



CITY OF LACEY
 Community & Economic Development Department
 420 College Street SE
 Lacey, WA 98503
 (360) 491-5642

OFFICIAL USE ONLY

CASE NUMBER: 20-19
 RELATED CASE NUMBERS:
 PLANNER ASSIGNED: SCHELLING
 PW ASSIGNED:

RECEIVED

JAN 22 2020

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED.
 SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: JSA MARVIN Rd LLC

ADDRESS: PO Box 3831 CITY: LACEY STATE: WA. ZIP: 98509

PHONE NUMBER: 360 951-3333 EMAIL: gable13@comcast.net

REPRESENTATIVE: S Chamberlain - SCA Group

ADDRESS: 4570 Avery Ln. SE CITY: Lacey STATE: WA. ZIP: 98503

PHONE NUMBER: 360-888-6002 EMAIL: SCA@slcemail.com

PROJECT ADDRESS: 2110 MARVIN RD. NE LACEY, WA. 98503

ASSESSOR'S TAX PARCEL NUMBER(S): 1181120300

BRIEF DESCRIPTION OF PROJECT: DRIVE UP COFFEE BUILDING

TOTAL ACREAGE: TOTAL SQ. FT OF BLDG: 520 ZONING: HAWK PRAIRIE BUSINESS COM HPBD-C

PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX COMMERCIAL () M.H. PARK

EXISTING ACCESS: OFF MARVIN Rd PROPOSED ACCESS: ~~OFF~~ EXISTING
 MAYAN REST. ACCESS

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)

DATE: 2/26/20
 DATE: 1/29/20 TIME: AM 10:00

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems 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, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.

SECTION 11, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
 THURSTON COUNTY, WASHINGTON

EL JEFE COFFEE COFFEE SHOP

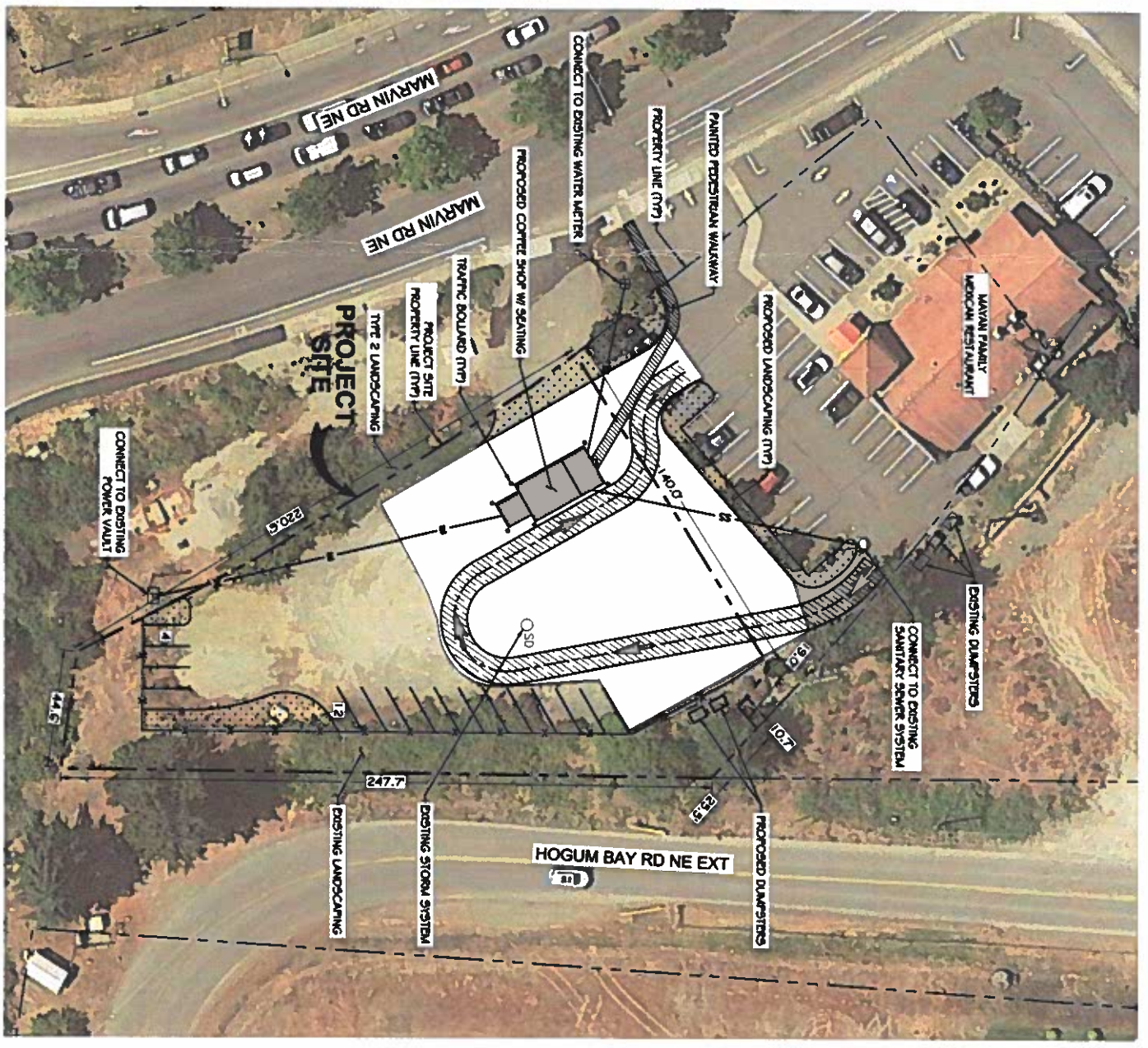
RECEIVED
 FEB 19 2020
 BY _____

SITE DATA:
 ADDRESS: 2110 MARVIN RD NE
 LACY, WASHINGTON 98506
 PARCEL: 1161120300
 ZONING: PLANS PLAZER BUSINESS COMMERCIAL

