



**City of Yelm**  
EST. 1924  
**WASHINGTON**

## **NOTICE OF APPLICATION**

**Mailed on: 6.15.2023**

PROJECT NAME: Peco's Pit BBQ Restaurant  
PROJECT LOCATION: 1010 Yelm Ave E  
PROJECT PARCEL NUMBER: 22730110206  
LAND USE CASE NUMBER: 2023.0228.PR0006

An application submitted by Paul Krakow, 1010 Yelm Ave E, Yelm, Washington 98597 for the above referenced project was received by the City of Yelm on 3/14/2023. The City has determined the application to be complete on 6/14/2023. The application and any related documents are available for public review during normal business hours at the City of Yelm, 901 Rhoton Rd. NW, Yelm WA. For additional information, please contact the Planning and Building Division at 360-400-5003.

**PROJECT DESCRIPTION:** Through the Ministerial Site Plan review procedure, the applicant proposes to change the use of the existing building in order to create a drive-through restaurant.

**ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:**  
Owner Authorization Letter, Traffic Impact Analysis, Site Plan, CC&R

Additional Information or Project Studies Requested by the City: N/A

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 Planning and Building Division, 901 Rhoton Rd. NW, Yelm WA 98597, (360) 400-5003 or via email at [planning@yelmwa.gov](mailto:planning@yelmwa.gov).

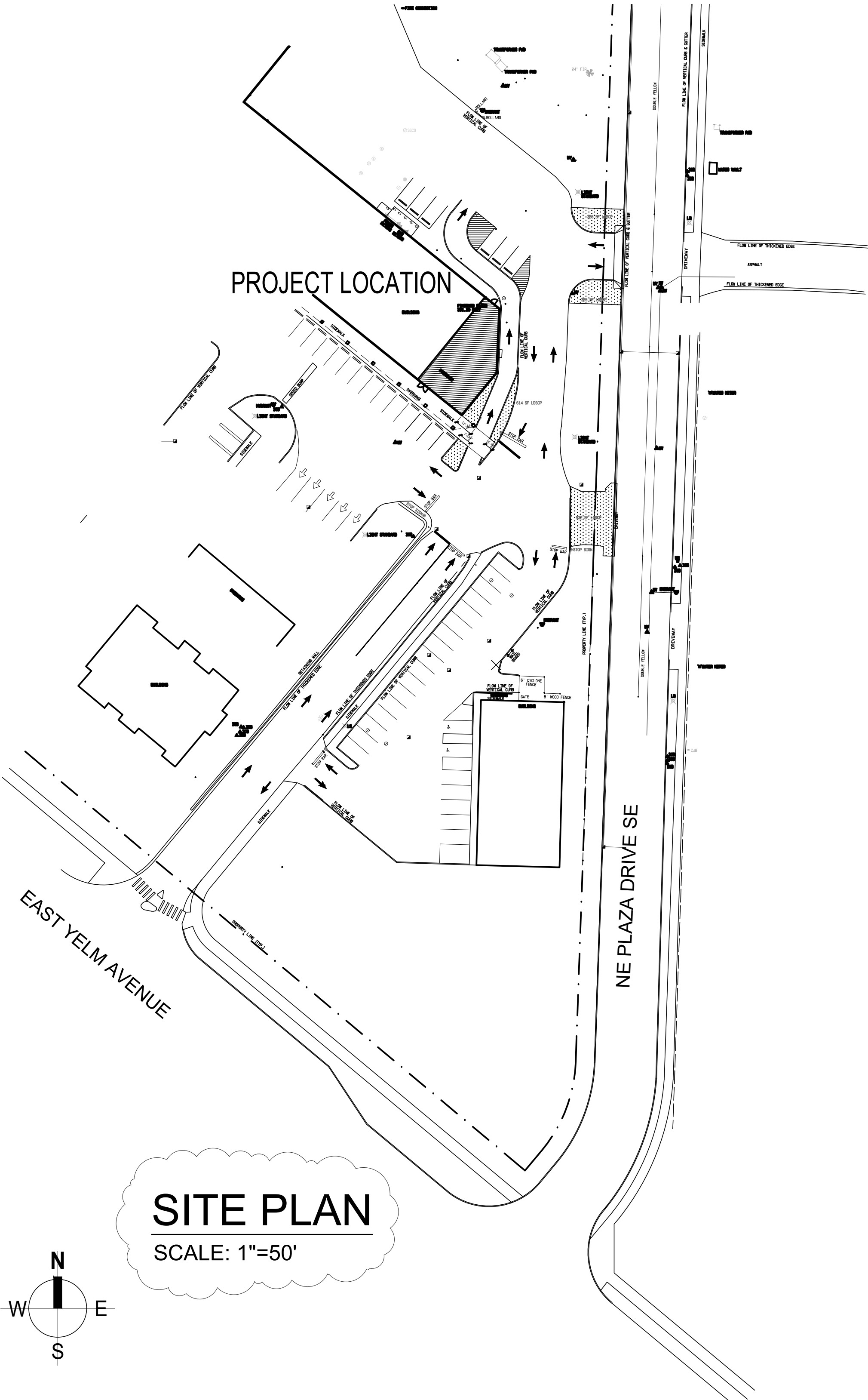
**THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON JUNE 30, 2023.**

