



Public Notice

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

June 15, 2006

Applicant Barry Nilsen, 6505 North 49th Street, Tacoma, WA 98407

Proposal File Numbers 40000072582 (Plat) and 40000072583 (SEPA). The applicant requests approval of an Administrative Re-Plat/Preliminary Plat to allow a seven lot subdivision of the site for the development of seven residential townhomes. The site, which is comprised of one tax parcel, contains approximately 5,400 square feet of lot area. The proposed lots will have an average lot size of 771 square feet and a minimum lot size of 720 square feet. The project would create a density of approximately 56 dwelling units per acre. One of the townhomes is proposed to access off of Yakima Avenue, abutting to the west, five townhomes are proposed to access off of South 21st Street, abutting to the north, and the final townhome will access off of Court "G", abutting to the east. The site is located within the City's "DR" Downtown Residential District.

Location The site is addressed as 716 South 21st Street, Parcel Number 2021150010

Public Comment Written comments on the proposal will be accepted until **July 6, 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 13.06A – Zoning
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 **July 6, 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 **July 6, 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

Building Permits
Work Order Permit
Final Plat Permit