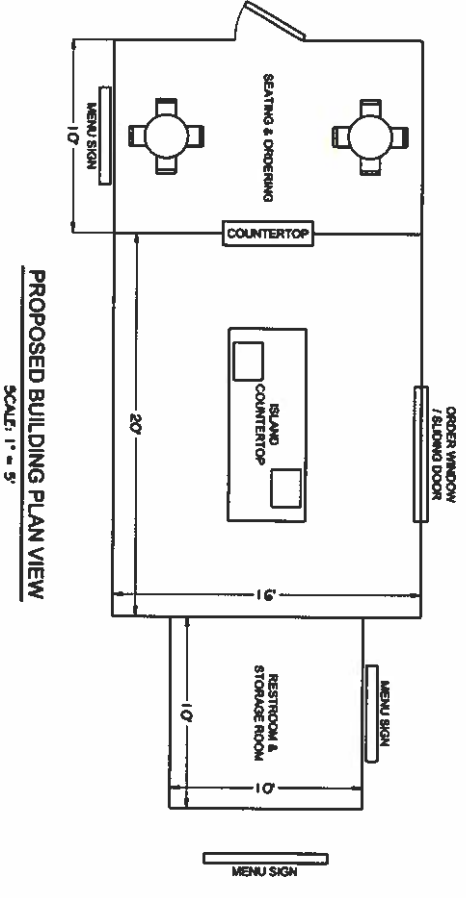
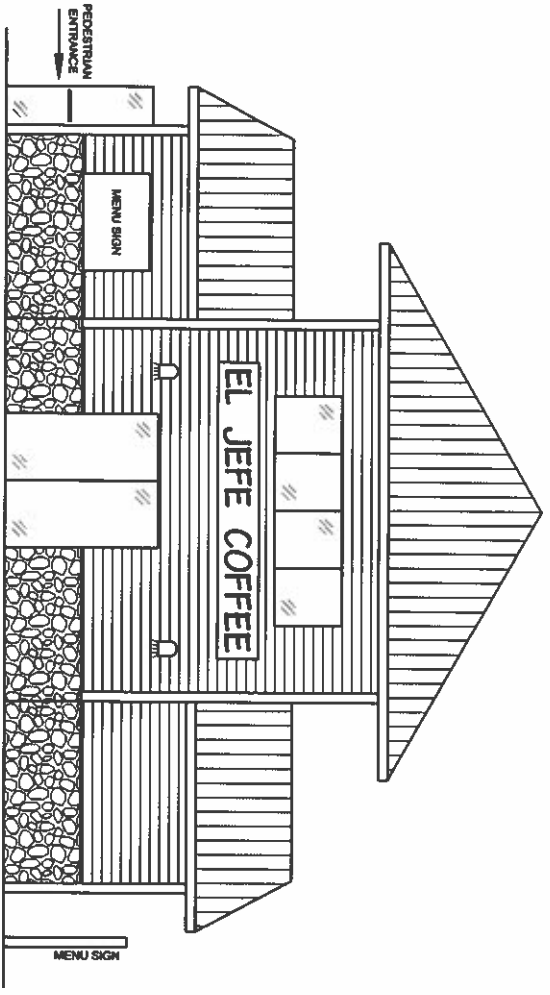
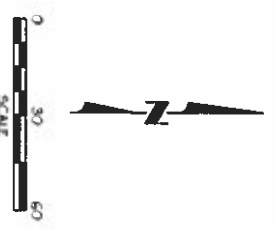
OWNER:
 J & A MARVIN RD LLC
 5106 SOUTH WAT SE
 OLYMPIA, WASHINGTON 98501
 EMAIL: GABRIEL13@COMCAST.NET

APPLICANT:
 J & A MARVIN RD LLC
 P.O. BOX 343
 LACY, WASHINGTON 98509
 TEL: (509) 851-1333
 CONTACT: STEVE CHAMBERLAIN
 EMAIL: SC4@STCMAIL.COM

PROPERTY DESCRIPTION:
 PROJECT TO CONSIST OF CONSTRUCTING A NEW 530 SF DRIVE UP COFFEE CAFE BAR ON AN EXISTING 28,000 SF COMMERCIAL LOT. THE LOT IS SERVED BY CITY OF LACY WATER, SANITARY SEWER & ON-SITE STORM SYSTEM. ACCESS IS OFF AN EXISTING DRIVEWAY FROM ADJOINING MARVIN RESTAURANT. THE LOT IS COVERED PARTIALLY PAVED & GRAVEL WITH PERIMETER FENCING & LANDSCAPING. PROPOSED SIGNAGE WILL CONSIST OF BUILDING SIGNAGE & ENTRANCE SIGN.



PRELIMINARY SITE PLAN
 SCALE: 1" = 50'



EL JEFE COFFEE / J & A MARVIN RD LLC LACEY, WASHINGTON PRE-SUB SITE PLAN	DRAWN BY: NLA CHECKED BY: XXXX DATE: 2-19-2020 JOB NO: XXXXXXXXXX	DESIGNED BY: SLC APPROVED BY: XXXX DATE: 2-19-2020	CALL UNDERGROUND LOCATE TWO (2) WORKING DAYS BEFORE YOU DIG 811	612 Woodland Square Loop, Lacey, WA 98503 360.252.7290 www.kpff.com	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>BY</th> <th>CHD</th> <th>APPR</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	DATE	BY	CHD	APPR	REVISION																								
	NO	DATE	BY	CHD	APPR	REVISION																													
SHEET 1 OF 1 PRE-SUB DRAWING C1.0																																			

