distance of 60.53 feet to the Northeast corner of Lot 2 Conger Addition to Castle Rock as filed in volume 3, page 33;
Thence North 88° 45' 48" West, along the North line of said Lot 2 and the Westerly extension thereof for a distance of 134.50 feet To the toe of the dike, marked with a rebar and cap labeled "Grant PLS 33129";
Thence North 34° 27' 02" East, along the toe of the dike for a distance of 48.74 feet to a rebar and cap labeled "Grant PLS 33129";
Thence North 34° 27' 32" East, along the toe of the dike for a distance of 34.68 feet to a rebar and cap labeled "Grant PLS 33129";
Thence North 36° 43' 32" East, along the toe of the dike for a distance of 84.19 feet to a rebar and cap labeled "Grant PLS 33129";
Thence North 29° 26' 50" East, along the toe of the dike for a distance of 50.93 feet to a rebar and cap labeled "Grant PLS 33129";
Thence North 29° 29' 30" East, along the toe of the dike for a distance of 46.49 feet, to a rebar and cap labeled "Grant PLS 33129" on the South line of City of Castle Rock parcel described by AFN 3427230;
Thence North 41° 25' 57" East for a distance of 31.00 feet to the Southwest corner of the City Parking Lot;
Thence South 76° 43' 02" East along the edge of said parking lot for 70.50 feet;
Thence South 12° 43' 23" West for 23.76 feet to the Point of Beginning
Described Lot 1 being 32,271 SqFt or 0.74 acres more or less. *

Subject to easement to the City of Castle Rock over parcel A and conditions thereof as described on page 3.
Together with and subject to easements, conditions, restrictions and covenants of record.

LOT 2

Beginning at the Southeast corner of Lot 6 Congers Addition to Castle Rock as filed in volume 3, page 33;
Thence North 88° 37' 48" West, along the South line of said Congers Addition for a distance of 57.01 feet to the toe of the dike being marked with a rebar and cap labeled "Grant PLS 33129";
Thence North 36° 07' 36" East, along the toe of the dike for a distance of 48.46 feet being marked with a rebar and cap labeled "Grant PLS 33129";
Thence North 34° 27' 02" East, along the toe of the dike for a distance of 53.83 feet being marked with a rebar and cap labeled "Grant PLS 33129";
On the East line of Lot 6 said Congers Addition to Castle Rock;
Thence South 1° 22' 12" West, along the East line of Lot 6 said Congers Addition to Castle Rock for a distance of 84.92 feet to the Point of Beginning,
Described Lot 2 being 2383 SqFt or 0.06 Acres more or less.

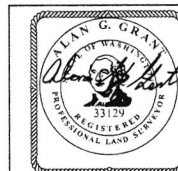
Together with and subject to easements, conditions, restrictions and covenants of record.

LOT 3 *

Beginning at the most Northerly corner of Lot 'A' as shown and described on Record of Survey filed in volume 31, page 145 under AFN 3427228 on the Westerly Right of Way line of Huntington Avenue;
Thence Southwesterly along the Westerly Right of Way line of Huntington Avenue a distance of 193.59 feet along the arc of a curve concave to the East having a radius 800.89 feet and a central angle of 13° 50' 58" and being subtended by a chord which bears South 15° 45' 03" West 193.12 feet to a rebar with cap labeled "G&O 16930" on the East line of Tract 10 Beek's Civic Centre Addition to Castle Rock as filed in volume 3, page 158;
Thence South 30° 39' 05" West, along the East line of said Tract 10 for a distance of 319.21 feet;
Thence South 1° 20' 43" East, for a distance of 5.26 feet to the South line of City of Castle Rock parcel described by AFN 3427230;
Thence South 79° 07' 03" East, along the South line of said City of Castle Rock parcel for a distance of 35.57 feet to the toe of the dike marked with a rebar and cap labeled "Grant PLS 33129";
Thence South 35° 29' 30" West, along the toe of the dike for a distance of 46.49 feet marked with a rebar and cap labeled "Grant PLS 33129";
Thence South 29° 26' 50" West, along the toe of the dike for a distance of 50.93 feet marked with a rebar and cap labeled "Grant PLS 33129";
Thence South 34° 27' 32" West, along the toe of the dike for a distance of 34.68 feet marked with a rebar and cap labeled "Grant PLS 33129";
Thence South 36° 43' 32" West, along the toe of the dike for a distance of 84.19 feet marked with a rebar and cap labeled "Grant PLS 33129";
Thence South 34° 27' 32" West, along the toe of the dike for a distance of 34.68 feet marked with a rebar and cap labeled "Grant PLS 33129";
Thence South 34° 27' 02" West, along the toe of the dike for a distance of 48.74 feet to the South line of the North 10 feet of Lot 5 Conger Addition to Castle Rock as filed in volume 3, page 33 marked with a rebar and cap labeled "Grant PLS 33129";
Thence North 88° 37' 48" West, along the South line of the North 10 feet of Lot 5 of said Conger Addition to Castle Rock for a distance of 13.30 feet to the West line of Lot 5 said Conger Addition to Castle Rock;
Thence South 1° 22' 12" West, along the West line of Lot 5 said Conger Addition to Castle Rock to the toe of the dike for a distance of 5.08 feet marked with a rebar and cap labeled "Grant PLS 33129";
Thence South 34° 27' 02" West, along the toe of the dike for a distance of 53.83 feet marked with a rebar and cap labeled "Grant PLS 33129";
Thence South 36° 07' 36" West, along the toe of the dike for a distance of 48.46 feet to the South line of said Conger Addition to Castle Rock marked with a rebar and cap labeled "Grant PLS 33129";
Thence North 88° 37' 48" West, along the South line of said Conger Addition to Castle Rock for a distance of 113.24 feet to the West line of said Conger Addition to Castle and the ordinary high water line of the Cowlitz River;
Thence North 35° 07' 03" East, along the West line of said Conger Addition to Castle Rock and the ordinary high water line of the Cowlitz River for a distance of 497.40 feet to the most Northerly corner of Lot 4 said Conger Addition to Castle Rock and the Southwest corner of Tract 10 Beek's Civic Centre Addition to Castle Rock as filed in volume 3, page 158;
Thence North 30° 39' 05" East, along the West line of Tract 10 of said Beek's Civic Centre Addition to Castle Rock and the ordinary high water line of the Cowlitz River for a distance for a distance of 429.95 feet to the Point of Beginning.

Described Lot 3 being 56919 SqFt or 1.31 Acres more or less.

Together with and subject to easements, conditions, restrictions and covenants of record.



GRANT & ASSOCIATES SURVEYING L.L.C.
P.O. BOX 878
CASTLE ROCK, WASHINGTON 98611
(360) 274-6842

DRAWN BY:	A. G. GRANT	CALCULATED BY:	A. G. GRANT
DATE:	11-11-2021	CHECKED BY:	A. G. GRANT
SCALE:		JOB NUMBER:	2020 100

INDEX DATA: PLAT OF BEEKS CIVIC CENTRE TO CASTLE ROCK, PLAT OF CONGER'S ADDITION TO CASTLE ROCK, SE 1/4 OF THE SE 1/4 & NE 1/4 OF THE SE 1/4 SEC. 10, TWP. 9N., RGE. 2W., W.M.,	SHT 2 OF 4
SURVEY FOR:	
RIVERFRONT TOWERS LLC COWLITZ COUNTY, WASHINGTON	

30216,30122,301300100

OWNER:

Parcel 30216:
AFN 3647824
M & C Vorse LLC, a Washington Limited Liability Company
Michael Vorse - manager
402 W. Main St.
Kelso, WA 98626

Parcel 30122:
AFN 3127585- parcel B
City of Castle Rock, a municipal corporation in the state of Washington
P.O. Box 370
Castle Rock, WA 98611

