

**YELM COMMUNITY DEVELOPMENT DEPARTMENT**

- |                 |                     |                              |           |
|-----------------|---------------------|------------------------------|-----------|
| (x) City Admin. | (x) Comm. Dev. Dir. | (x) Building Official        | (x) Mayor |
| (x) Applicant   | (x) Posted          | (x) Public Works Dir.        |           |
| (x) Planner     | (x) Project Manager | (x) Code Enforcement Officer |           |

THE FOLLOWING CASES WILL BE CONSIDERED AT

**COMMUNITY DEVELOPMENT DEPARTMENT**

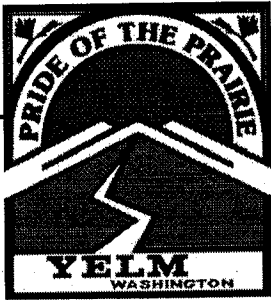
**WE'VE MOVED**

**YELM CITY HALL – 106 2<sup>nd</sup> Street SE, Yelm**

MEETING DATE: WEDNESDAY, AUGUST 7, 2019

TIME	PRE-SUBMISSION Applicant Attendance Required	ENVIRONMENTAL REVIEW Internal Staff Review Only*	SITE PLAN REVIEW Internal Staff Review Only*	OTHER	DESCRIPTION
1:00 p.m.					
1:30 p.m.					
2:00 p.m.					INTERNAL STAFF REVIEW 20190051 Nisqually Landing Apartments
2:30 p.m.					
3:00 p.m.					Ryan Cruz Used Auto Sales 16731 SR 507 64303200600
3:30 p.m.					

\* Environmental Review/Site Plan Review: Internal staff review only, applicants and/or representatives may attend to OBSERVE. If you plan to attend, please notify the Community Development Department at (360) 458-3244.



# City of Yelm

## PRE-SUBMISSION REQUEST

A presubmission 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 1:00 PM. The request must be submitted no later than 5:00 PM least one week before the preferred meeting date.

Requested Date & Time: aug-07-2019

Applicant: Ryan Cruz

Owner: JUSTMAN FAMILY LLC

Address: 9935 cochrane ave yelm wa  
98597

Address: 16731 Washington 507, Yelm,  
WA

Telephone: 2533185494

Telephone:

Email: ryancruz72@gmail.com

Email:

Representative: Ryan Cruz

Mailing Address:

Telephone:

Email:

General location of the project: hwy 507 between walmart

Assessor's Tax Parcel Number: 64303200600

Description of Project:

looking to develop as a used auto dealer, with either one big building aprox 100x100 warehouse style or one sales office one mechanical shop and one detail shop. likley asphalt the whole lot just want to know the bare min needed

Attach a site plan no larger than 11" X 17" showing the proposed development.