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.

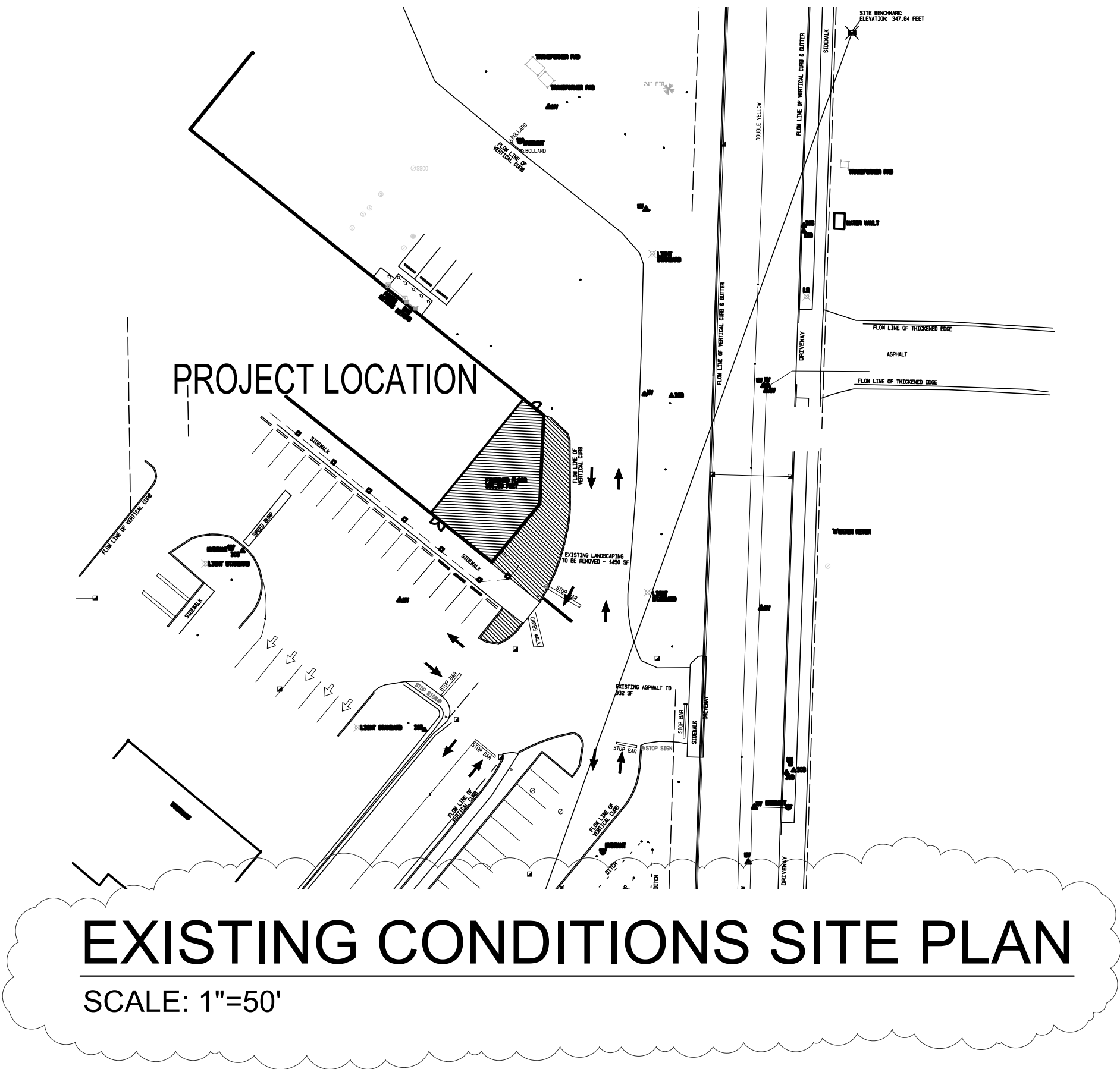




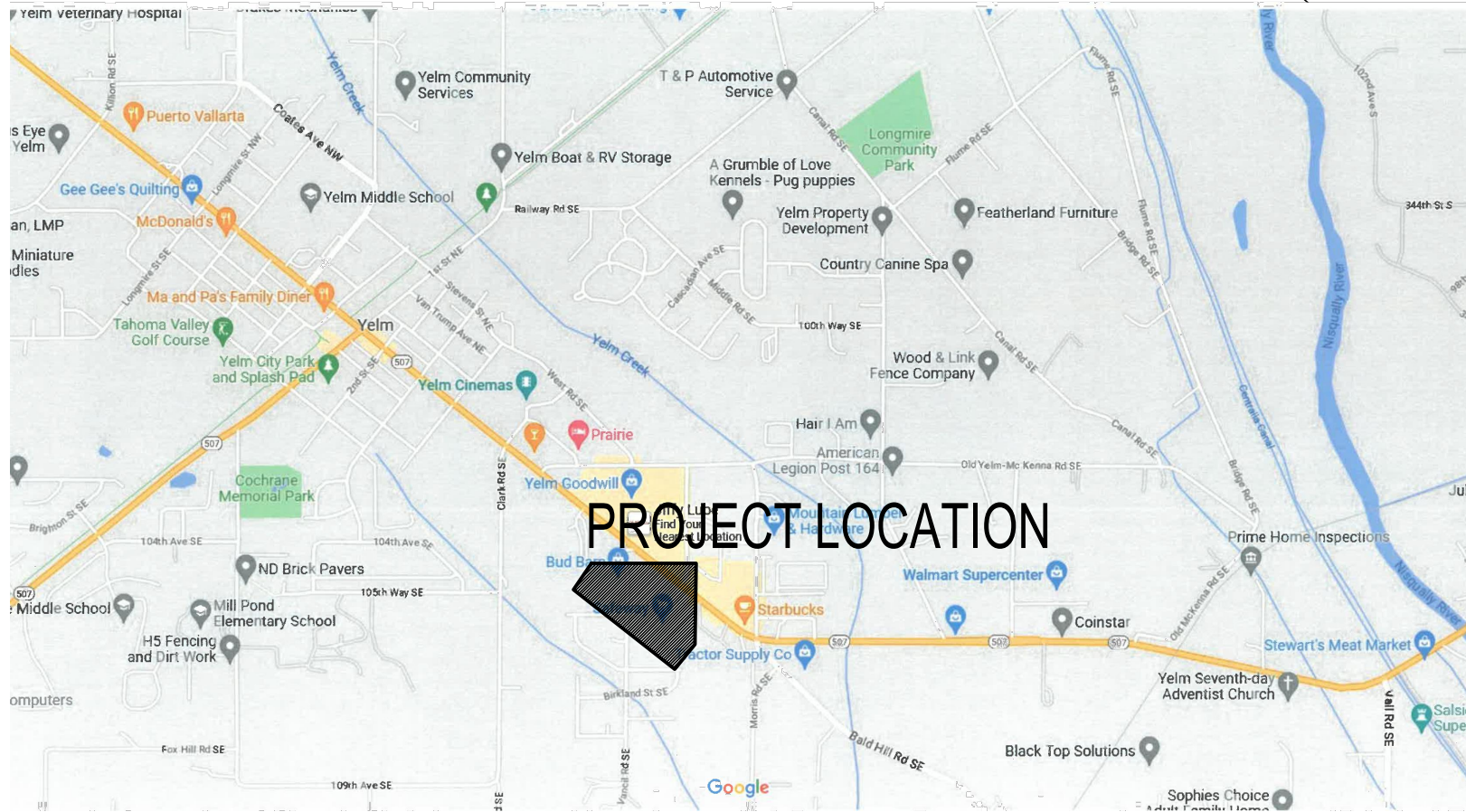
SITE KEY PLAN  
NO SCALE



SITE PLAN  
SCALE: 1"=50'



EXISTING CONDITIONS SITE PLAN  
SCALE: 1"=50'



VICINITY MAP  
NO SCALE

## PROJECT NOTES

SCOPE OF WORK CONSTRUCTION OF FOOD SERVICE FACILITY IN EXISTING RETAIL BUILDING.

ADDRESS 1010 EAST YELM AVENUE, SUITE H  
YELM, WA 98597

OWNER YELM PLAZA LLC  
8448 N. MERCER WAY  
MERCER ISLAND, WA 98040

TENANT PECOS PIT

APPLICANT MERRICK LENTZ ARCHITECT  
