

City of Yelm

Community Development Department

PO Box 479
Yelm, WA 98597
360-458-3835

NOTICE OF APPLICATION

Mailed on April 1, 2005

PROJECT NAME AND LOCATION: Tahoma Terra
14848 Longmire Street

LAND USE CASE: MPD-05-0067-YL and SUB-05-0068-YL

An application submitted by Tahoma Terra LLC, 4200 6th Avenue SE, Suite 301, Lacey, WA 98503, for a Master Planned Community and Subdivision received by the City of Yelm on March 4, 2005. The City has determined the application to be complete on March 31, 2005. The application and any related documents are available for public review during normal business hours at the City of Yelm, 105 Yelm Avenue W., Yelm WA or at the City of Yelm website at www.ci.yelm.wa.us. For additional information, please contact the Community Development Department at 360-458-3835.

PROJECT DESCRIPTION: 220 Acre phased Master Planned Community of between 880 and 1,200 mixed density dwelling units, 5 acres of neighborhood commercial, and approximately 60 acres of open space. The application includes a conceptual master plan for the entire property, a final master site plan for the area east of Thompson Creek and a phase I subdivision of 89 lots.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:

An Environmental Checklist, Critical Areas Study, and Traffic Impact Analysis were submitted with the application. In addition, the property was subject to an Environmental Impact Statement and a supplemental Environmental Impact Statement for the Southwest Yelm Annexation and the original Thurston Highlands Master Planned Development.

Additional Information or Project Studies Requested by the City: None at this time.

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, Zoning Title 17 YMC, Critical Areas Ordinance Chapter 14.08 YMC, Storm Water Drainage Design and Erosion Control Manual (DOE), International Building Code, and the State Environmental Policy Act (SEPA).

The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Grant Beck, Community Development Department, P.O. Box 479, Yelm WA 98597, 360-458-3835.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON April 16, 2005

This notice has been provided to appropriate local and state agencies, and property owners within 1,000 feet of the project site. These recipients, and any others who submit a written request to be placed on the electronic mailing list, will also receive the following items when available or if applicable: Environmental Threshold Determination, and Notice of Final Decision. Additionally, there will be a public comment period when the environmental threshold determination is issued.

PRELIMINARY PLANS
3/2005

SEC. 23 & 24, T17N, R1E

CONCEPTUAL
MASTER PLAN
LAND USE / ZONING

TAHOMA TERRA

YELM, WASHINGTON

NO.	DATE	REVISION

DESIGNED BY	DL
CHECKED BY	DL
DATE	3/2005
SCALE	1" = 200'

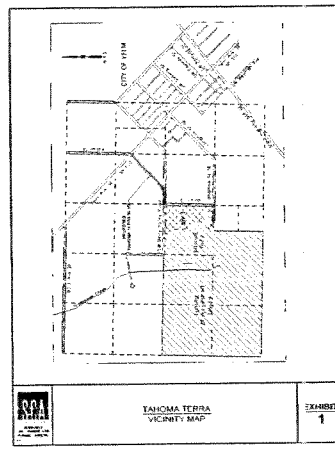
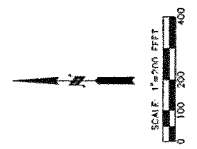
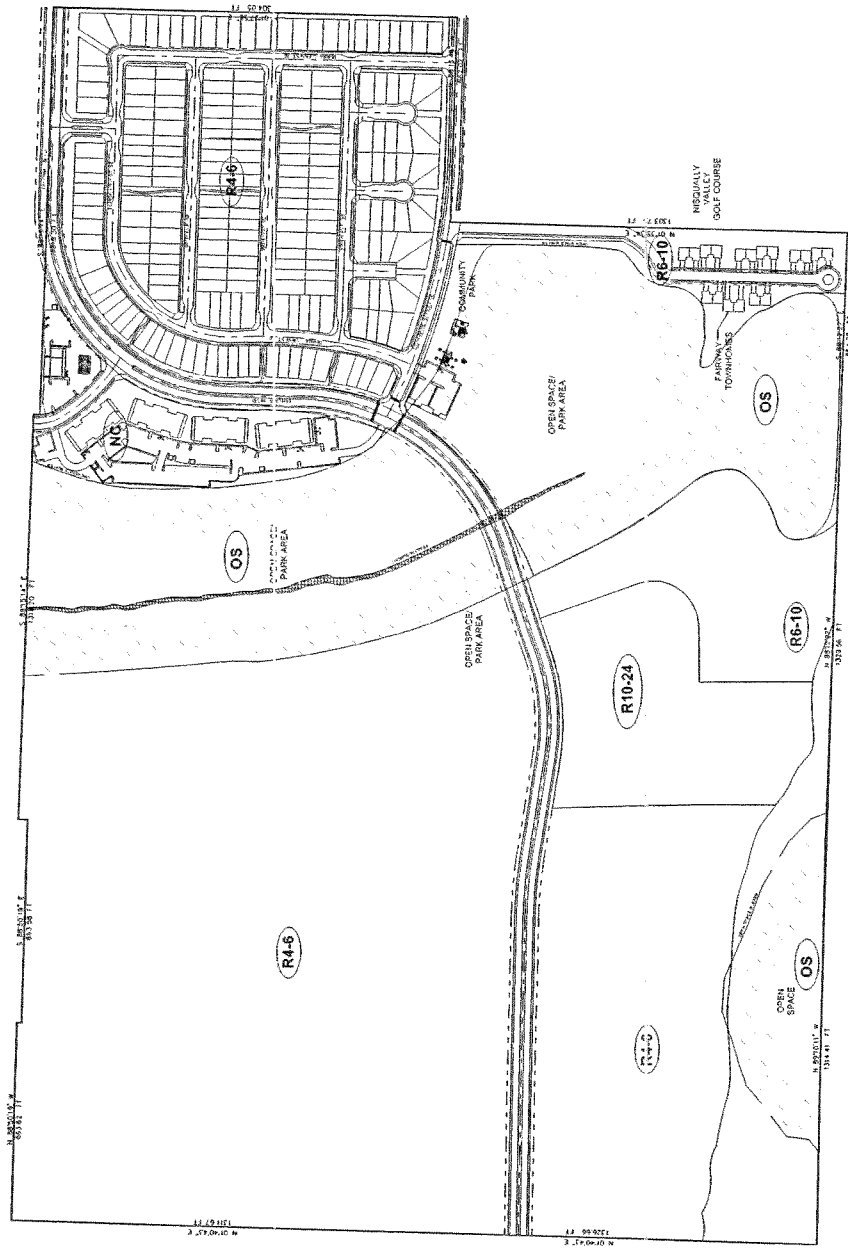


S&B
Consulting Group

10000 1st Avenue, Suite 200
Bellevue, WA 98007
(206) 835-8800
(206) 835-8810 Fax

JOB NUMBER
PROJECT NAME
DATE
DRAWING

MP3



LAND USE LEGEND

R4-6 - LOW DENSITY RESIDENTIAL	121.2
RB-10 - MODERATE DENSITY / TOWNHOMES	13.2
R10-24 - HIGH DENSITY RESIDENTIAL	10.2
OS - NEIGHBORHOOD COMMERCIAL	7.2
OS - OPEN SPACE	89.2

CALL UNDERGROUND LOCATE AT 1-800-424-5555 BEFORE YOU DIG