RECEIVED

FEB 19 2020



CITY OF LACEY
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

CASE NUMBER	22410
RELATED CASE NUMBERS	
PLANNER ASSIGNED	SPY
PW ASSIGNED	

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE. SUBMIT VIA EMAIL TO PLANNING@CLACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VIABILITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: Lacey Bailey

ADDRESS: 8270 2015 Court NE CITY: Lacey STATE: WA ZIP: 98516

PHONE NUMBER: 360 704 4886 EMAIL: glce@psc-llc.com

REPRESENTATIVE: Stacie AS ABOVE

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
PHONE NUMBER: _____ EMAIL: _____

PROJECT ADDRESS: Lacey Christiana Parcel P 4450 Avery Ln

ASSESSOR'S TAX PARCEL NUMBER(S): 5804000300

BRIEF DESCRIPTION OF PROJECT: EXISTING PAD SITE ADD TWO NEW

RETAIL BUILDINGS

TOTAL ACREAGE: .24 TOTAL SQ. FT. OF BLDG: 3250 ZONING: CO

PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX (X) COMMERCIAL () M/H. PARK

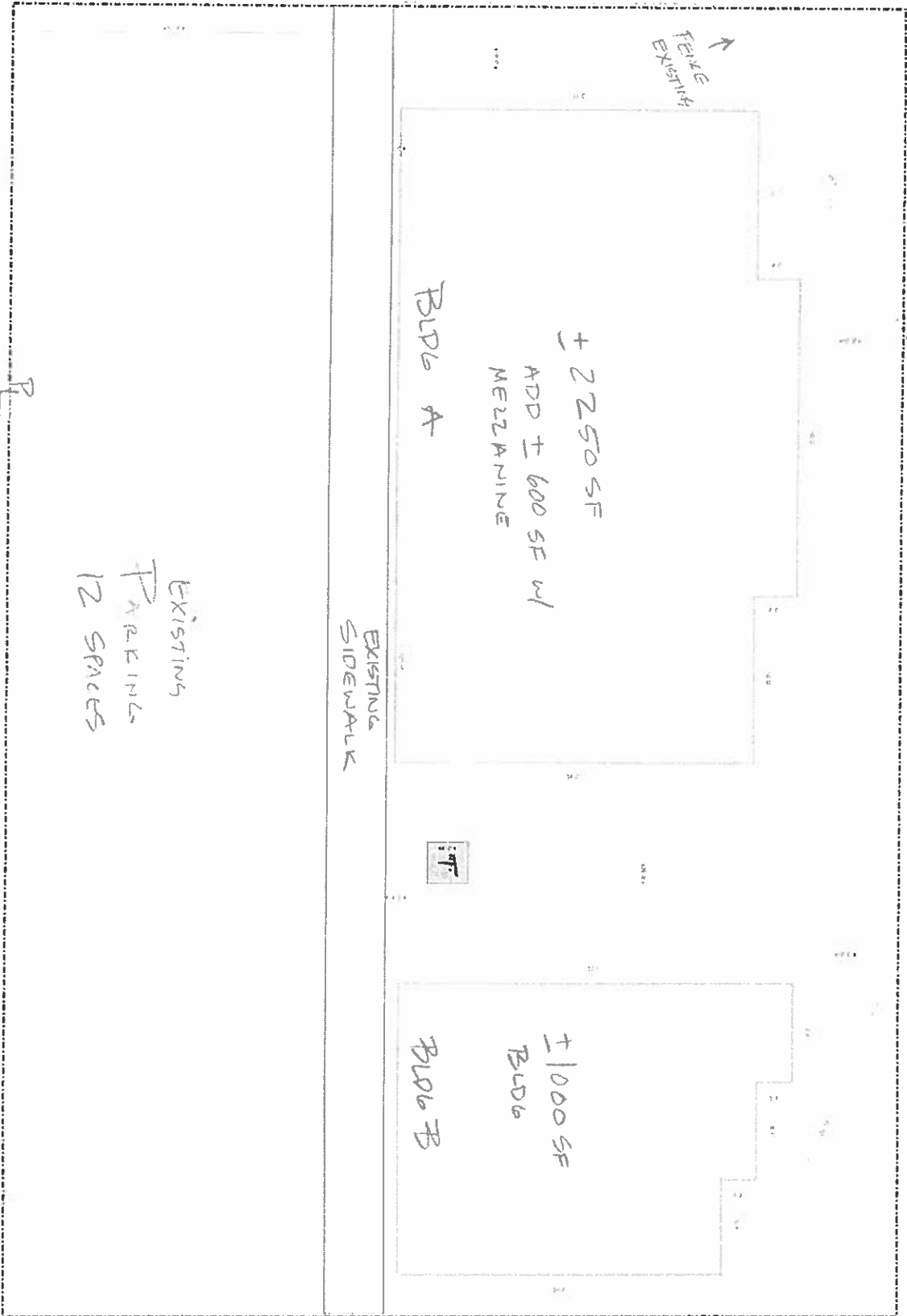
EXISTING ACCESS: YES PROPOSED ACCESS: N/A

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: DATE: 2/26/20 TIME: AM

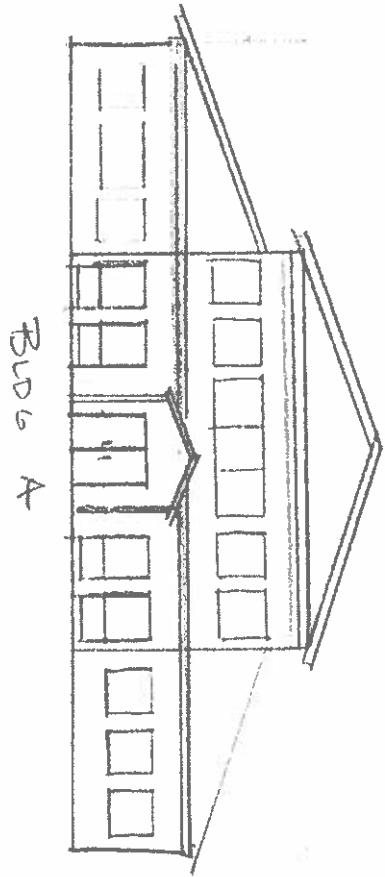
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)