**AN AMENDMENT TO BOUNDARY LINE ADJUSTMENT SURVEY (CR BLA 21-01)
AS FILED IN VOLUME 41, PAGE 115 UNDER AFN 3695505**

**FOR M&C VORSE LLC ON THAT PARCEL DESCRIBED BY AFN 3647824
IDENTIFIED AS PARCEL 30216 & THE CITY OF CASTLE ROCK
ON THAT PARCEL DESCRIBED BY AFN 3127585 (parcel B) IDENTIFIED
AS PARCEL 30122. AND THAT PARCEL DESCRIBED BY AFN 3427230
IDENTIFIED AS PARCEL 301300100 ALL IN IN PORTIONS OF THE PLAT
OF BEEKS CIVIC CENTRE ADDITION TO CASTLE ROCK
& THE PLAT OF CONGERS ADDITION TO CASTLE ROCK
ALL WITHIN PORTIONS OF THE SE 1/4 OF THE NE 1/4
& THE NE 1/4 OF THE SE 1/4 OF SECTION 10
TOWNSHIP 9 NORTH, RANGE 2 WEST W.M.**

AREA A DESCRIPTION: *

Beginning at the Southeast corner of Parcel 'B' as shown on Record of Survey filed in volume 31, page 69 under AFN 3412715, being a rebar with cap marked "G&O 28239";
Thence North 79° 07' 03" West along the South line of said Parcel 'B' for 85.43 feet;
Thence North 41° 25' 57" East, for a distance of 31.00 feet to the Southwest corner of the asphalt parking lot for the City of Castle Rock;
Thence South 76° 43' 02" East, along the Southerly edge of the asphalt parking lot for a distance of 70.59 feet;
Thence South 12° 43' 23" West, for a distance of 23.76 feet to Point of Beginning,
Described Area A containing 1978 s.f. more or less.

AREA A CONDITIONS OF EASEMENT:

An easement is hereby granted to the City providing continuing rights of ingress and egress over, across, along, and upon Area A at any and all times for utility construction, operation, maintenance, and repairs. This shall include, but is not limited to sewer and water services and streetlighting, provided that:

1. No structures or obstructions, including without limitation fences, rockeries, or landscaping shall be constructed, installed, or planted without written approval of the City.
2. In the event that the City needs to disturb authorized landscaping or improvements, the City shall make a good faith effort to restore the site to pre-existing conditions.

AREA B DESCRIPTION:

Beginning at the Southeast corner of Parcel 'A' as shown and described on record of survey filed in volume 31, page 69 under AFN 3412715, being a rebar with cap marked "G&O LS16930";
Thence South 6° 19' 15" East, along the East right of way line of Front Ave. NW for a distance of 21.38 feet to a rebar with cap marked "Grant PLS 33129";
Thence North 88° 45' 48" West, along the Easterly extension of the North line of Lot 2 of Conger's Addition to Castle Rock for a distance of 60.53 feet to the West line of Front Ave NW being a rebar with cap marked "Grant PLS 33129";
Thence North 6° 19' 15" West, along the West line of Front Ave NW for a distance of 13.42 feet to a rebar with cap marked "G&O LS16930";
Thence North 83° 40' 45" East, along the South line of Parcel 'A' as shown on record of survey filed in volume 31, page 69 under AFN 3412715 for a distance of 60.00 feet to Point of Beginning,
Described Area B containing 1044 s.f. more or less.

AREA E DESCRIPTION: *

COMMENCING at the Northeast corner of Parcel 'A' as shown and described on Record of Survey filed in volume 31, page 69 under AFN 3412715 being a rebar with cap with cap marked "G&O LS 16930";
Thence South 11° 02' 00" West, along the East line of said Parcel 'A' for a distance of 107.66 feet to the Point of Beginning being the beginning of a curve concave to the East having a radius of 116.91 feet and a central angle of 41° 08' 37" and being subtended by a chord which bears South 14° 15' 07" West 82.16 feet;
Thence Southwesterly along said curve, a distance of 83.95 feet to a rebar with cap marked "PLS 28239";
Thence South 6° 19' 15" East tangent to said curve, a distance of 21.38 feet to a rebar with cap marked "Grant PLS 33129";
Thence North 10° 02' 49" East, for a distance of 102.45 feet,
To the point of beginning.

Described Area E containing 720 s.f. more or less.

Together with and subject to easements, conditions, restrictions and covenants of record.



GRANT & ASSOCIATES SURVEYING L.L.C.
P.O. BOX 878
CASTLE ROCK, WASHINGTON 98611
(360) 274-6842

DRAWN BY:	A. G. GRANT	CALCULATED BY:	A. G. GRANT
DATE:	11-11-2021	CHECKED BY:	A. G. GRANT
SCALE:	80 Ft/in	JOB NUMBER:	2020.100

INDEX DATA:
PLAT OF BEEKS CIVIC CENTRE TO CASTLE ROCK,
PLAT OF CONGER'S ADDITION TO CASTLE ROCK,
SE 1/4 OF THE SE 1/4 & NE 1/4 of the SE 1/4
SEC. 10, TWP. 9N., RGE. 2W., W.M.,

SURVEY FOR:
RIVERFRONT TOWERS LLC
COWLITZ COUNTY, WASHINGTON

SHT
3
OF
4

30216,30122,301300100

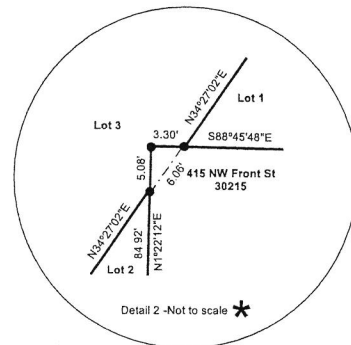
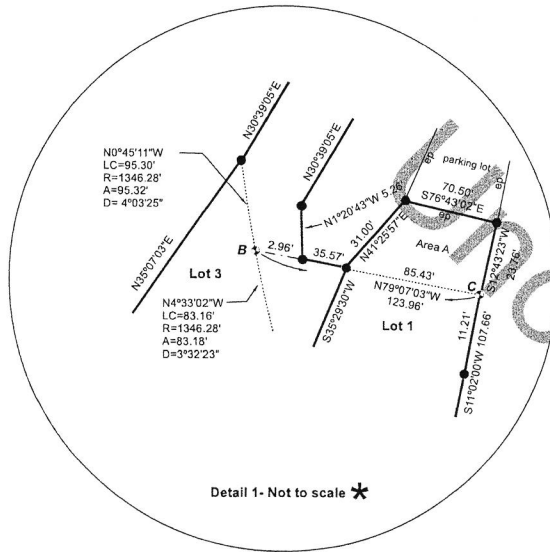
OWNERS:

Parcel 30216:
AFN 3647824
M & C Vorse LLC, a Washington Limited Liability Company
Michael Vorse - manager
402 W. Main St.
Kelso, WA 98626

Parcel 30122:
AFN 3127585- parcel B
City of Castle Rock, a municipal corporation in the state of Washington
P.O. Box 370
Castle Rock, WA 98611

**AN AMENDMENT TO BOUNDARY LINE ADJUSTMENT SURVEY (CR BLA 21-01)
AS FILED IN VOLUME 41, PAGE 115 UNDER AFN 3695505**

FOR M&C VORSE LLC ON THAT PARCEL DESCRIBED BY AFN 3647824
IDENTIFIED AS PARCEL 30216 & THE CITY OF CASTLE ROCK
ON THAT PARCEL DESCRIBED BY AFN 3127585 (parcel B) IDENTIFIED
AS PARCEL 30122. AND THAT PARCEL DESCRIBED BY AFN 3427230
IDENTIFIED AS PARCEL 301300100 ALL IN IN PORTIONS OF THE PLAT
OF BEEKS CIVIC CENTRE ADDITION TO CASTLE ROCK
& THE PLAT OF CONGERS ADDITION TO CASTLE ROCK
ALL WITHIN PORTIONS OF THE SE 1/4 OF THE NE 1/4
& THE NE 1/4 OF THE SE 1/4 OF SECTION 10
TOWNSHIP 9 NORTH, RANGE 2 WEST W.M.



