



# City of Yelm

EST. 1924

## WASHINGTON

"Pride of the Prairie"

**NOTICE OF APPLICATION**  
**Mailed: February 8, 2021**

PROJECT NAME: Cruz Development, Automobile Sales  
PROJECT LOCATION: 17041 SR 507 SE, Yelm, WA 98597  
PROJECT PARCEL NUMBER: 64303200200  
LAND USE CASE NUMBER: 2020.011111.PR0004

An application submitted by Larson & Associates, Inc, 9027 Pacific Ave, Suite 4, Tacoma, WA 98444, on behalf of Ryan Cruz, for the above referenced project was received by the City of Yelm on January 28, 2021. The City has determined the application to be complete on February 8, 2021.. The application and any related documents are available for public review during normal business hours at the City of Yelm, 106 2<sup>nd</sup> Street SE, Yelm WA. For additional information, please contact the Community Development Department at (360) 458-8496.

PROJECT DESCRIPTION: Construction of a 12,000 square foot automotive dealership.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Site plan, SEPA checklist, trip generation, critical areas and preliminary stormwater reports.

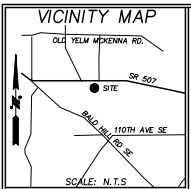
Additional Information or Project Studies Requested by the City: NA

No preliminary determination of consistency with City development regulations has been made. At minimum, this project will be subject to the following plans and regulations: City of Yelm Comprehensive Plan, Unified Development Code Title 18 YMC, and the Stormwater Management Manual for Western Washington.

The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Tami Merriman, Community Development Department, 106 2<sup>nd</sup> Street SE, Yelm WA 98597, (360) 458-8496, or via email at [tamim@yelmwa.gov](mailto:tamim@yelmwa.gov).

**THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON FEBRUARY 23, 2021**

This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision. If the proposed project requires a City Council decision, it will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Additionally, there will be a 14-day public comment period if an environmental determination is issued. Opportunities for appeal occur within twenty-one (21) days after the date the notice of decision is issued. City Council decision can be appealed through Superior Court.



# CRUZ DEVELOPMENT

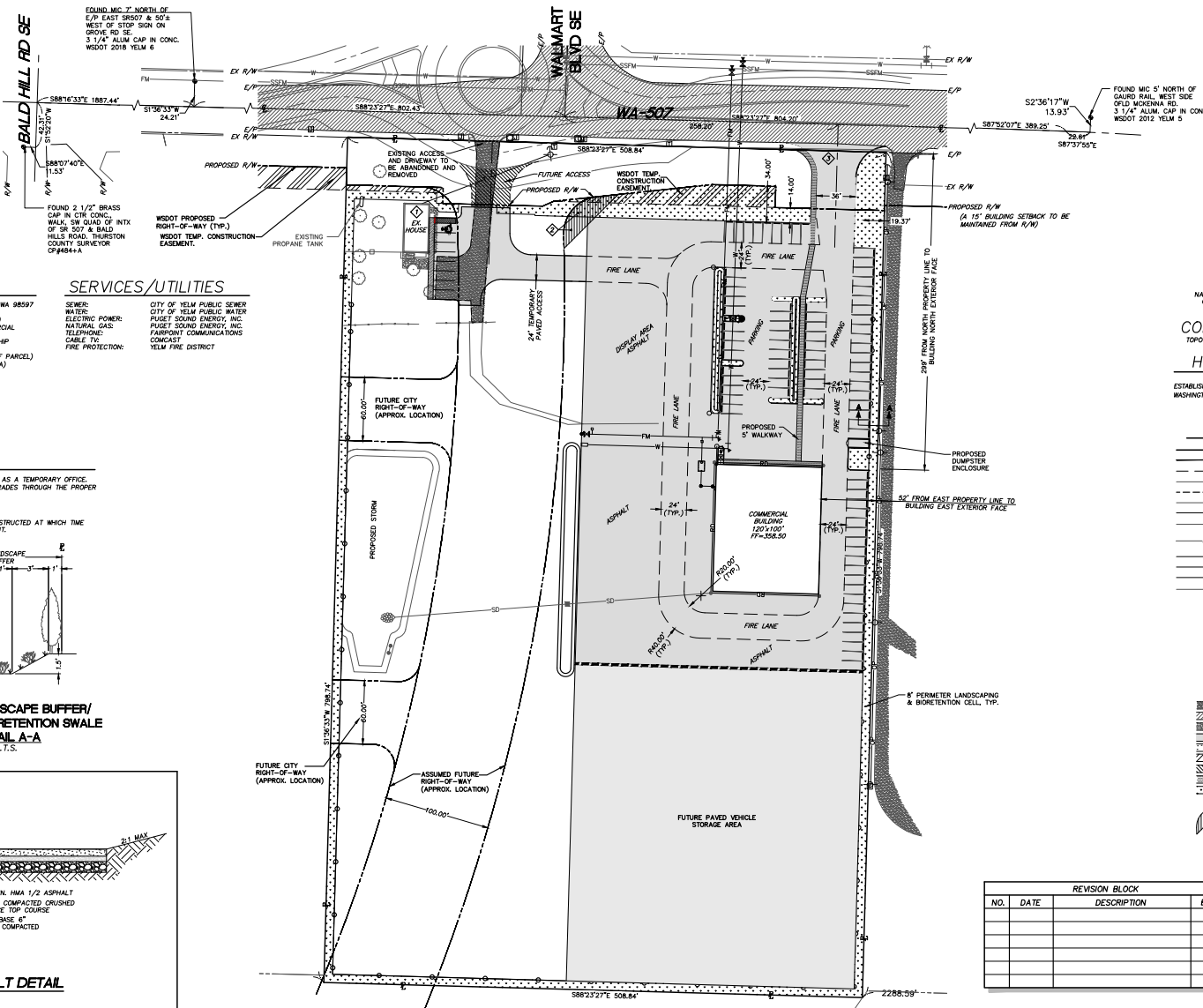
## SEC. 29, TWN. 17 N., RNG. 2 E., W.M.

