



*Shaping
our community
together*

420 College Street SE
Lacey, WA 98503
360-491-5642

**CITY
OF LACEY**

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

THE FOLLOWING PROJECTS WILL BE CONSIDERED AT CITY HALL,
420 COLLEGE STREET SE.

MEETING DATE: **Wednesday, December 14, 2016**

TIME	PRE-SUBMISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
SPR Team Meeting will be held on the Tuesday prior to presub meeting date.				
10:00 a.m.				16-312 High Definition Homes 4-Plex Development 118202 11900 Seymour/Stiles 4024 12 th Ave SE CBD 4 PW File #118-20-211900
11:00 a.m.				
12:00 p.m.				
1:30 p.m.				
2:30 p.m.				
3:30 p.m.				

RECEIVED

NOV 28 2016

OFFICIAL USE ONLY



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

CASE NUMBER:	16.312
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
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: High Definition Homes LLC

ADDRESS: 4705 Lacey Blvd SE Suite B. CITY: Lacey STATE: WA ZIP: 98503

PHONE NUMBER: 360-464-5358 EMAIL: Kellen@HDHomesWA.COM
Erin@HDHomesWA.COM

REPRESENTATIVE: Kellen Mangan

ADDRESS: 4705 Lacey Blvd SE Suite B. CITY: Lacey STATE: WA ZIP: 98503

PHONE NUMBER: 360-464-5358 EMAIL: Kellen@HDHomesWA.COM

PROJECT ADDRESS:	4024 SE 12th Ave Lacey, WA 98503		
ASSESSOR'S TAX PARCEL NUMBER(S):	11820211900		
BRIEF DESCRIPTION OF PROJECT:	Redevelopment of property into a 4-plex building, townhome style		
TOTAL ACREAGE:	0.260	TOTAL SQ. FT OF BLDG:	4964
ZONING:	CBD4		
PROPOSED LAND USE:	<input type="checkbox"/> SINGLE-FAMILY <input checked="" type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> INDUSTRIAL DUPLEX <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> M.H. PARK		
EXISTING ACCESS:	PROPOSED ACCESS:		

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 12-14-16 TIME: 10:00 am

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.

RE-DEVELOP TO 4-PLEX

Cross Property Full

4024 12th Ave SE, Lacey 98503
 MLS#: 970139 Area: 450
 County: Thurston

Status: Active (10/04/2016)
 CDOM: 141 Cnty: Lacey

List Pr: \$157,900
 Org LP: \$159,900



Remarks

2 bed, 1 bath updated rambler with detached carport and garage. Close to Sleater Kinney/Pacific, shopping, restaurants and other businesses. Zoned CBD 4, with 819 sqft of living space, 480 sqft garage, 384 sqft carport and LARGE backyard. Lots of parking with covered front porch and pack patio. Lots of possibilities (home, rental, office, or ???), come see it today!

Agent Remarks

Vacant show and sell. Seller is willing to replace roof prior to close.
 Showing Info: MLS Keybox, Vacant

Agent/Office Information

Agent: Brett Siekkinen (99802) Agent Ph: (360) 223-0457
 Office: Berkshire Hathaway Sound Rtrs Office Ph: (360) 456-4486
 Commission: 3 Fax: (360) 456-4980

Owner/Occupant Information

Occ Name: Vacant Occ Type: Vacant
 Own Name: Bates Own Ph: (360) 239-5130
 Own City: Olympia Ph Show: (000) 000-0000

Year Built: 1947 SqFt Sr: Realist
 Effctv Year: 1985/Public Records
 Blt/Src:
 SqFt: 819 Prc/SF: \$192.80
 SqFt Fin: 819 SqFt Un:
 Lot Size: .260 ac / 11,325 sf
 Lot Size Src: Realist
 Directions: South on Sleater Kinney, right on 12th, home on right

Beds: 2 BDA: Baths: 1 Full BA: 1 3/4 BA: Half BA: Fire Places:

General Information

Prop Type: Single Family Sub Type: Residential Tax ID: 11820211900 M
 School Dist: North Thurston List Date: 07/01/2016 Explr Date:
 Elementary: Pleasant Glade Elem Junior High: Chinook Mld Senior High: North Thurston High
 Mnthly Dues: Mnthly Rent:

Additional Property Info

Ann Taxes: \$1,535 Tax Year: 2015 Senior Expt: No Form 17: Provided
 Map Link: Yes Show Address: Yes Prelim Title: Yes
 Internet Ad: Yes Prohibit Blog: Yes Allow Valuatn: Yes
 Bank/REO: No 3rd Prty Appr: None Auction: No
 First Refusal: No Potentl Terms: Cash Out, Conventional, FHA, VA Possession: Closing
 Construction: No Construction State: Pool:

Listing Information

# Beds:	L M U S	2	Building Cond: Good	Build Info: Built On Lot
Bath Full:		1	Architecture:	Style Code: 10 - 1 Story
Bath 3/4:			View:	Exterior: Wood
Bath 1/2:			Water Heater	Foundation: Concrete Ribbon
Fireplaces:			Typ/Loc:	Zone Juris: City
DiningRoom:	X		Zoning Code:	Tot Cvr Prk: 3
LivingRoom:	X		Parking Type: Carport-Detached, Garage-Detached	Energy: Electric
Kit w ES:	X		Heat&Cl Type: Wall	Basement: None
UtilityRoom:	X		Lot Top/Veg: Garden Space, Level	Roof: Composition
			Lot Details: Paved Street	

Floor Cover: Vinyl, Wall to Wall Carpet
 Appliances: Range/Oven
 Interior: Dining Room
 Features:
 Site Feat: Fenced-Fully, Outbuildings, Patio

Utility Information

Bus Line: Yes Bus Route #: Power Comp: PSE
 Sewer: Sewer Connected Sewer Comp: Lacey
 Water Src: Public Water Comp: Lacey