MONUMENT DESCRIPTIONS:

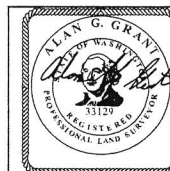
- Found 8/4/20 5/8\"rebar no cap at grade. Held [6,1]
- Found 8/20/20 5/8\"rebar with cap \"G&O LS16930\" at grade. Held [4]
- Found 8/4/20 5/8\"rebar no cap 0.35' below grade. Held [4,1]
- Found 8/4/20 5/8\"rebar no cap 0.2' below grade. Held [4,1]
- Found 8/20/20 5/8\"rebar with cap \"G&O LS16930\" at grade. Held [4,1]
- Found 8/4/20 1/2\" rebar with cap \"PLS Grant 33129\" at grade. Held [3,2]
- Found 8/4/20 1/2\" iron pipe 0.25' below grade. Held [3,2]
- Found 8/4/20 1/2\" iron pipe 0.3' below grade. Held [3,2]
- Set PK & flasher 7/22/21 0.25' East of West edge of sidewalk

NOTES:

- Refer to plat \"Beek's Civic Centre Addition to Castle Rock\" by W. Ober dated November 21, 1916 as filed in volume 3, page 158.
- Refer to plat \"Whites Addition to Castle Rock\" dated October 25, 1889 as filed in volume 3, page 31.
- Refer to Record of Survey/ Boundary Line Adjustment by Grant as filed in volume 27, page 170 under AFN 3308696.
- Refer to plat \"Congers Addition to Castle Rock\" dated May 28, 1889 as filed in volume 3, page 33.
- Refer to Record of Survey by S. Thomas as filed in volume 31, page 69 under AFN 3412715.
- Refer to Record of Survey/ Boundary Line Adjustment by S. Thomas as filed in volume 31 page 145 under AFN 3427228.
- Refer to Record of Survey/ Boundary Line Adjustment as filed in volume 31, page 146 under AFN 3427229.
- Underground utilities from LOCATE ticket # 20281734.
- Refer to ALTA OWNERS POLICY from Stewart Title Guarantee Company O-9301-4955157 dated June 22, 2020.
- Refer to Levee Easement filed in volume 911, page 28 under AFN 800922013, which states the easement area consists of that area which extends riverward from the Southerly toe of the existing levee.
- Basis of Bearing: Record of Survey filed in volume 31, page 69 under AFN 3412715.
- Refer to vacation filed under AFN 3427231.
- Information for this map from field survey during August 2020 using a 2\" total station (NWI 89596). Linear and angular closures met the standards set forth by W.A.C. 332-130-090.
- Differences in linear and / or angular measurements between controlling monuments and locations of public record are deemed to discrepancies when such differences are in excess of 0.5 feet, as per R.C.W. 58.09.090.

LEGEND

	Boundary line this survey
	Calculated point
	Set 1/2\" rebar with orange plastic cap marked \"GRANT PLS 33129\" 7/22/21
	Set PK with flasher 7/22/21
	Recorded information
	Refer to note
	Original lot line
	Parcel line
	Block number per plat
	Lot # per Plat
	Line to be removed or adjusted
	SSMH
	Found monument as noted
	Tie line
	Refer to monument note
	Water Meter
	Hydrant
	Fence line
	Revised from BLA filed in volume 41, page 115 under AFN 3695505



GRANT & ASSOCIATES SURVEYING L.L.C.
P.O. BOX 878
CASTLE ROCK, WASHINGTON 98611
(360) 274-6842

DRAWN BY :	A. G. GRANT	CALCULATED BY :	A. G. GRANT
DATE :	11-11-2021	CHECKED BY :	A. G. GRANT
SCALE :	80 Ft/in	JOB NUMBER :	2020-100

INDEX DATA :
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PLAT OF CONGER'S ADDITION TO CASTLE ROCK,
SE 1/4 OF THE SE 1/4 & NE 1/4 of the SE 1/4
SEC. 10, TWP. 9N., RGE. 2W., W.M.,

SURVEY FOR :
RIVERFRONT TOWERS LLC
COWLITZ COUNTY, WASHINGTON

SHT
4
OF
4

30216, 30122, 301300100

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3701629 v:02 P: 010

OWNER:

Parcel 30216:
Riverfront Towers LLC, a Washington Limited Liability Company
Michael K. Vorse - manager
402 W. Main St.
Kelso, WA 98626

Legal Description:

Lot 1 per Quit Claim Deed AFN 3692373 (see transaction history [2])
as shown on BLA ROS vol. 41, pg 115 AFN 3695505
Declaration of Condominium AFN 3693407

ZONING:

Parcel 30216:
R-2, High Density Residential

MONUMENT DESCRIPTIONS:

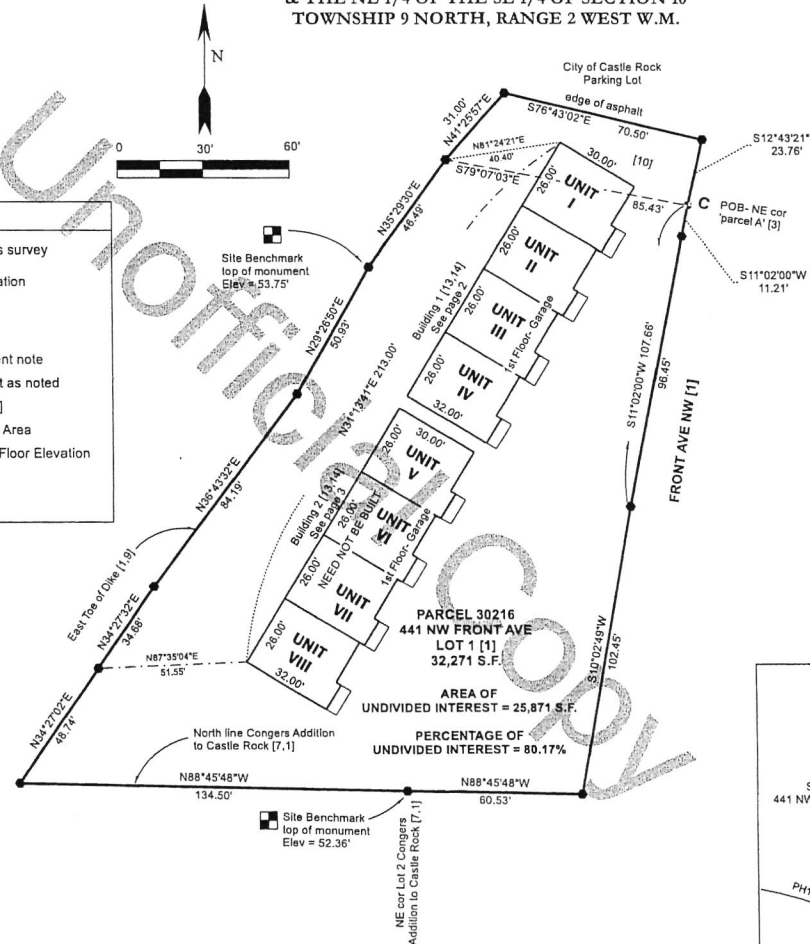
C. Found 8/4/20 5/8" rebar no cap 0.35' below grade. Held [3]

NOTES:

1. Refer to Record of Survey/BLA CR 2021-01 as filed in volume 41, page 115 under AFN 3695505 for boundary details.
2. Sequence of Record Documents as follows:
 - A. Statutory Warranty Deed AFN 3647824 Donna Nicholson to M&C Vorse LLC 6/22/20.
 - B. Boundary Line Adjustment Agreement between M&C Vorse LLC and the City of Castle Rock AFN 3692115 8/18/21. Designation of Lots 1, 2 & 3.
 - C. Quit Claim Deed AFN 3692372 Lots 2 & 3 from M&C Vorse LLC to Michael K. Vorse & Carla J. Vorse 8/20/21.
 - D. Quit Claim Deed AFN 3692373 Lot 1 from M&C Vorse LLC to Riverfront Towers LLC 8/20/21.
 - E. Declaration of Condominium by Riverfront Towers LLC on Lot 1 AFN 3693407, 8/31/21.
 - F. Record of Survey showing Boundary Line Adjustment AFN 3695505, 9/23/21.
3. Refer to Record of Survey filed in volume 31, page 69 under AFN 3412715.
4. Refer to Record of Survey/BLA as filed in volume 31, page 145 under AFN 3427228.
5. Refer to Record of Survey/BLA as filed in volume 31, page 146 under AFN 3427229.
6. Refer to plat "Beeks Civic Centre Addition to Castle Rock" by W. Ober dated November 21, 1916 as filed in volume 3, page 158.
7. Refer to plat of "Congers Addition to Castle Rock" as filed in volume 3, page 33.
8. Refer to SUBDIVISION GUARANTEE from Stewart Title Guarantee Company G-6329-11825 dated September 16, 2021.
9. Levee Easement filed in volume 911, page 28 under AFN 800922013, which states the levee easement area consists of that area which extends riverward from the southerly toe of the existing levee. Does not affect this site.
10. City of Castle Rock retains an easement and restrictions over this area for the purpose of maintaining utilities per AFN 3692115.
11. Basis of Bearing: Record of Survey filed in volume 31, page 69 under AFN 3412715.
12. Vertical Datum: NAVD83.
13. Building Dimensions from plans by Lesko Design dated 9/29/20.
14. Building location from plans by RB Engineering dated 9/13/21.
15. Information for this map from field survey during August 2020 using a 2" total station (RAW 89598). Linear and angular closures met the standards set forth by W.A.C. 332-130-090.
16. Differences in linear and / or angular measurements between controlling monuments and locations of public record are deemed to discrepancies when such differences are in excess of 0.5 feet, as per R.C.W. 58.09.090.

LEGEND

—	Boundary line this survey
()	Recorded information
[#]	Refer to note
- - -	Tie line
C	Refer to monument note
+	Found monument as noted
●	Monument per [1]
LCA	Limited Common Area
DFF	Designed Finish Floor Elevation
CH	Ceiling Height
■	Site Benchmark



RIVERFRONT TOWERS CONDOMINIUM CR 2021-001

A CONDOMINIUM SURVEY FOR RIVERFRONT TOWERS DLC
AS DECLARED AS A CONDOMINIUM UNDER AFN 3693407
ON LOT 1 OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT SURVEY
CR BLA 2021-001 AS FILED IN VOLUME 41, PAGE 115 UNDER AFN 3695505
AND AMENDED AS FILED IN VOLUME 41, PAGE 173-181,
UNDER AFN 3701629
IN PORTIONS OF THE PLAT OF BEEKS CIVIC CENTRE ADDITION TO
CASTLE ROCK & THE PLAT OF CONGRS ADDITION TO CASTLE ROCK
ALL WITHIN PORTIONS OF THE SE 1/4 OF THE NE 1/4
& THE NE 1/4 OF THE SE 1/4 OF SECTION 10
TOWNSHIP 9 NORTH, RANGE 2 WEST W.M.

ACKNOWLEDGEMENTS:

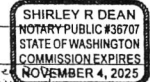
DECLARANT DECLARATION: The undersigned owner or owners of the interest in the real estate described herein hereby declare this map and dedicate the same for a common interest community named RIVERFRONT TOWERS CONDOMINIUM OWNERS ASSOCIATION, a CONDOMINIUM, as that term is defined in the Washington Uniform Common Interest Ownership Act, solely to meet the requirements of the Washington Uniform Common Interest Ownership Act and not for any public purpose. This map and any portion thereof is restricted by law and the Declaration for RIVERFRONT TOWERS CONDOMINIUM OWNERS ASSOCIATION, recorded under COWLITZ COUNTY Recording No AFN 3693407, RIVERFRONT TOWERS, LLC managing member Michael K Vorse (Declarant's name, signature, and acknowledgment)

Michael K. Vorse
Riverfront Towers LLC
Michael K. Vorse, member/manager
Date 11-19-21

STATE OF Washington }
COUNTY OF Cowlitz }

I certify that I know or have satisfactory evidence that Michael Vorse is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge to be the free and voluntary act of such party for the uses mentioned in this instrument.

11-19-2021
Dated: Shirley R Dean
Notary name printed or typed: Shirley R Dean
Notary Public in and for the State of Washington
Residing at Cowwew
My appointment expires: 11-4-2025



Examined and Approved the 29 day of November, 2021

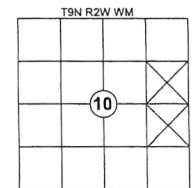
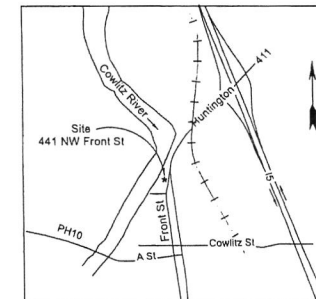
John Charles Adams
Castle Rock City Planner

Examined and Approved the 24th day of November, 2021

Thomson
Castle Rock City Engineer

I hereby certify that all taxes on the land described hereon have been fully paid to and including the year 2021. 30216

Martha Blum, deputy treasurer, 11/20/2021
Cowlitz County Treasurer

**SURVEYOR'S CERTIFICATE:**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Riverfront Towers, LLC on September 3, 2021. I hereby certify that this map for Riverfront Towers Condominium is based upon an actual survey of the property herein described; that the bearings and distances are correctly shown; that all information required by the Washington Uniform Common Interest Ownership Act is supplied herein; and that all horizontal and vertical boundaries of the units, (1) to the extent determined by the walls, floors, or ceilings thereof, or other physical monuments, are substantially completed in accordance with said map, or (2) to the extent such boundaries are not defined by physical monuments, such boundaries are shown on the map.

Alan G Grant
ALAN G GRANT, P.L.S.
LICENSE # 33129
Date 11/16/21

**RECORDING CERTIFICATE:**

RECORDING NO. 3701629
FILED FOR RECORD THIS 30th DAY OF November,
2021 AT 4:15 P.M. IN BOOK 2 OF CONDOS AT
PAGE 10-13 AT THE REQUEST OF RIVER FRONT TOWERS
LLC

Carolyn Findingsland by *Morgan Jones*
AUDITOR DEPUTY AUDITOR

GRANT & ASSOCIATES SURVEYING L.L.C.
P.O. BOX 878
CASTLE ROCK, WASHINGTON 98611
(360) 274-6842

DRAWN BY:	A.G. GRANT	CALCULATED BY:	A.G. GRANT
DATE:	11-19-2021	CHECKED BY:	A.G. GRANT
SCALE:	30 Ft/in	JOB NUMBER:	2020.100

INDEX DATA:
PLAT OF BEEKS CIVIC CENTRE TO CASTLE ROCK,
PLAT OF CONGRS ADDITION TO CASTLE ROCK,
SE 1/4 OF THE SE 1/4 & NE 1/4 OF THE SE 1/4
SEC. 10, TWP. 9N., RGE. 2W., W.M.,

