



City of Yelm

EST. 1924

WASHINGTON

NOTICE OF APPLICATION

PROJECT NAME: Tahoma Terra Holdings LLC
PROJECT LOCATION: 9955 Tahoma Blvd SE
PROJECT PARCEL NUMBERS: 78640000012, 78640000010
LAND USE CASE NUMBER: 2023.0516.PR0012

An application submitted by Tahoma Terra Holdings LLC, P.O. Box 73790 Puyallup, WA 98373 for the above referenced project was received by the City of Yelm on 6/29/2023. The City has determined the application to be complete on 10/11/2023. 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 98597. For additional information, please contact the Planning and Building Division at (360) 400-5003.

PROJECT DESCRIPTION:

The applicant is proposing to subdivide parcels 78640000012 and 78640000010 through a short subdivision, in order to create five lots.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:

Proposed plat, Wetland buffer, Boundaries of the property proposed to be developed.

This project is part of the Tahoma Terra Master Development Plan. No preliminary determination of consistency with City development regulations have 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.

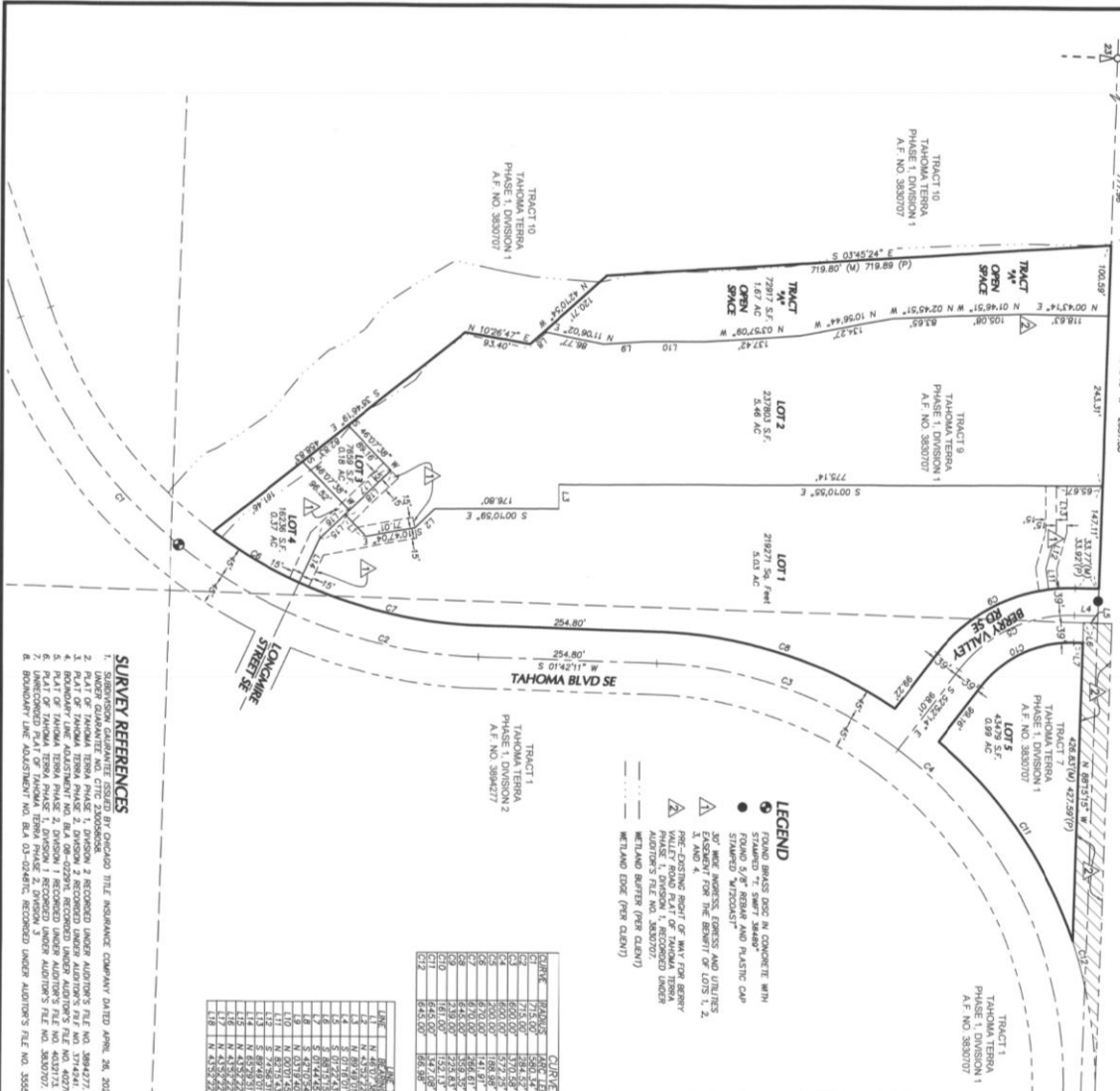
The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Planning and Building Division, 901 Rhoton Rd. NW, Yelm WA 98597, (360) 400-5003, or via email at planning@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 P.M. OCTOBER 27

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.

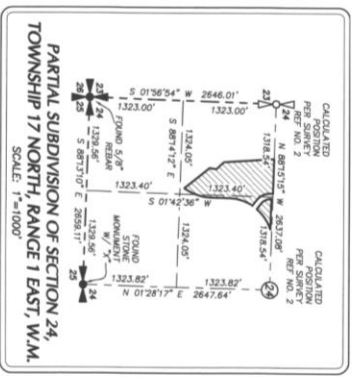
CITY OF YELM SHORT PLAT NO.
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTH WEST QUARTER AND THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.