RICK LENTZ  
12815 NE 126th PL  
KIRKLAND, WA 98034

APN 22730110206

ZONING C-1 COMMERCIAL

GOVERNING CODES 2018 INTERNATIONAL BUILDING CODE w/ WASHINGTON  
STATE AMENDMENTS  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2018 INTERNATIONAL FIRE CODE - WAC 51-54  
2009 ANSI/VICC A117.1

BUILDING AREA TOTAL BUILDING AREA: 14,394 SF  
WORK AREA: 1840 SF

SITE AREA 169,013 SF (3.88 AC)

CONSTRUCTION TYPE V-B FULLY SPRINKLERED

OCCUPANCY GROUP A-2 - FOOD SERVICE

PARKING NO CHANGE PROPOSED TO EXISTING PARKING OR  
LANDSCAPING

PROJECT OCCUPANCY SEATING 749 / 15 50 OCCS  
KITCHEN 805 / 300 4 OCCS  
OFFICE 58/100 1 OCC  
RESTROOMS 108 EXEMPT  
TOTAL OCCUPANCY 56 OCCS

DEFERRED SUBMITTALS SITE MODIFICATIONS  
MECHANICAL  
PLUMBING  
ELECTRICAL  
FIRE SPRINKLER/ALARM MODIFICATIONS

LEGAL DESCRIPTION SEC 30 TN 17 R 2E SS988210 LOT 4 DOC 3167697

LANDSCAPING EXISTING REMOVED FOR DRIVE-THRU - 1450 SF  
NEW 614 SF NEXT TO BUILDING  
932 SF AT REMOVED DTREET ACCESS  
770 SF FLANKING NEW CURB CUT  
TOTAL NEW - 2316 SF  
NEW LANDSCAPING TO BE SHRUBS AND GROUND  
COVER CONSISTENT WITH ADJACENT PLANTING