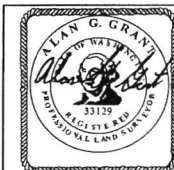
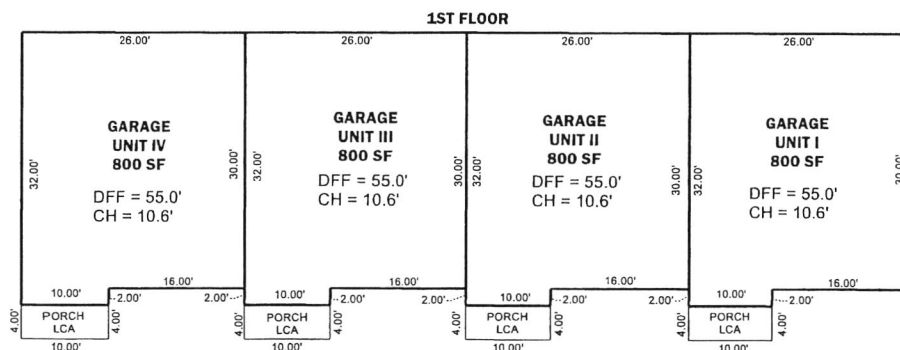
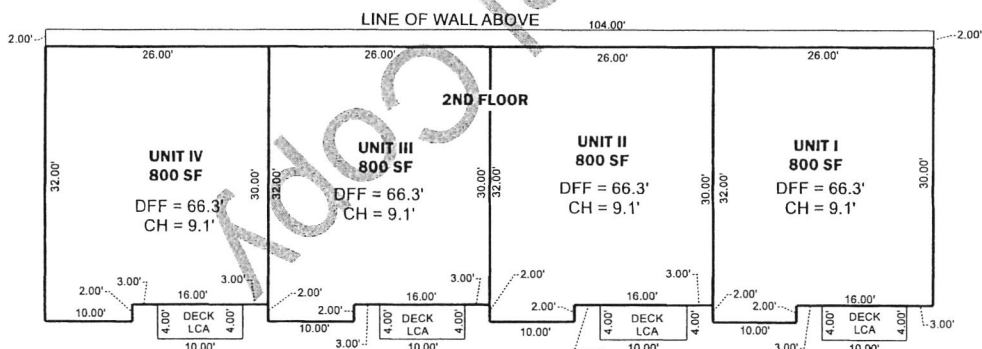
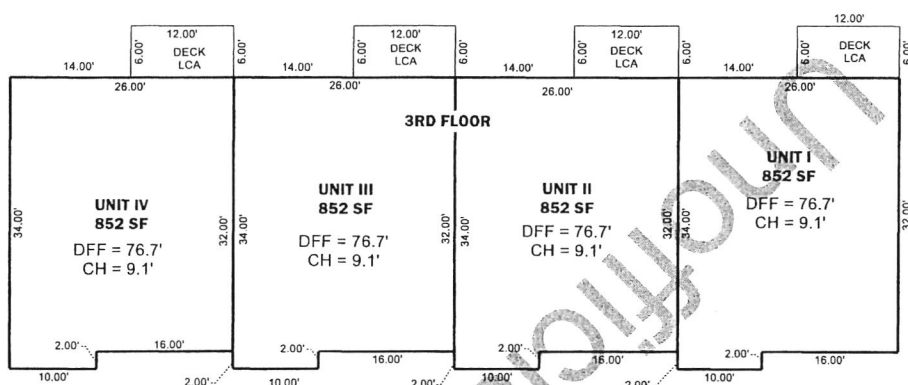
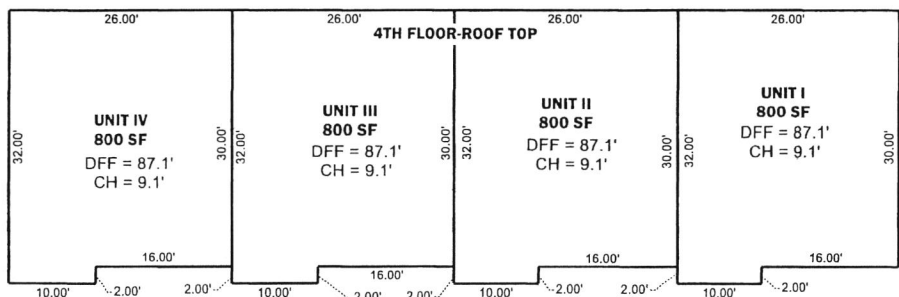
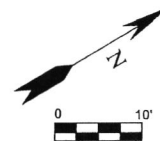
SURVEY FOR:
RIVERFRONT TOWERS LLC
COWLITZ COUNTY, WASHINGTON

SHT
1
OF
4

30216

3701629 v:02 P: 010
Cowlitz County, Washington
Castle Rock City Engineer
John Charles Adams

**RIVERFRONT TOWERS CONDOMINIUM CR 2021-001
BUILDING 1 -UNITS I-IV**



GRANT & ASSOCIATES SURVEYING L.L.C.
P.O. BOX 878
CASTLE ROCK, WASHINGTON 98611
(360) 274-6842

DRAWN BY:	A. G. GRANT	CALCULATED BY:	A. G. GRANT
DATE:	11-19-2021	CHECKED BY:	A. G. GRANT
SCALE:	10 F/In	JOB NUMBER:	2020.100

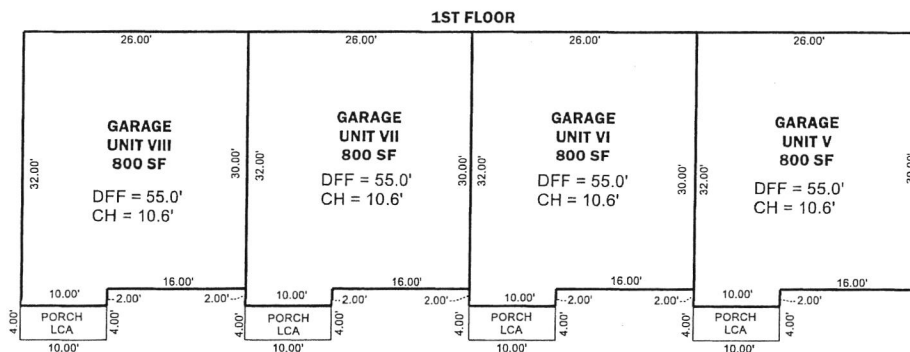
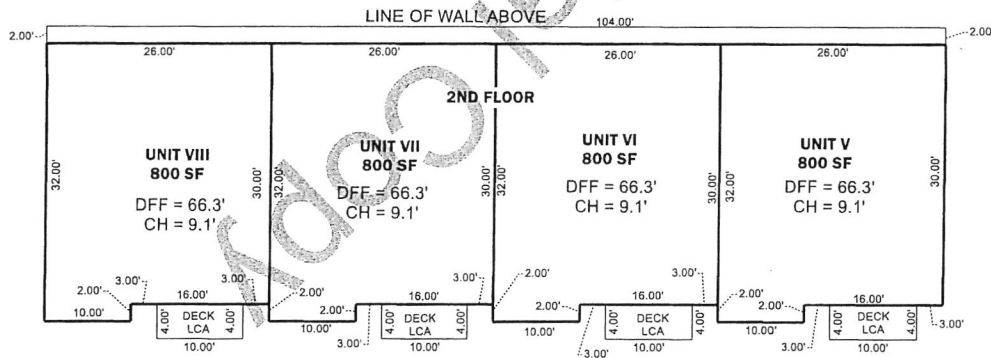
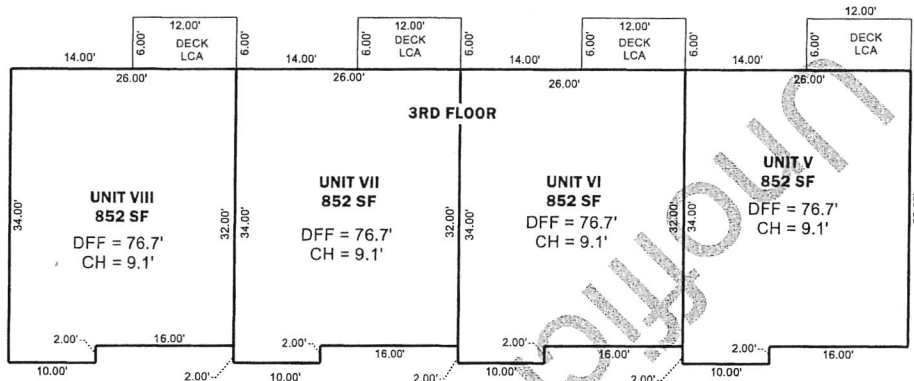
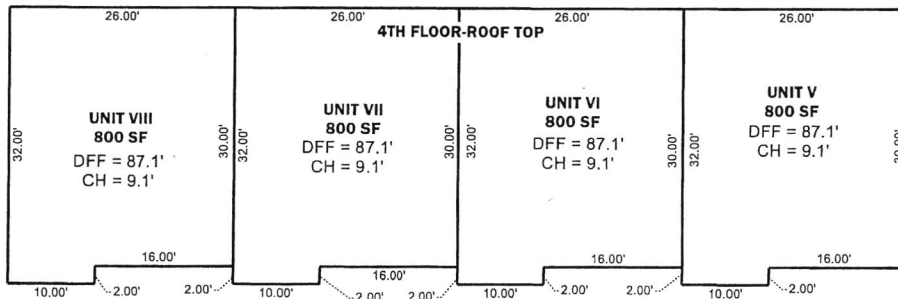
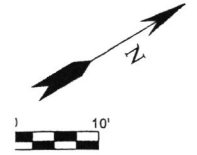
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PLAT OF CONGER'S ADDITION TO CASTLE ROCK,
SE 1/4 OF THE SE 1/4 & NE 1/4 OF THE SE 1/4
SEC. 10, TWP. 9N., RGE. 2W., W.M.,

