



Public Notice

City of Tacoma ■ 747 Market Street ■ Tacoma, Washington 98402-3766

February 3, 2006

Applicant Sager Construction, Inc., 1401 South 108th Street, Tacoma, WA 98444

Proposal The applicant requests approval of the Preliminary Plat of “*Linwood Lane*”, a 6-Lot single-family residential subdivision. The site, which is comprised of one tax parcel, contains approximately .80 acres and the proposed development, with a typical lot size of 5,822 square feet, would create a density of approximately 7.5 dwelling units per acre. All of the proposed lots will have direct access to either Thompson Avenue abutting the site to the west, South 92nd Street abutting the site to the north, or South Yakima Avenue abutting the site to the east. As part of the proposal, the existing home is proposed to remain on the site.

Location The site is addressed as 9202 South Yakima Avenue and is within the City’s “R-2” One-Family Dwelling District.



File Numbers 4000052140
(Plat)
4000052141
(SEPA)

Public Comment Written comments on the proposal will be accepted until **February 24, 2006**. Comments should be submitted to the Staff Contact listed below.

Final Decision If no requests for public hearing are received by the Public Works Department, a final decision on the proposal will be made by the Land Use Administrator following the close of the public comment period. A summary of the final decision will be sent to those parties who receive this notice. A complete copy of the final decision will be mailed to those parties who request a copy or to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the final decision.

Staff Contact Jennifer Ward
Land Use Administration Planner
Public Works Department, Building and Land Use Services Division
747 Market Street, Room 345, Tacoma, WA 98402
(253) 591-5022 jward@cityoftacoma.org

Applicable Regulations

Tacoma Municipal Code (TMC) Section 13.04 – Platting and Subdivisions
Tacoma Municipal Code (TMC) Section 13.06 – Zoning (Variances)
Tacoma Municipal Code (TMC) Section 13.12 – Environmental

Documents Used to Evaluate Proposal

Comprehensive Plan
Environmental Checklist provided by the applicant

Public Hearing

This preliminary plat application is being reviewed administratively. There is no public hearing scheduled for this proposal. However, a public hearing will be held on the proposed subdivision if any person files a request with the Department of Public Works by **February 24, 2006**. Any such requests should be directed to the Staff Contact listed above.

Environmental Documents

You are invited to review the environmental documents prepared for this proposal. An Environmental Checklist has been prepared by the applicant for the proposal. Comments on the checklist will be accepted until **February 24, 2006**. Following the close of the comment period, a final determination will be made and mailed to all commenting parties. Appeals, allowed within 14 days of the final determination, shall be considered by the Hearing Examiner.

Required Permits

The following permits *may* be required:

- Building Permits
- Grading Permit
- Work Order Permit