BRIDGE AND CULVERT

WSDOT MAP  
STA 14165

S 897712' E

S 897712' E

198.02

5' CHANNEL

general  
PARKING

UNASS  
Egress

SALES

PURPOSED  
100X100

GATE

GARAGE

APPROX THREAD OF YELM CREEK

APPROX  
150FT. BUFFER



Autos  
FORSALE

795.74

788.58

N 00°42'48" E

6

LINE

N



100FT



SCALE

4' FIELD WIRE FENCE

OLD STOCK FENCE

12' E  
78

897712' E

S 897712' E 585.77

90.00

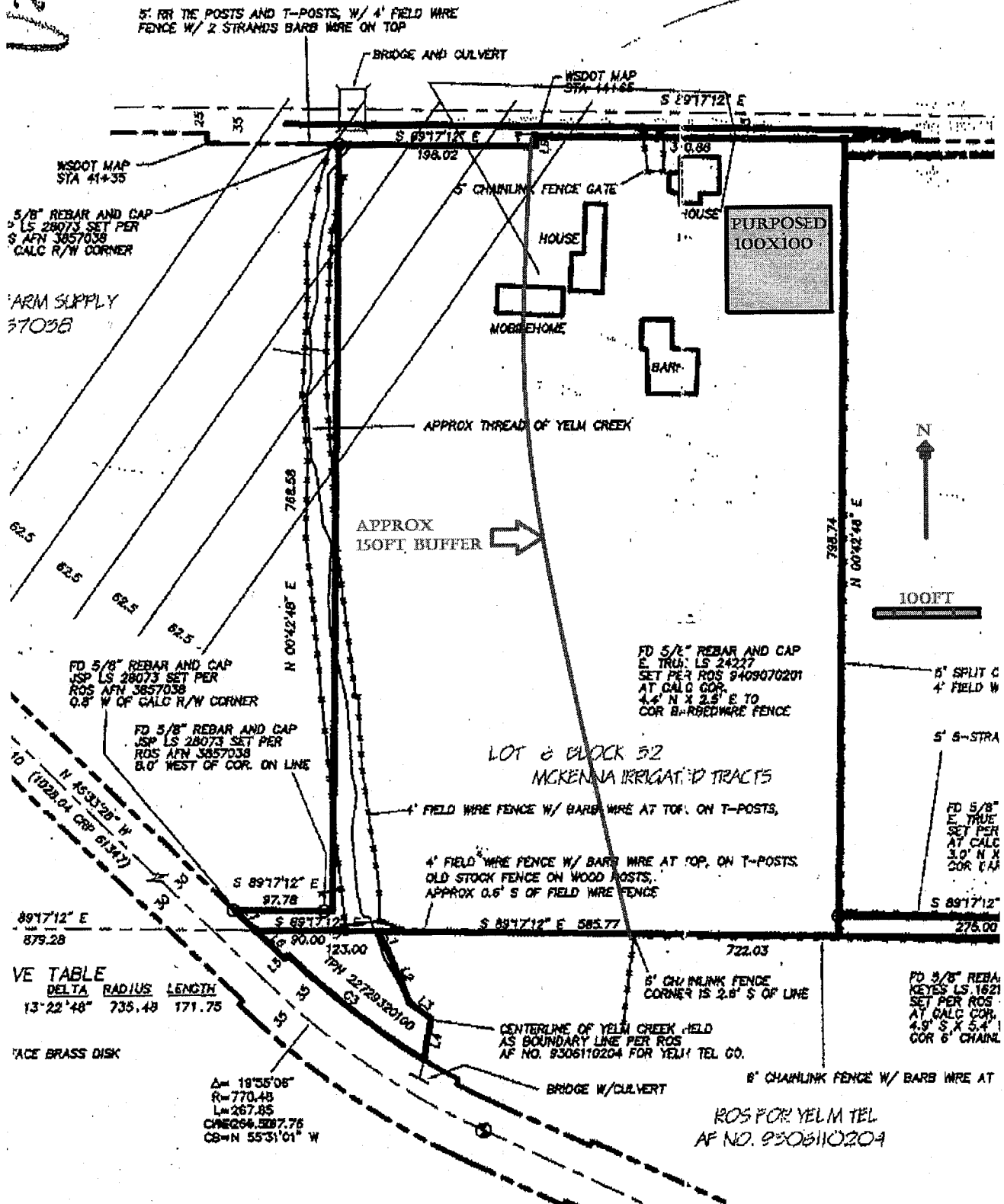
123.00

777.03

# SR 507

CALCULATED PER WSDOT RIGHT OF WAY PLAN SR 507 R.I.V DATE 12/3/1984

8/1



VE TABLE

DELTA	RADIUS	LENGTH
13°22'48"	735.48	171.75

FACE BRASS DISK

$\Delta = 18°55'06"$   
 $R = 770.48$   
 $L = 267.85$   
 $CH = 296.527.76$   
 $CS = N 55°31'01" W$

## LEGAL DESCRIPTION

PARCEL NO. 22729320100

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 2 EAST, W.N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF COUNTY ROAD WITH THE WESTERLY SIDE OF YELM CREEK AND RUNNING THENCE NORTHERLY ALONG THE WESTERLY SIDE OF YELM CREEK 149 FEET AND 6 INCHES, MORE OR LESS; THENCE WESTERLY TO COUNTY ROAD 139 FEET, MORE OR LESS; TO THE NORTHERLY LINE OF SAID COUNTY ROAD; THENCE ALONG THE NORTHERLY SIDE OF SAID COUNTY ROAD IN A SOUTHEASTERLY DIRECTION 220 FEET, MORE OR LESS TO THE WESTERLY SIDE OF YELM CREEK TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION FOR BALD HILL ROAD SE PER STATUTORY WARRANTY DEED RECORDED SEPTEMBER 10, 2003 UNDER AUDITOR'S FILE NO. 3673086.

IN THURSTON COUNTY, WASHINGTON.

**BALD HILL RD SE**

CALCULATED PER THURSTON COUNTY RIGHT OF WAY PLAN C.R.P. NO. 61367

$S 65°28'36" E$   
 $726.47$  (726.50 CRP 61367)

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 28°18'24" E	23.41