SURVEY FOR:
RIVERFRONT TOWERS LLC
COWLITZ COUNTY, WASHINGTON

SHT
2
OF
4

30216

RIVERFRONT TOWERS CONDOMINIUM CR 2021-001
BUILDING 2 -UNITS V-VIII



GRANT & ASSOCIATES SURVEYING L.L.C.
P.O. BOX 878
CASTLE ROCK, WASHINGTON 98611
(360) 274-6842

DRAWN BY: A. G. GRANT	CALCULATED BY: A. G. GRANT
DATE: 11-19-2021	CHECKED BY: A. G. GRANT
SCALE: 10 F/IN	JOB NUMBER: 2020.100

INDEX DATA:
PLAT OF BEEKS CIVIC CENTRE TO CASTLE ROCK,
PLAT OF CONGER'S ADDITION TO CASTLE ROCK,
SE 1/4 OF THE SE 1/4 & NE 1/4 OF THE SE 1/4
SEC. 10, TWP. 9N., RGE. 2W., W.M.,

SURVEY FOR:
RIVERFRONT TOWERS LLC
COWLITZ COUNTY, WASHINGTON

SHT
3
OF
4

3701629 V:02 P: 612

OWNER:

Parcel 30216:
Riverfront Towers LLC, a Washington Limited Liability Company
Michael K. Vorse - manager
402 W. Main St.
Kelso, WA 98626

Legal Description:

Lot 1 per Quit Claim Deed AFN 3692373
as shown on BLA ROS vol. 41, pg 115 AFN 3695505
Declaration of Condominium AFN 3693407

ZONING:

Parcel 30216:
R-2, High Density Residential

NOTES:

1. Refer to Record of Survey/BLA
CR 2021-01 as filed in volume 41, page 115
under AFN 3695505 for boundary details.

2. Sequence of Record Documents as follows:

- Statutory Warranty Deed AFN 3647824
Donna Nicholson to M&C Vorse LLC 6/22/20.
- Boundary Line Adjustment Agreement between
M&C Vorse LLC and the City of Castle Rock
AFN 3692115 8/18/21. Designation of Lots
1, 2 & 3.
- Quit Claim Deed AFN 3692372
Lots 2 & 3 from M&C Vorse LLC to
Michael K. Vorse & Carla J. Vorse
8/20/21.
- Quit Claim Deed AFN 3692373
Lot 1 from M&C Vorse LLC to
Riverfront Front Towers LLC
8/20/21.
- Declaration of Condominium by
Riverfront Towers LLC on Lot 1
AFN 3693407. 8/31/21.
- Record of Survey showing Boundary
Line Adjustment in volume 41, page 115
under AFN 3695505 9/23/21.
Amended by ROS filed in volume 41
page 115-116, under AFN 3701629
11/30/21.
- Refer to Record of Survey filed in
volume 31, page 69 under AFN 3412715.
- Refer to Record of Survey/BLA as filed
in volume 31, page 145 under AFN 3427228.
- Refer to Record of Survey/BLA as filed
in volume 31, page 146 under AFN 3427229.
- Refer to plat "Beeke's Civic Centre
Addition to Castle Rock" by W. Ober
dated November 21, 1916 as filed
in volume 3, page 158.
- Refer to plat of "Congers Addition to
Castle Rock" as filed in volume 3, page 33.

8. Refer to SUBDIVISION GUARANTEE from
Stewart Title Guarantee Company G-8329-11825
dated September 16, 2021.

9. Levee Easement filed in volume 911,
page 28 under AFN 800922013, which states the
levee easement area consists of that area which
extends riverward from the Southerly toe of the
existing levee. Does not affect this site.

10. City of Castle Rock retains an easement
and restrictions over this area for the purpose
of maintaining utilities per AFN 3692115.

11. Basis of Bearing: Record of Survey filed
in volume 31, page 69 under AFN 3412715.

12. Vertical Datum: NAVD88.

13. Building Dimensions from plans by
Lesko Design dated 9/29/20.

14. Building location from plans by RB
Engineering dated 9/13/21

15. Information for this map from field survey
during August 2020 using a 2" total station
(NW1 89596). Linear and angular closures
met the standards set forth by W.A.C. 332-130-090.

16. Differences in linear and / or angular measurements
between controlling monuments and locations of public
record are deemed to discrepancies when such differences
are in excess of 0.5 feet, as per R.C.W. 58.09.090.

LEGAL DESCRIPTION:

PER AFN 3692373

PARCEL 30216

441 NW Front Ave

Castle Rock, WA

Beginning at the Northeast corner of Parcel 'A' as shown
and described on Record of Survey filed in volume 31, page
69 under AFN 3412715 being a rebar with cap with cap marked
"G&O LS 16930";
Thence South 11° 02' 00" West, along the East line of said
Parcel 'A' as for a distance of 107.66 feet to the Easterly
Right of Way line of Front St NW;
Thence South 10° 02' 49" West for a distance of 102.45 feet,
To an Intersection with the the Easterly Right of Way
line of Front St NW, to a rebar with cap marked Grant
PLS 33129;
Thence North 88° 45' 48" West, along the Easterly extension
of the North line of Lot 2 of Conger's Addition to Castle Rock
as filed in volume 3, page 33 for a distance of 60.53 feet
to the Northeast corner of Lot 2 Conger Addition to Castle Rock
as filed in volume 3, page 33;
Thence North 88° 45' 48" West, along the North line of said Lot 2
and the Westerly extension thereof for a distance of 134.50 feet
To the toe of the dike, marked with a rebar and cap labeled "Grant
PLS 33129";
Thence North 34° 27' 02" East, along the toe of the dike for a
distance of 48.74 feet to a rebar and cap labeled "Grant PLS 33129";
Thence North 34° 27' 32" East, along the toe of the dike for a
distance of 34.68 feet to a rebar and cap labeled "Grant PLS 33129";
Thence North 36° 43' 32" East, along the toe of the dike for a
distance of 84.19 feet to a rebar and cap labeled "Grant PLS 33129";
Thence North 29° 28' 50" East, along the toe of the dike for a
distance of 50.93 feet to a rebar and cap labeled "Grant PLS 33129";
Thence North 35° 29' 30" East, along the toe of the dike for a
distance of 46.49 feet, to a rebar and cap labeled "Grant PLS 33129"
on the South line of City of Castle Rock parcel described by AFN 3427230;
Thence North 41° 25' 57" East for a distance of 31.00 feet to the Southwest
corner of the City Parking Lot;
Thence South 76° 43' 02" East along the edge of said parking lot
for 70.50 feet;
Thence South 12° 43' 23" West for 23.76 feet to the Point of Beginning

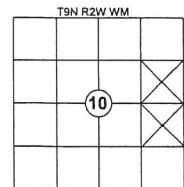
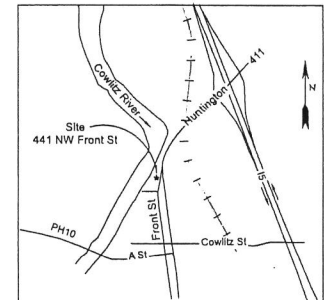
Described Lot 1 being 32,271 SqFt or 0.74 acres more or less.