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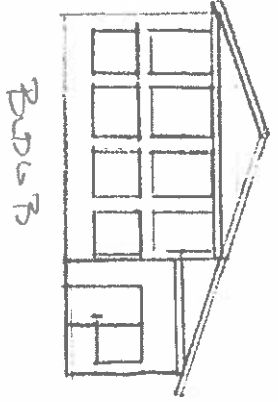
CE 300 239, 1882



SKETCH 1



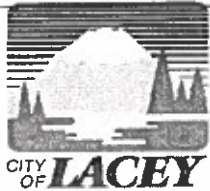
EXISTING
TRANSFORM



RECEIVED

FEB 18 2020

OFFICIAL USE ONLY



CITY OF LACEY
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

CASE NUMBER:	20-43
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	Sev
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: Ramesh Kumar

ADDRESS: 16802 119th Ave CE CITY: Pepperly STATE: WA ZIP: 98374

PHONE NUMBER: 253-203-5172 EMAIL: reach4ramesh@yahoo.com

REPRESENTATIVE: Mate' Hollis

ADDRESS: _____ CITY: Lacey STATE: WA ZIP: 98513

PHONE NUMBER: 360-556-4330 EMAIL: hathawayre@gmail.com

PROJECT ADDRESS: 4601 Avery Ln SE, Lacey WA 98513

ASSESSOR'S TAX PARCEL NUMBER(S): 58040001300 (Lot 13)

BRIEF DESCRIPTION OF PROJECT: construction of a new retail building for restaurants, retail and possible office use

TOTAL ACREAGE: 1.02 TOTAL SQ. FT OF BLDG: 8,700 ZONING: CCD

PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX COMMERCIAL () M.H. PARK

EXISTING ACCESS: Avery Ln, PROPOSED ACCESS: square

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 02/26 TIME: _____

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4601 Avery Ln SE
Lacey, WA 98503
Pad J (Lot 13)
Parcel: 58040001300

Lot: 44,505 SF / 1.02AC
Building: 8,700 SF
Parking: 60 spaces
Uses: Retail, Office, Restaurant



BSP 3897937 2/6

LACEY CROSSROADS BINDING SITE PLAN, BSP050003LA
 PORTIONS OF THE SE 1/4 OF SEC. 32, TWP 18 N., R. 1 W., W.M.,
 CITY OF LACEY, THURSTON COUNTY, WASHINGTON

BASIS OF BEARING

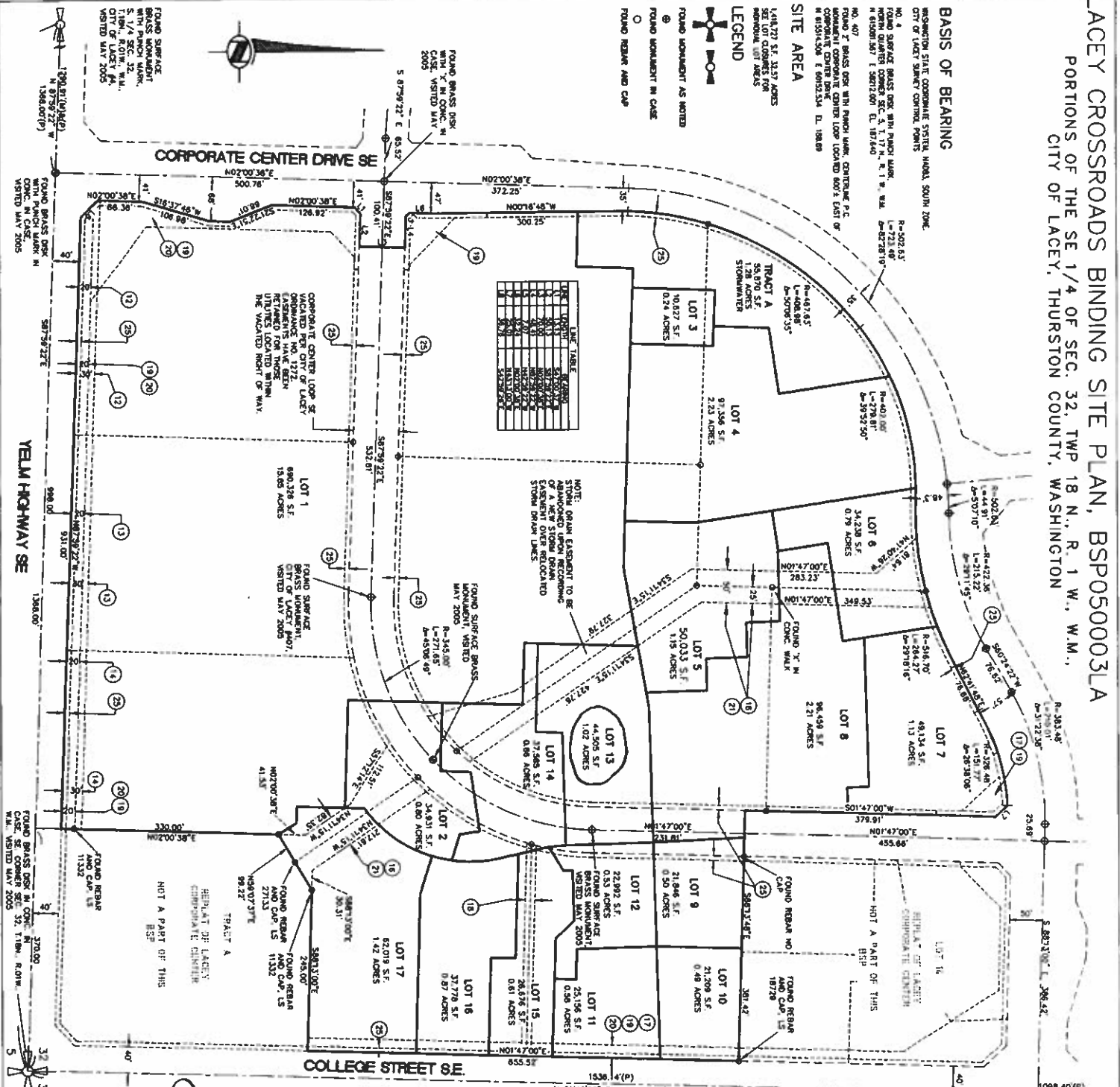
WASHINGTON STATE COGNATE SYSTEM, NAD83 SOUTH ZONE.
 CITY OF LACEY SURVEY CONTROL POINTS