### SITE PLAN

JOB NUMBER  
93379

SCALE  
HOR. 1"=50'  
VERT. 1"=10'

DESIGNED C.A.M.  
DRAWN M.W.V.  
CHECKED G.A.M.



#### LEGAL DESCRIPTION

LOT 3, BLOCK 32, MCKENNA IRRIGATED TRACTS AS RECORDED IN VOLUME 9 OF PLATS, PAGE 43, IN THURSTON COUNTY, WASHINGTON.

#### SITE DATA

SITE ADDRESS: 17041 YELM HWY SE, WA 98597  
 TAX PARCEL NUMBER: 6450300000  
 GROSS LAND AREA: 406,485 SF (9.33 AC)  
 EXISTING ZONING: (C-2) HEAVY COMMERCIAL  
 PROPOSED USE: AUTOMOTIVE DEALERSHIP  
 BUILDING GROSS FLOOR AREA: 12,000 SF  
 IMPERVIOUS AREA: 356,897 SF (81.28 OF PARCEL)  
 PARKING REQUIRED: 36 STALLS (1:400 GFA)  
 PARKING PROPOSED: 83 STALLS

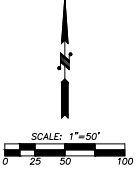
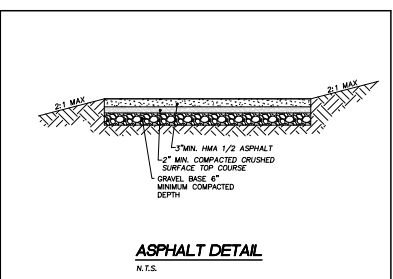
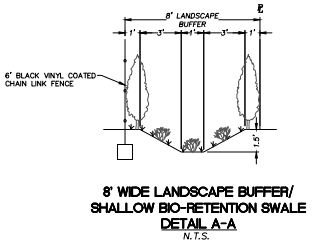
MINIMUM BUILDING SETBACKS:  
 FRONT: 15 FEET  
 SIDE: 10 FEET  
 REAR: 20 FEET

#### SERVICES/UTILITIES

SEWER: CITY OF YELM PUBLIC SEWER  
 WATER: CITY OF YELM PUBLIC WATER  
 ELECTRIC POWER: PUGET SOUND ENERGY, INC.  
 NATURAL GAS: PUGET SOUND ENERGY, INC.  
 TELEPHONE: COMCAST  
 CABLE TV: YELM FIRE DISTRICT

#### NOTES:

- ◇ EX. HOUSE TO REMAIN TEMPORARILY TO BE UTILIZED AS A TEMPORARY OFFICE. DEVELOPER/OWNER SHALL MAKE THE REQUIRED UPGRADES THROUGH THE PROPER BUILDING PERMIT PROCESS.
- ◇ FUTURE CORNER ENHANCEMENT AREA.
- ◇ FULL MOVEMENT ACCESS UNTIL ROUNDABOUT IS CONSTRUCTED AT WHICH TIME ACCESS WILL TRANSITION TO A RIGHT IN & RIGHT OUT.



HAD 88 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

**CONTOUR INTERVAL = 1'**

TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

**HORIZONTAL DATUM**

HAD 83/11 WASHINGTON SOUTH ZONE ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

#### LEGEND

- P PROPERTY LINE
- F FUTURE ROW LINE
- - - E EASEMENT
- - - EXISTING CONTOUR
- - - P PROPOSED CONTOUR
- W EXISTING WOOD FENCE
- B PROPOSED BLACK VINYL CHAIN LINK FENCE (APPROX. LOCATION)
- W EXISTING WATER LINE
- SSM EXISTING SEWER FORCE MAIN (APPROX. LOCATION)
- W PROPOSED WATER LINE
- FM PROPOSED SEWER FORCE MAIN LINE
- T EXISTING TELECOMMUNICATIONS LINE
- SD PROPOSED STORM PIPE
- FOUND MONUMENT AS STATED
- EXISTING UTILITY POLE
- EXISTING JUNCTION BOX
- EXISTING SIGNAL POLE
- EXISTING PHONE RISER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING MAILBOX
- EXISTING TREE
- EXISTING GRAVEL
- EXISTING PAVEMENT
- EXISTING CONCRETE
- PROPOSED PAVEMENT
- PROPOSED GRAVEL
- WSDOT TEMP CONSTRUCTION EASEMENT
- FUTURE ACCESS
- PROPOSED WALKWAY
- PROPOSED LANDSCAPE AREA
- PROPOSED RIP-RAP PAD
- FUTURE CORNER ENHANCEMENT AREA.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



PROJECT: CRUZ DEVELOPMENTS, LLC  
 RYAN CRUZ  
 EMAIL: RYAN@CRUZ208MAIL.COM  
 PH: (253) 218-5494

**LARSON and ASSOCIATES**  
*surveyors, engineers & planners*  
 8007 PACIFIC AVENUE, SUITE 4  
 TACOMA, WA 98444 (253) 474-5409

**SITE PLAN**

DATE  
1-28-2021

DRAWING NO.  
93398BASE

SHEET 1 OF 1

**CVR**