Subject to easement to the City of Castle Rock over parcel A and
conditions thereof as described on page 3 of BLA filed in volume
41, page 115 under AFN 3695505 and amended in volume 41,
page 115-116, under AFN 3701629.

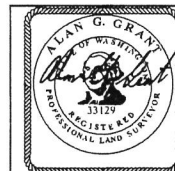
Together with and subject to easements, conditions, restrictions and
covenants of record.

RIVERFRONT TOWERS CONDOMINIUM CR 2021-001

A CONDOMINIUM SURVEY FOR RIVERFRONT TOWERS DLC
AS DECLARED AS A CONDOMINIUM UNDER AFN 3693407
ON LOT 1 OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT SURVEY
CR BLA 2021-001 AS FILED IN VOLUME 41, PAGE 115 UNDER AFN 3695505
AND AMENDED AS FILED IN VOLUME 41, PAGE 115-116,
UNDER AFN 3701629
IN PORTIONS OF THE PLAT OF BEEKS CIVIC CENTRE ADDITION TO
CASTLE ROCK & THE PLAT OF CONGRERS ADDITION TO CASTLE ROCK
ALL WITHIN PORTIONS OF THE SE 1/4 OF THE NE 1/4
& THE NE 1/4 OF THE SE 1/4 OF SECTION 10
TOWNSHIP 9 NORTH, RANGE 2 WEST W.M.



LEGEND	
—	Boundary line this survey
()	Recorded information
[#]	Refer to note
- - -	Tie line
C	Refer to monument note
⊕	Found monument as noted
●	Monument per [1]
LCA	Limited Common Area
DFF	Designed Finish Floor
CH	Ceiling Height
■	Site Benchmark



GRANT & ASSOCIATES SURVEYING L.L.C.
P.O. BOX 878
CASTLE ROCK, WASHINGTON 98611
(360) 274-6842

DRAWN BY :	A.G. GRANT	CALCULATED BY :	A.G. GRANT
DATE :	11-19-2021	CHECKED BY :	A.G. GRANT
SCALE :	30 Ft/in	JOB NUMBER :	2020.100

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SURVEY FOR :
RIVERFRONT TOWERS LLC
COWLITZ COUNTY, WASHINGTON

SHT
4
OF
4

30216

Exhibit C:

Comments Received

Vorse Variance Request

CRP-25-026

441 Front Ave NW

aka

Parcel #s 30216101, 302160102,
302160103, 302160104, 302160105,
302160106, 302160107, and 30216010

Agency Comments:

Fire Comment

We would not require a turn around at the end of the private road.

Bill

Bill LeMonds chief@cowlitz6fire.org

Building

Apologize for the delayed response. No additional comment.

Michael Wilson, CBO

Deputy Director / Building Official

Cowlitz County Building and Planning

360-577-3052 Ext. 6655

Tom Gower

I have looked through the pre-application meeting notes as well as the variance request application packet. If I understand correctly, the request is to construct a private road into the site rather than meet the requirements of CRMC 17.32.060 which requires every principal structure to front upon a public street.

The private road needs to be designed per the City of Castle Rock Private Road standard detail, Drawing No . CR007ST and the City may require no parking along the private road. Emergency vehicle access needs to be considered at the sharp corner on Lot 1. I will let the fire department determine if a turnaround is needed at the end of the private road.

Tom Gower, PE | Project Manager

GIBBS & OLSON

CIVIL ENGINEERS | LAND SURVEYORS

p: 360.425.0991 | www.gibbs-olson.com

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Exhibit D:

Noticing Materials

Vorse Variance Request

CRP-25-026

441 Front Ave NW

aka

Parcel #s 30216101, 302160102,
302160103, 302160104, 302160105,
302160106, 302160107, and 30216010

AFFIDAVIT OF PUBLICATION

Longview Daily News
770 11th Ave
(360) 577-2525

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Longview Daily News, published in Cowlitz county, has been approved as a Legal newspaper by order of the Superior court of the State of Washington of Cowlitz County, and that the Annexed printed copy is a true copy of the notice in the above entitled matter as it was printed in the regular entire issue of said paper and online at www.tdn.com for publication dates as listed below, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said paper and not in a supplement form. That the full amount of the fee charged for said forgoing publication is as listed below, and is \$3.50 per line for the first insertion and \$3.00 per line for each subsequent insertion. There is also an additional charge of \$10.00 for every additional affidavit copy over two copies.

PUBLICATION DATES: November. 18 2025

NOTICE ID: 7vcmJjre8bFJ6N8xVTAG

PUBLISHER ID: COL-WA-101321

NOTICE NAME: Public Hearing Notice - Vorse Variance

Publication Fee: \$294.68

Edmar Corachia

(Signed) _____

VERIFICATION

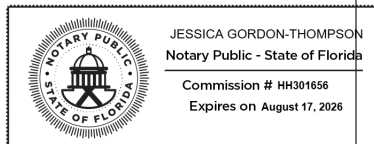
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: **11/18/2025**



Notary Public

Notarized remotely online using communication technology via Proof.

**PUBLIC HEARING NOTICE**

Notice Variance Request
441 Front Avenue NW
Public Hearing

Lead Agency: City of Castle Rock, WA

Proponent: Michael Vorse
Project Application: CRP-25-026

Location: 441 Front Avenue NW, Castle Rock, WA.

Description of proposal:

Request for a variance Castle Rock Municipal Code 17.32.060, regarding the street frontage requirements in the R-2 Zone for parcel at 441 Front Avenue NW. The site was previously approved for an 8-unit condominium development. The applicant seeks to amend this development to enable a 4-lot short plat. The applicant seeks to obtain a variance to the public street frontage requirements in the R-2 Zone. The application is categorically exempt from SEPA per WAC 197-11-800 (6) (e).

Materials are available at the City's website www.ci.castle-rock.wa.us or available to the public on request at: 141 "A" Street SW, Castle Rock, WA 98611.

**Notice of Public Hearing
Castle Rock****Hearing Examiner:**

Date: December 3, 2025

Time : 6:00 pm

Location : Castle Rock Senior Center 222 2nd Ave SW, Castle Rock, WA 98611

Virtual Connection Info: To join from your computer, tablet or smartphone: <https://meet.goto.com/230223549>

To join using your phone: 230-223-549 - United States: +1 (571) 317-3122

To get the app: <https://meet.goto.com/install>

Purpose: To review the proposed variance.

Comments must be submitted by: Tuesday, December 2, 2025, by 5:00 pm

Agency Contact : City Contract Planner Rachel Granrath,

Submit written comments to : City of Castle Rock Building Department at City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to bldgdept@ci.castle-rock.wa.us

Signature: Rachel Granrath, November 18, 2025

11/18 COL-WA-101321

City of Castle Rock

PO Box 370
Castle Rock, WA 98611
(360) 274-7478



PUBLIC HEARING NOTICE

Notice Variance Request 441 Front Avenue NW - Public Hearing

Lead Agency: City of Castle Rock, WA

Proponent: Michael Vorse

Project Application: CRP-25-026

Location: 441 Front Avenue NW, Castle Rock, WA.