## SHEET INDEX

A1.1 SITE KEY PLAN, PROJECT NOTES  
A2.1 DEMO PLAN, CONSTRUCTION FLOOR PLAN, STOREFRONT ELEVATION  
A2.2 REFLECTED CEILING PLAN, SUSPENDED CEILING DETAIL, FINISH SCHEDULE  
A2.3 RESTROOM PLAN AND ELEVATIONS, DOOR SCHEDULE  
A3.1 EXTERIOR DETAILS

QF100 FIXTURE AND EQUIPMENT PLAN AND LIST  
QF600 EQUIPMENT ELEVATIONS

UNPUBLISHED WORK  
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MERRICK LENTZ ARCHITECT  
ARCHITECTURE • PLANNING

12815 NE 126th Place, Kirkland, WA 98034  
t.425.747.3177 www.mlarch.com

stamp

3549 REGISTERED  
ARCHITECT  
MERRICK LENTZ  
STATE OF WASHINGTON

consultant

project name

PECOS PIT BARBEQUE-  
YELM

NISQUALLY PLAZA  
Suite H  
East Yelm Avenue  
Yelm, WA 98597

permit plan

drawing title

SITE KEY PLAN  
BUILDING KEY PLAN  
PROJECT NOTES  
VICINITY MAP

drawn by JTB

checked by MDL

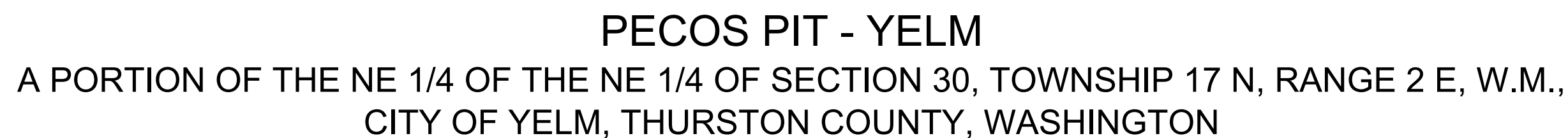
06/13/2023 Review comments

02/27/2023 Permit plan

issued date description

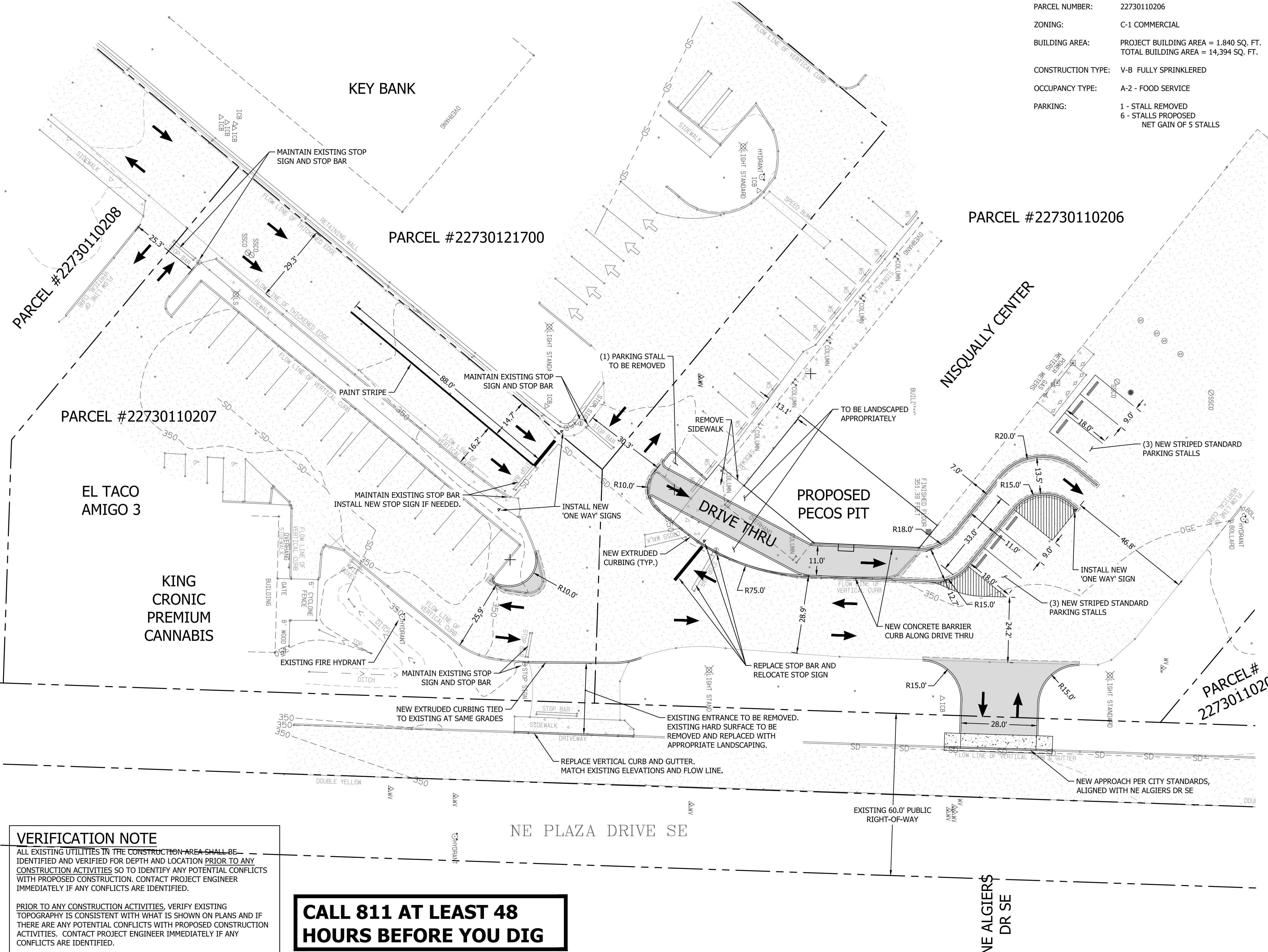
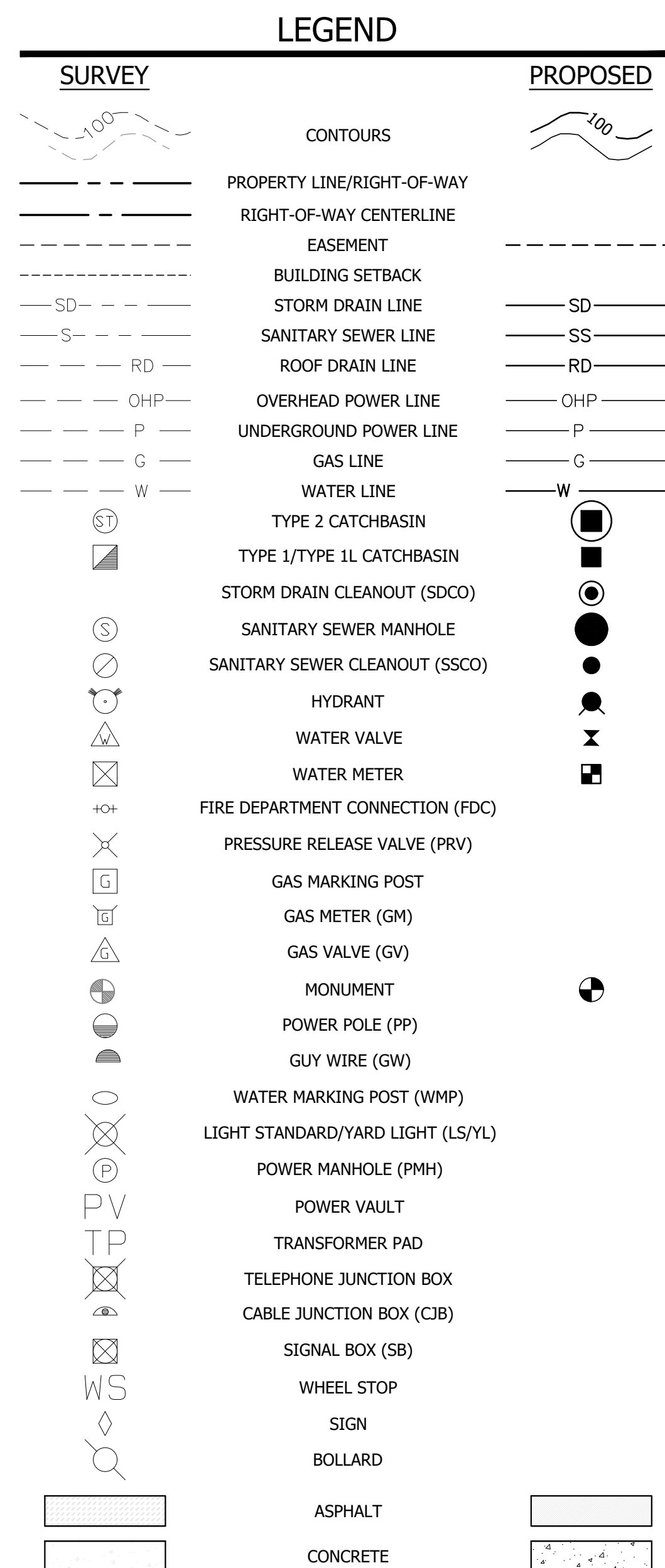
A1.1





