



# City of Yelm

EST. 1924

## WASHINGTON

"Pride of the Prairie"

THE CITY OF YELM COMMUNITY DEVELOPMENT DEPARTMENT WILL CONSIDER THE FOLLOWING CASES VIA  
ZOOM VIDEO CONFERENCING

DECEMBER 2 2020

TIME	PRESUBMISSION Applicant Attendance Required	SITE PLAN REVIEW Internal Staff Review Only*	OTHER	DESCRIPTION
2:00 p.m.				ACI Real Estate SPE 138, LLC Short Subdivision, creating 1 new parcel. 1109 Yelm Ave. E 85810000100
3:00 p.m.				



A pre submission conference is an opportunity for project proponents to meet with City staff prior to making a development application to the City. The intent is to identify and eliminate as many potential issues as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor, **however a site drawing must be submitted that has sufficient information to allow a meaningful review.** Staff notes are prepared and available for review. There is no charge for this meeting. **Meetings are held every Wednesday starting at 2:00 PM.** The request must be submitted no later than 5:00 PM least one week before the preferred meeting date.

**Requested Date:** 12/2/2020

**Requested Time:** 02:00:00 PM

### Project Information

**Site Plan Upload:**\* You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

1.121.2.4 1619 ALTA Survey 3.9.20.pdf	1.94MB
Approved Lot Lines Yelm.pdf	485.57KB
Narrative Letter.pdf	155.68KB

**Parcel #:**\* <http://www.geodata.org/parcelinfo/>  
 85810000100

**Parcel Address**\*  
 Street Address  
 1109 E. Yelm Ave.  
 City  
 Yelm State / Province / Region  
 Washington  
 Postal / Zip Code  
 98597

**Description of project proposal**\* The owner is wanting to legally separate the grocery store from the fuel center. No new modifications are being proposed. Refer to "Approved Lot Lines Yelm" for proposed separation.

### Applicant Information

**Applicant Name:**\* Tony Thurber

**Telephone #:** 2083190747

**Email:**\* tthurber@tait.com

**Applicant Address:**\*  
 Street Address  
 707 N 27th St  
 City  
 Boise State / Province / Region  
 ID  
 Postal / Zip Code  
 83702

### Owner

**Owner Name:** ACI Real Estate SPE 138, LLC

**Telephone #:** 2083956615

**Email:** david.briggs@albertsons.com

**Owner Address:** Street Address  
250 E Parkcenter Blvd.  
City State / Province / Region  
Boise ID  
Postal / Zip Code  
83706

## Representative

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**Rep Name:** Same as applicant

**Telephone #:**

**Email:**

**Rep Address:** Street Address  
City State / Province / Region  
Postal / Zip Code

## For Internal Use Only

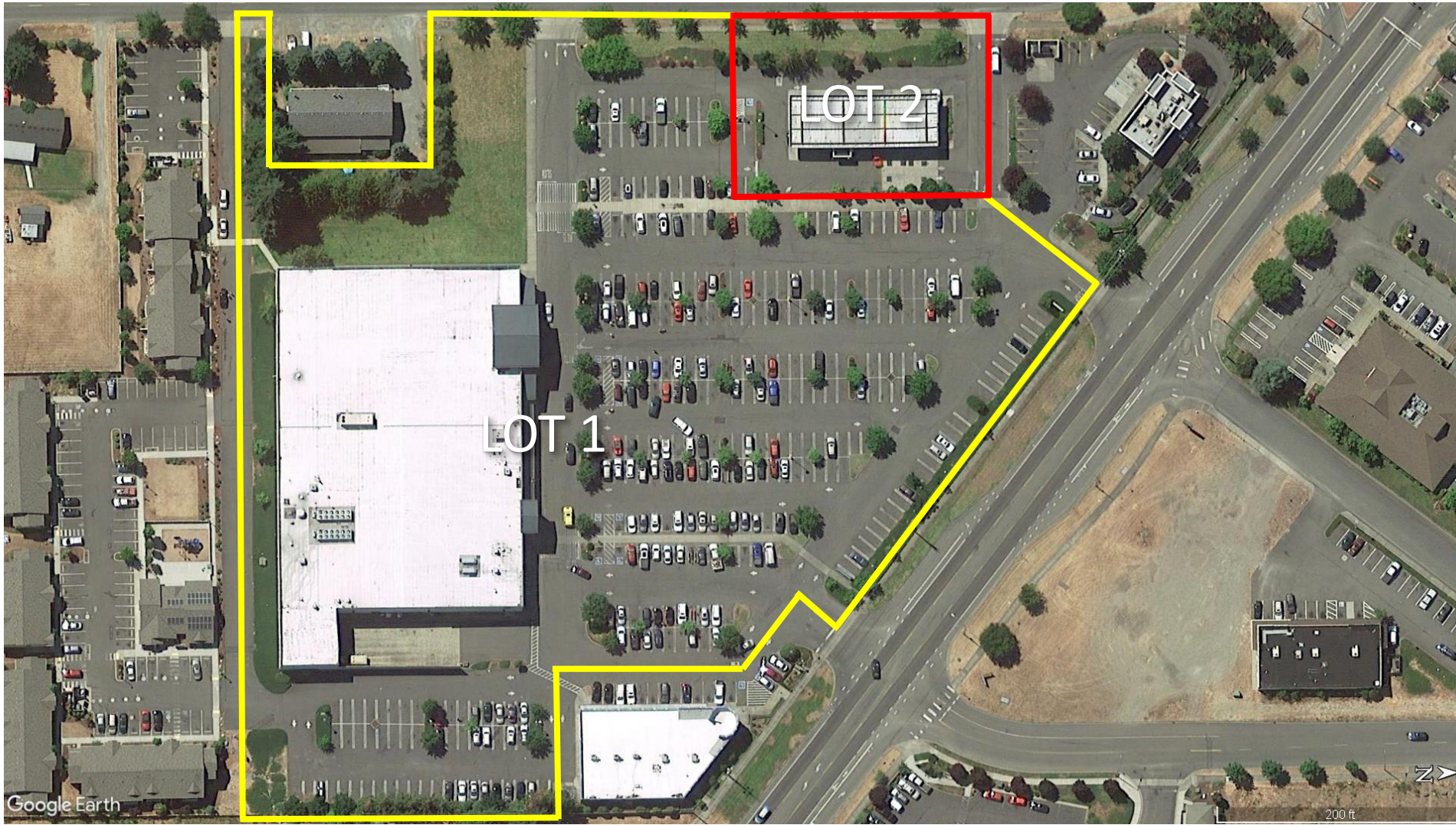
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**Presub Assignment Date:** \* 12/2/2020

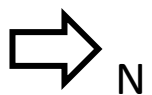
**Presub Assignment Time:** \* 02:00:00 PM

**Notes:** An agenda will be emailed a week prior to your meeting.  
You will be notified the day of the meeting with a zoom meeting request.

# #1619 – Yelm, WA



EXISTING	
ZONE	C-1
PARCEL #	85810000100
STORE SQ. FT.	56245
F.C. SQ. FT.	247
PARCEL SIZE (EST.)	7.35 ACRES
BUILDING REQ. PARKING	1/250 SQ.FT. = 225
FC REQ. PARKING	1/250 SQ.FT. = 1
TOTAL PARKING	349
ADA PARKING	9
PROPOSED	
LOT 1 SIZE (EST.)	6.64 ACRES
LOT 2 SIZE (EST.)	0.71 ACRES
STORE PARKING	335 REG. 8 ADA
F.C. PARKING	5 REG. 1 ADA



EXISTING PROPERTY LINES



PROPOSED SEPARATION