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Signature: Rachel Granrath, November 18, 2025

Posted on City Website 11/17/2025

CITY OF CASTLE ROCK

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MEETING CALENDAR

17 NOV, MON

18 NOV, TUE

- 6pm Planning Commissi

24 NOV, MON

- 7:30pm City Council Meetin

8 DEC, MON



City Government: Public Notices

Public Notices & Press Releases

Vorse Request for Variance – 441 Front Ave NW. (Nov 2025)

[1. Public Notice: Vorse Variance](#)

[2. Vorse Request for Variance: Application Materials](#)

[3. Letter of Completeness: Vorse Variance](#)

Public Notice of SEPA MDNS/SSDP Comment period for the Boat Launch Dredging project (CRP-25-019) (Nov 2025)

[1. Public Notice SEPA MDNS SSDP Boat Launch Dredging](#)

[2. SEPA MDNS Boat Launch Dredging](#)

[3. SEPA Checklist Boat Launch Dredging](#)

[4. Master Application Boat Launch Dredging](#)

[5. Site Plan Boat Launch Dredging](#)

[6. Critical Areas Report Boat Launch Dredging](#)

[7. Mitigation Plan Boat Launch Dredging](#)

[8. JARPA Application Boat Launch Dredging](#)

Notice of Public Hearing/SEPA DNS – Mobile Food Vendors Ordinance (Aug 2025)

[1. Notice of Public Hearing/SEPA DNS - Mobile Food Vendors Ordinance](#)

[2. SEPA DNS - Mobile Food Vendor Ordinance](#)

[3. SEPA Checklist - Mobile Food Vendor Ordinance](#)

[4. DRAFT Mobile Food Vendor Ordinance](#)

[5. Amended Overview of Proposed Property Revisions](#)

Notice of Public Hearing/SEPA DNS – Citywide Rezone/Comprehensive Map Changes (Aug 2025)

[1. Notice of Public Hearing/SEPA DNS - Citywide Rezone/Comprehensive Map Changes](#)

[2. SEPA DNS - Citywide Rezone/Comprehensive Map Changes](#)

[3. SEPA Checklist - Citywide Rezone/Comprehensive Map Changes](#)

[4. Overview of Proposed Property Revisions](#)

Notice of Public Hearing/Variance Request – Gourde LLC (Jul 2025)

[1. Notice of Public Hearing/Variance Request - Gourde LLC](#)

[2. Gourde LLC - Application Materials - CRP-25-014](#)

City of Castle Rock

PO Box 370
Castle Rock, WA 98611
(360) 274-7478



PUBLIC HEARING NOTICE

Notice Variance Request 441 Front Avenue NW - Public Hearing

Lead Agency: City of Castle Rock, WA

Proponent: Michael Vorse

Project Application: CRP-25-026

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Signature: Rachel Granrath, November 18, 2025

CRP-25-026
1 of 3 postings



CRP-25-026
2 of 3 postings



CRP-25-026
3 of 3 postings



City of Castle Rock

PO Box 370
Castle Rock, WA 98611
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Signature: Rachel Granrath, November 18, 2025

Posted at City Hall
Library
Post Office

On 11/18/2025

City of Castle Rock

PO Box 370
Castle Rock, WA 98611
(360) 274-7478



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Signature: Rachel Granrath, November 18, 2025

Notice mailed to properties within 300 ft on 11/17/2025



Measurement

Feet (US) ▾

Measurement Result

301.4 Feet (US)

Clear

CRP-25-026 - Notice Mailing List

1	30216	✓	N/A	M/C Vorse LLC 122 Buland Dr Castle Rock, WA 98611
	302160101	✓		
	302160102	✓		
	302160103	✓		
2	302160104	✓	441 Front Ave NW	M/C Vorse LLC 402 W Main St Kelso, WA 98626-1118
	302160105	✓		
	302160106	✓		
	302160107	✓		
	302160108	✓		
	302160200	✓		
3	30129	✓	N/A	Washington State Department of Natural Resources Attn: Sherry Land PO Box 47014 Olympia, WA 98504-7014
N/A	301300100	✓	549 Huntington Ave N	City of Castle Rock PO Box 370 Castle Rock, WA 98611
	30122	✓	N/A	
	30123	✓	N/A	
	30507	✓	N/A	
4	30215	✓	415 Front Ave NW	Brian & Jennifer Engkraf PO Box 828 Castle Rock, WA 98611
5	30510	✓	N/A	Orin C Starcher PO Box 736 Castle Rock, WA 98611
	30126	✓	129 Taylor Ln NE	
	30127	✓	N/A	
6	30133	✓	N/A 118 Mallory St NE	Jacob & Tarryn Brock 118 Mallory St NE Castle Rock, WA 98611
	30131	✓		
7	30115	✓	N/A	SLC Holdings LLC PO Box 487 Castle Rock, WA 98611-0487
	30116	✓	N/A	

8	30119	✓	115 Alder St NE	James N & Glenda C Young 115 Alder St NE Castle Rock, WA 98611
9	30120	✓	141 Alder St NE	Cathy A Hartshorn 141 Alder St NE Castle Rock, WA 98611
10	30500	✓	N/A	Cleo F Ray PO Box 508 Castle Rock, WA 98611-0508
	30505	✓	34 Cherry St NW	
11	30504	✓	48 Cherry St NW	John Currie 48 Cherry St NW Castle Rock, WA 98611
12	30502	✓	56 Cherry St NW	Nicolas E Divine 1911 E Terrace Way Kelso, WA 98626-3210
13	30503	✓	104 Cherry St NW	Kenneth R & Karla L Shields 104 Cherry St NW Castle Rock, WA 98611
14	30506	✓	114 Cherry St NW	Kevin & Emily Homola 114 Cherry St NW Castle Rock, WA 98611
15	30508	✓	N/A	Niel Keatley 1150 Chapman Rd Castle Rock, WA 98611
16	3050201	✓	59 Barr St NW	Kerry P & Julie L King PO Box 1113 Castle Rock, WA 98611
17	305010100	✓	39 Barr St NW	Adalberto & Lucia Avelar 2349 34th Ave Longview, WA 98632
18	30501	✓	385 Front Ave NW	Nylund Inc 14900 NE 271st Ave Brush Prairie, WA 98606
19	30187	✓	521 Odmark Ln NE	Richard H Nish & Koni D Alcamo 521 Odmark Ln NE Castle Rock, WA 98611-9015
	3013101	✓	N/A	

M/C Vorse LLLC
122 Buland Dr
Castle Rock, WA 98611

John Currie
48 Cherry St NW
Castle Rock, WA 98611

Washington State Department of
Natural Resources
Attn: Sherry Land
PO Box 47014
Olympia, WA 98504-7014

Nicolas E Divine
1911 E Terrace Way
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PO Box 508
Castle Rock, WA 98611-0508

City of Castle Rock

PO Box 370
Castle Rock, WA 98611
(360) 274-7478



PUBLIC HEARING NOTICE

Notice Variance Request 441 Front Avenue NW - Public Hearing

Lead Agency: City of Castle Rock, WA

Proponent: Michael Vorse

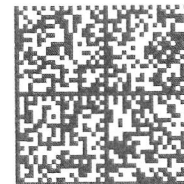
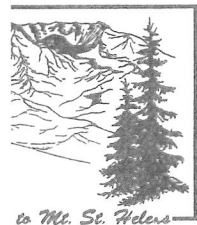
Project Application: CRP-25-026

Location: 441 Front Avenue NW, Castle Rock, WA.

Description of proposal: Request for a variance Castle Rock Municipal Code 17.32.060, regarding the street frontage requirements in the R-2 Zone for parcel at 441 Front Avenue NW. The site was previously approved for an 8-unit condominium development. The applicant seeks to amend this development to enable a 4-lot short plat. The applicant seeks to obtain a variance to the public street frontage requirements in the R-2 Zone. The application is categorically exempt from SEPA per WAC 197-11-800 (6) (e).

Castle Rock

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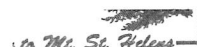


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Washington State Department of
Natural Resources
Attn: Sherry Land
PO Box 47014
Olympia, WA 98504-7014

City of Castle Rock

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Castle Rock, WA 98611
(360) 274-7478



PUBLIC HEARING NOTICE

Notice Variance Request 441 Front Avenue NW - Public Hearing

Lead Agency: City of Castle Rock, WA

Proponent: Michael Vorse

Project Application: CRP-25-026

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