SITE AREA

1,418.27 S.F. 32.57 ACRES
 SEE LOT CLOSURES FOR
 METEOROLOGICAL DATA

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND MONUMENT IN CASE
- FOUND REBAR AND CAP



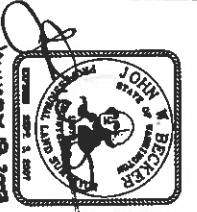
EQUIPMENT USED
 J. T. STATION, J. T. STATION, J. T. STATION
 FIELD MACHINES, RECORDS AND SURVEYING
 AND SURVEYING

EASEMENT NOTES

12. 20' UTILITIES EASEMENT AND A 30' TEMPORARY CONSTRUCTION EASEMENT TO CITY OF LACEY. REC. NO. 9102350185 AFFECTS LOTS 1, 10, 11, 15, 16 AND 17. PLOTTED.
13. UTILITIES EASEMENT TO CITY OF LACEY. REC. NO. 9102350185 AFFECTS LOTS 1, 10, 11, 15, 16 AND 17. PLOTTED.
14. SEWER EASEMENT TO CITY OF LACEY. REC. NO. 9102350185 AFFECTS LOTS 1, 10, 11, 15, 16 AND 17. PLOTTED.
15. EASEMENT FOR ASSOCIATION UTILITIES ON THE FACE OF RE-PLAT OF LACEY CORPORATE CENTER. REC. NO. 9002360001 AFFECTS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15. PLOTTED.
16. LANDSCAPE EASEMENT ON THE FACE OF RE-PLAT OF LACEY CORPORATE CENTER. REC. NO. 9002360001 AFFECTS LOTS 10, 11, 15, 16 AND 17. PLOTTED.
17. SEWER EASEMENT ON THE FACE OF RE-PLAT OF LACEY CORPORATE CENTER. REC. NO. 9002360001 AFFECTS LOTS 10, 11, 15, 16 AND 17. PLOTTED.
18. SEWER EASEMENT ON THE FACE OF RE-PLAT OF LACEY CORPORATE CENTER. REC. NO. 9002360001 AFFECTS LOTS 10, 11, 15, 16 AND 17. PLOTTED.
19. UTILITY EASEMENT ON THE FACE OF RE-PLAT OF LACEY CORPORATE CENTER (SEE SHEET THREE OF THREE). REC. NO. 9002360001 AFFECTS LOTS 10, 11, 15, 16 AND 17. PLOTTED.
20. UTILITY EASEMENT ON THE FACE OF RE-PLAT OF LACEY CORPORATE CENTER (SEE SHEET THREE OF THREE). REC. NO. 9002360001 AFFECTS LOTS 10, 11, 15, 16 AND 17. PLOTTED.
21. UTILITY EASEMENT ON THE FACE OF RE-PLAT OF LACEY CORPORATE CENTER (SEE SHEET THREE OF THREE). REC. NO. 9002360001 AFFECTS LOTS 10, 11, 15, 16 AND 17. PLOTTED.
22. SURVEYOR TO EASEMENT PROVISIONS SHOWN ON THE PLAN OF LACEY CORPORATE CENTER DW. 1 (SEE SHEET TWO OF FOUR). REC. NO. 9002360001 AFFECTS LOTS SHOWN ON RE-PLAT OF LACEY CORPORATE CENTER. NOTE: THE EASEMENT PROVISIONS NOTE SHOWN ON RE-PLAT OF LACEY CORPORATE CENTER DOES NOT CONTAIN THE FOLLOWING PROVISION: SHOWN ON PLAN OF LACEY CORPORATE CENTER DW. 1, SUBJECT TO AN EASEMENT 2.00 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL INTERSECTIONS OF LACEY CORPORATE CENTER AND EASEMENTS AND DRIVEWAYS. (SEE SURVEYOR'S NOTE 4)

SURVEYOR'S NOTES

1. REFERENCE THE FOLLOWING PLATS: LACEY CORPORATE CENTER DW. 1, REC. NO. 9002360001, RE-PLAT OF LACEY CORPORATE CENTER, REC. NO. 9002360001, RECORDS OF THURSTON COUNTY, WASHINGTON.
2. THE TERM "NATIVE GROWTH BUTTER" IS NOT FOUND IN A CLOSE EXAMINATION OF THE REFERENCED PLAT. THE EASEMENT APPEARS TO BE LIMITED TO LANDSCAPE ONLY.
3. THE TERM "TRIAL SURVEY" AND "LANDSCAPE BUTTER" IS USED IN THE PLAN OF LACEY CORPORATE CENTER. THE RE-PLAT OF LACEY CORPORATE CENTER CONTAINS ONLY THE TRADITIONAL SURVEYING EASEMENT WITH NO REFERENCE TO TRIAL OR SURVEY.
4. WITH RESPECT TO EXCEPTIONS 24 AND 25 THE VALIDITY OF THE EXCEPTIONS IS OBTAINED FROM THE SURVEYOR'S RECORDS OF THE RE-PLAT OF LACEY CORPORATE CENTER.