**ENGINEER/SURVEYOR**  
CONTOUR ENGINEERING LLC  
P.O. BOX 949  
GIG HARBOR, WA 98335

|                    |                                                                               |
|--------------------|-------------------------------------------------------------------------------|
| ADDRESS:           | 1010 EAST YELM AVE, SUITE H<br>YELM, WA 98597                                 |
| PARCEL NUMBER:     | 22730110206                                                                   |
| ZONING:            | C-1 COMMERCIAL                                                                |
| BUILDING AREA:     | PROJECT BUILDING AREA = 1.840 SQ. FT.<br>TOTAL BUILDING AREA = 14,394 SQ. FT. |
| CONSTRUCTION TYPE: | V-B FULLY SPRINKLERED                                                         |
| OCCUPANCY TYPE:    | A-2 - FOOD SERVICE                                                            |
| PARKING:           | 1 - STALL REMOVED<br>6 - STALLS PROPOSED<br>NET GAIN OF 5 STALLS              |



PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**

|                                    |  |                                                                                       |  |
|------------------------------------|--|---------------------------------------------------------------------------------------|--|
| SHEET TITLE: PRELIMINARY SITE PLAN |  | DESIGNER: JFH                                                                         |  |
| CLIENT: PECOS PIT - YELM           |  | ENGINEER: JFH                                                                         |  |
| PECOS PIT INT'L FRANCHISE, LLC     |  | DRAWN: JFH                                                                            |  |
| 7681 S 180TH ST                    |  | S 30 T 17 N R 02E WM                                                                  |  |
| KENT, WA 98032                     |  | DATE: 2023.03.17                                                                      |  |
| CONTACT: PAUL KRAKOW               |  | REVISED:                                                                              |  |
| PHONE: (253) 224-1412              |  | PROJECT: 23-021                                                                       |  |
|                                    |  | DWG NAME: 23-021-A                                                                    |  |
| SHEET                              |  | REV.                                                                                  |  |
| SITE PLAN                          |  |  |  |
| 1 OF 1                             |  |                                                                                       |  |