SHEET 2 OF 2
PREPARED FOR
TAHOMA TERRA HOLDINGS, LLC.
PO BOX 73790
PUYALLUP, WA 98373



LEGEND

- FOUND BRASS DOTS IN CONCRETE WITH STAINLESS "SMART" SADDLE
- STAMPED "W" W/CONCREAT
- ▲ 30" WIRE IRONPIPE, FORMS AND UTILITIES EQUIPMENT FOR THE BENEFIT OF LOTS 1, 2 AND 4
- △ 30" WIRE IRONPIPE, FORMS AND UTILITIES EQUIPMENT FOR THE BENEFIT OF LOTS 1, 2 AND 4
- VALLEY ROAD PLAT OF TAHOMA TERRA PHASE 1, DIVISION 1, RECORDED UNDER AUDITOR'S FILE NO. 355500A
- WETLAND BUFFER (PER CLIENT)
- WETLAND EDGE (PER CLIENT)

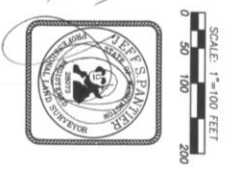


LINE	BEARING	DISTANCE	AREA
1	N 89°15'00" W	2631.00	148,700.00
2	S 89°15'00" E	2631.00	148,700.00
3	N 89°15'00" W	2631.00	148,700.00
4	S 89°15'00" E	2631.00	148,700.00
5	N 89°15'00" W	2631.00	148,700.00
6	S 89°15'00" E	2631.00	148,700.00
7	N 89°15'00" W	2631.00	148,700.00
8	S 89°15'00" E	2631.00	148,700.00
9	N 89°15'00" W	2631.00	148,700.00
10	S 89°15'00" E	2631.00	148,700.00
11	N 89°15'00" W	2631.00	148,700.00
12	S 89°15'00" E	2631.00	148,700.00
13	N 89°15'00" W	2631.00	148,700.00
14	S 89°15'00" E	2631.00	148,700.00
15	N 89°15'00" W	2631.00	148,700.00
16	S 89°15'00" E	2631.00	148,700.00
17	N 89°15'00" W	2631.00	148,700.00
18	S 89°15'00" E	2631.00	148,700.00
19	N 89°15'00" W	2631.00	148,700.00
20	S 89°15'00" E	2631.00	148,700.00
21	N 89°15'00" W	2631.00	148,700.00
22	S 89°15'00" E	2631.00	148,700.00
23	N 89°15'00" W	2631.00	148,700.00
24	S 89°15'00" E	2631.00	148,700.00
25	N 89°15'00" W	2631.00	148,700.00
26	S 89°15'00" E	2631.00	148,700.00
27	N 89°15'00" W	2631.00	148,700.00
28	S 89°15'00" E	2631.00	148,700.00
29	N 89°15'00" W	2631.00	148,700.00
30	S 89°15'00" E	2631.00	148,700.00
31	N 89°15'00" W	2631.00	148,700.00
32	S 89°15'00" E	2631.00	148,700.00
33	N 89°15'00" W	2631.00	148,700.00
34	S 89°15'00" E	2631.00	148,700.00
35	N 89°15'00" W	2631.00	148,700.00
36	S 89°15'00" E	2631.00	148,700.00
37	N 89°15'00" W	2631.00	148,700.00
38	S 89°15'00" E	2631.00	148,700.00
39	N 89°15'00" W	2631.00	148,700.00
40	S 89°15'00" E	2631.00	148,700.00
41	N 89°15'00" W	2631.00	148,700.00
42	S 89°15'00" E	2631.00	148,700.00
43	N 89°15'00" W	2631.00	148,700.00
44	S 89°15'00" E	2631.00	148,700.00
45	N 89°15'00" W	2631.00	148,700.00
46	S 89°15'00" E	2631.00	148,700.00
47	N 89°15'00" W	2631.00	148,700.00
48	S 89°15'00" E	2631.00	148,700.00
49	N 89°15'00" W	2631.00	148,700.00
50	S 89°15'00" E	2631.00	148,700.00

SURVEY REFERENCES

1. UNDER GUARANTEE AND CURED BY RECORDS THAT INSURANCE COMPANY DATED APRIL 26, 2023.
2. PLAT OF TAHOMA TERRA PHASE 1, DIVISION 2 RECORDED UNDER AUDITOR'S FILE NO. 38944277.
3. PLAT OF TAHOMA TERRA PHASE 1, DIVISION 1 RECORDED UNDER AUDITOR'S FILE NO. 4027946.
4. BOUNDARY LINE ADJUSTMENT NO. BA 08-02-22M RECORDED UNDER AUDITOR'S FILE NO. 4027946.
5. PLAT OF TAHOMA TERRA PHASE 2, DIVISION 1 RECORDED UNDER AUDITOR'S FILE NO. 40331712.
6. BOUNDARY LINE ADJUSTMENT NO. BA 08-02-22M RECORDED UNDER AUDITOR'S FILE NO. 40331712.
7. UNCOMPLETED PLAT OF TAHOMA TERRA PHASE 2, DIVISION 3.
8. BOUNDARY LINE ADJUSTMENT NO. BA 03-02-21M RECORDED UNDER AUDITOR'S FILE NO. 355500A.

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 PUYALLUP, WA 98373
 TEL: 360-943-1599 FAX: 360-357-6299
 hatterngodat.com



BASIS OF BEARINGS:
 PLAT OF TAHOMA TERRA PHASE 2,
 DIVISION 2 UNDER AUDITOR'S FILE
 NO. 4620459