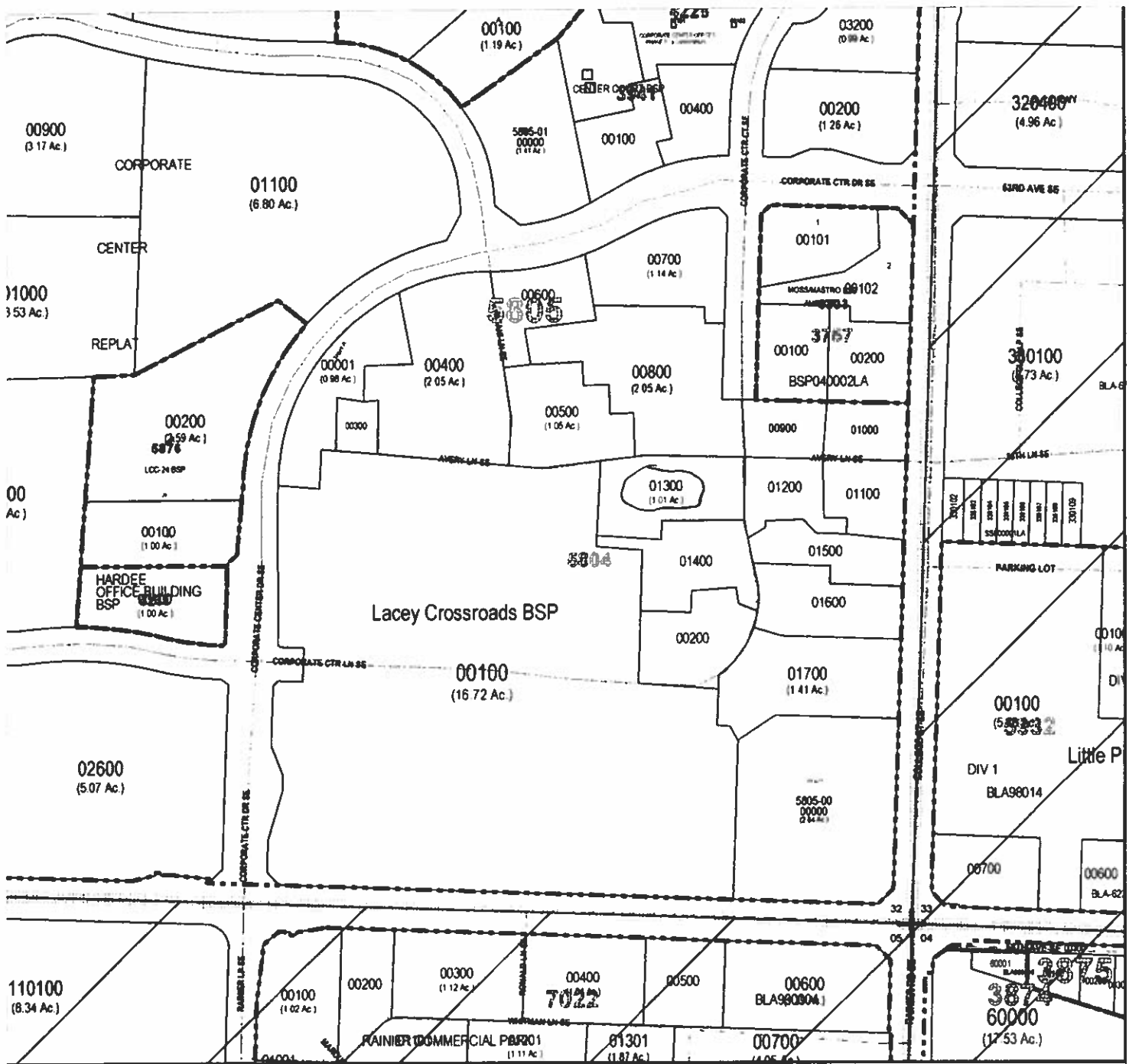


JOHN A. BECKER
 SURVEYOR
 STATE OF WASHINGTON
 NO. 12345

DRAWN BY DATES
CK D/W/S
CEDED BY JEB NA
2003/09

RHBTL
 TACOMA - SEATTLE
 2215 North 34th Street, Suite 300, Tacoma, WA 98403
 310 Commercial Avenue South, Suite 300, Seattle, WA 98144
 253.833.2422 TR
 206.267.2425 TB

OWNER JOHN A. BECKER
DATE 2003/09
NO. 12345



THIS SKETCH IS PROVIDED, WITHOUT CHARGE FOR YOUR INFORMATION. IT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO AREA, DIMENSIONS, EASEMENTS, ENCROACHMENTS OR LOCATIONS OF BOUNDARIES. IT IS NOT A PART OF NOR DOES IT MODIFY THE COMMITMENT OR POLICY TO WHICH IT IS ATTACHED. THE COMPANY ASSUMES NO LIABILITY FOR ANY MATTER RELATED TO THIS SKETCH, UNLESS SUCH COVERAGE IS SPECIFICALLY PROVIDED BY THE COVERED RISKS OF THE POLICY. REFERENCE SHOULD BE MADE TO AN ACCURATE SURVEY FOR FURTHER INFORMATION.



CITY OF LACEY
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

OFFICIAL USE ONLY

CASE NUMBER:	2041
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	SS
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED.
SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: The Learning Experience

ADDRESS: 210 Hillsboro Technology Drive	CITY: Deerfield Beach	STATE: FL	ZIP: 33441
PHONE NUMBER: 516-886-6400 ext 2313	EMAIL: adias@tlecorp.com		

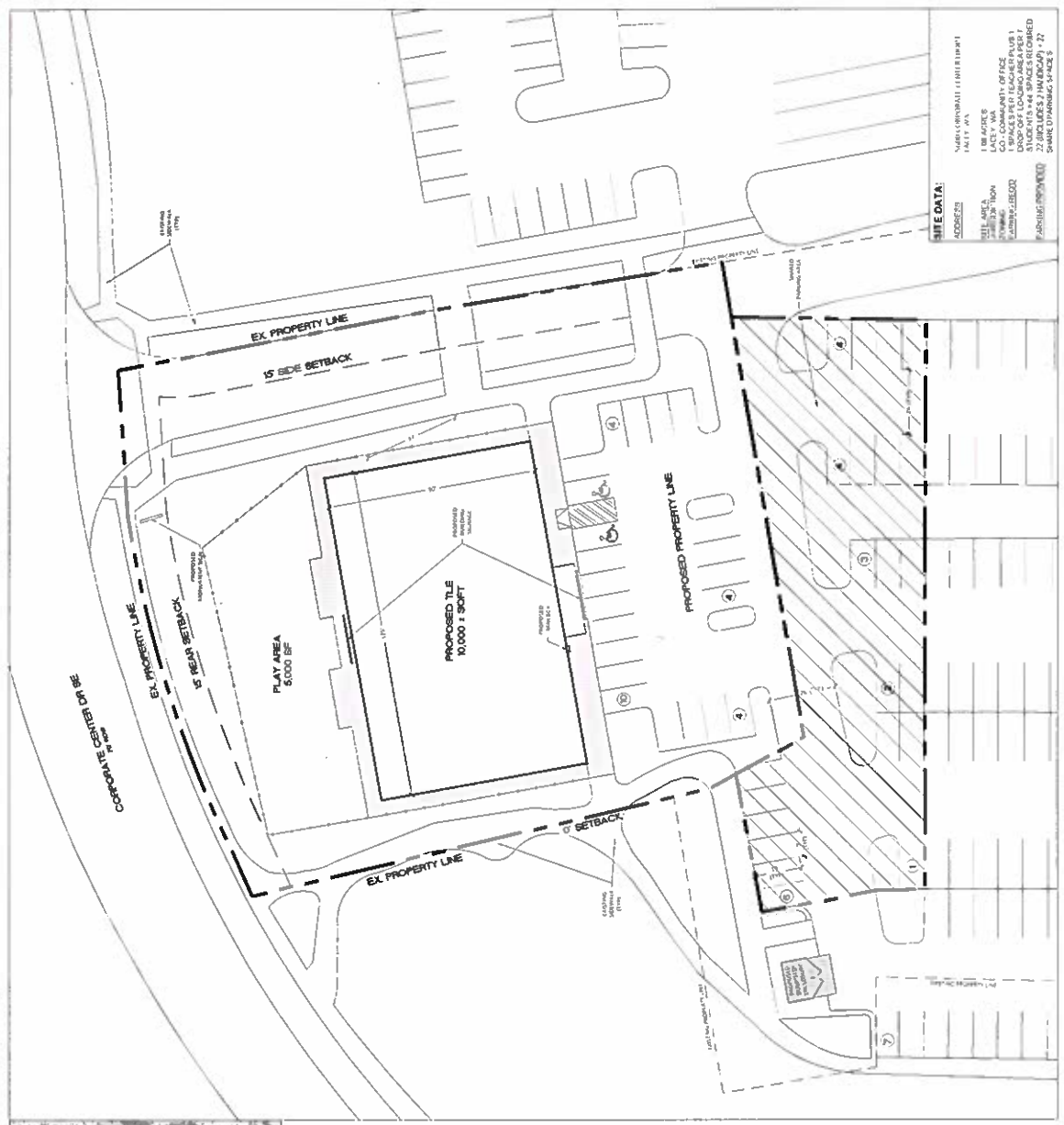
REPRESENTATIVE: Same as above

ADDRESS:	CITY:	STATE:	ZIP:
PHONE NUMBER:	EMAIL:		

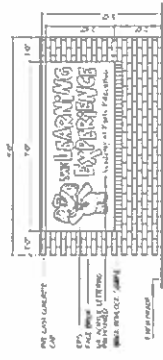
PROJECT ADDRESS: 5323 Tiffani Ln SE, Lacey WA		
ASSESSOR'S TAX PARCEL NUMBER(S): 58040000400		
BRIEF DESCRIPTION OF PROJECT: Day care center with a 10,000SF building + 5,000SF playground for up to 170 children ages 6 weeks - 6 years old on Pad O of Lacey Crossroads Binding project		
TOTAL ACREAGE: 2.23	TOTAL SQ. FT OF BLDG: 10,000	ZONING: CO
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: Corp Cntr Dr SE & Tiffani Ln	PROPOSED ACCESS:	

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(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE:	TIME:

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AERIAL MAP



PROPOSED MONUMENT SIGN

GENERAL PRELIMINARY SITE PLAN NOTES:

1. THIS SITE PLAN IS FOR PRELIMINARY DESIGN ONLY AND IS NOT APPROVED BY TITLE. THE FINAL SITE PLAN SHALL BE PROVIDED BY A CIVIL ENGINEER REGISTERED BY THE COMMISSION OF THE PROFESSION OF CIVIL ENGINEERS OF THE STATE OF WASHINGTON.
2. SITE LIGHTING REQUIRED. DESIGN SHALL BE PROVIDED BY OTHERS. THIS INCLUDES ALL EXTERIOR AREAS, ALONG WITH PHOTO METRICS INDICATING LIGHT INTENSITY LEVELS UNLESS LOCAL MUNICIPALITIES OR LACK OF SPACE REQUIRE THE UNITS TO BE PLACED ON OR WITHIN THE ROOF OF THE BUILDING. ALL EXTERIOR UNITS SHALL BE LOCATED ON THE EAST SIDE OF THE BUILDING UNITS. UNITS SHALL NOT BE ON SOUTHWEST AND MUST BE FENCED BY THE PROSPECTIVE OWNERS.
3. PROVIDE A MINIMUM OF (4) PARKING SPACES PER 1,000 SF OF BUILDING INCLUDING (2) DISABLED SPACES PER 1,000 SF OF BUILDING INCLUDING (1) DISABLED SPACE PER 1,000 SF OF BUILDING. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS.
4. PROVIDE A MINIMUM OF (4) PARKING SPACES PER 1,000 SF OF BUILDING INCLUDING (2) DISABLED SPACES PER 1,000 SF OF BUILDING INCLUDING (1) DISABLED SPACE PER 1,000 SF OF BUILDING. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS.
5. PROVIDE A MINIMUM OF (4) PARKING SPACES PER 1,000 SF OF BUILDING INCLUDING (2) DISABLED SPACES PER 1,000 SF OF BUILDING INCLUDING (1) DISABLED SPACE PER 1,000 SF OF BUILDING. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS.
6. PROVIDE A MINIMUM OF (4) PARKING SPACES PER 1,000 SF OF BUILDING INCLUDING (2) DISABLED SPACES PER 1,000 SF OF BUILDING INCLUDING (1) DISABLED SPACE PER 1,000 SF OF BUILDING. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS.
7. PROVIDE A MINIMUM OF (4) PARKING SPACES PER 1,000 SF OF BUILDING INCLUDING (2) DISABLED SPACES PER 1,000 SF OF BUILDING INCLUDING (1) DISABLED SPACE PER 1,000 SF OF BUILDING. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS.
8. PROVIDE A MINIMUM OF (4) PARKING SPACES PER 1,000 SF OF BUILDING INCLUDING (2) DISABLED SPACES PER 1,000 SF OF BUILDING INCLUDING (1) DISABLED SPACE PER 1,000 SF OF BUILDING. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS.
9. PROVIDE A MINIMUM OF (4) PARKING SPACES PER 1,000 SF OF BUILDING INCLUDING (2) DISABLED SPACES PER 1,000 SF OF BUILDING INCLUDING (1) DISABLED SPACE PER 1,000 SF OF BUILDING. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS.
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11. PROVIDE A MINIMUM OF (4) PARKING SPACES PER 1,000 SF OF BUILDING INCLUDING (2) DISABLED SPACES PER 1,000 SF OF BUILDING INCLUDING (1) DISABLED SPACE PER 1,000 SF OF BUILDING. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS.
12. PROVIDE A MINIMUM OF (4) PARKING SPACES PER 1,000 SF OF BUILDING INCLUDING (2) DISABLED SPACES PER 1,000 SF OF BUILDING INCLUDING (1) DISABLED SPACE PER 1,000 SF OF BUILDING. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS.
13. PROVIDE A MINIMUM OF (4) PARKING SPACES PER 1,000 SF OF BUILDING INCLUDING (2) DISABLED SPACES PER 1,000 SF OF BUILDING INCLUDING (1) DISABLED SPACE PER 1,000 SF OF BUILDING. UNLESS OTHERWISE SPECIFIED, ALL PARKING SPACES SHALL BE PROVIDED BY THE PROSPECTIVE OWNERS.

ALL UNDESIGNED SHOWINGS SUBJECT TO REVISION



CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

OFFICIAL USE ONLY

CASE NUMBER:	20-40
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	SMELLING
PW ASSIGNED:	RECEIVED

FEB 07 2020

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED.
SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: Joe Beannon, Retail Realty + Construction Services
ADDRESS: 3939 Brothers Ct. CITY: Big Harbor STATE: WA ZIP: 98332
PHONE NUMBER: 425-466-3018 EMAIL: jbeannon@comcast.net

REPRESENTATIVE: Same
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
PHONE NUMBER: _____ EMAIL: _____

PROJECT ADDRESS: 4040 Pacific Ave.
ASSESSOR'S TAX PARCEL NUMBER(S): 118 20210100
BRIEF DESCRIPTION OF PROJECT: Remove Sun Porch + restore building to how originally built with new HVAC / Replace windows / repair + paint exterior / provide ADA access + interior
TOTAL ACREAGE: 0.36 TOTAL SQ. FT OF BLDG: 1356 ZONING: 53 Retail - General Mchchs
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX (X) COMMERCIAL () M.H. PARK
EXISTING ACCESS: off Sleater + Pacific PROPOSED ACCESS: no change

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 2-26-2020 TIME: whenever

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems 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, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.

Leah Bender

From: Joseph Beynon <jbeynon6@comcast.net>
Sent: Thursday, February 6, 2020 6:25 PM
To: CD-Planning
Subject: Preapplication Meeting
Attachments: Lacey Preapp Submittal.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Attached is my application to get on your agenda for Feb 26. What ever time you have I can make. We just want to clean up the existing building at 4040 Pacific and lease it out. No changes to building footprint but to remove the deteriorating sunporch that the florist operation put on years ago. After that removal the building will be the same footprint as built in 1959. We proposing to replace all windows that have failed seals, replace the parking lot side door, replace any deteriorated siding and paint the building. In addition we would be providing a ADA path to the front doors and adding a parking stall at rear for ADA. Inside no structural work would be done except we would remove the existing HVAC and install a new 3.5 ton unit on roof and upgrade the restroom to accommodate ADA customers and employees and install new insulation throughout. Cosmetic upgrades would be new floor coverings, paint and drywall repairs where needed. As an fyi prior to the last sale while in receivership along with the rest of the shopping center all asbestos was removed in conjunction with a new roof. I won't have much to present other than to show internal layout existing and projected.

Retail Realty & Construction Services LLC
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Gig Harbor, WA 98332
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