



Public Notice

City of Tacoma

747 Market Street

Tacoma, Washington 98402-3766

November 3, 2008

Applicant Habitat for Humanity, P.O. Box 7124, Tacoma, WA 98407

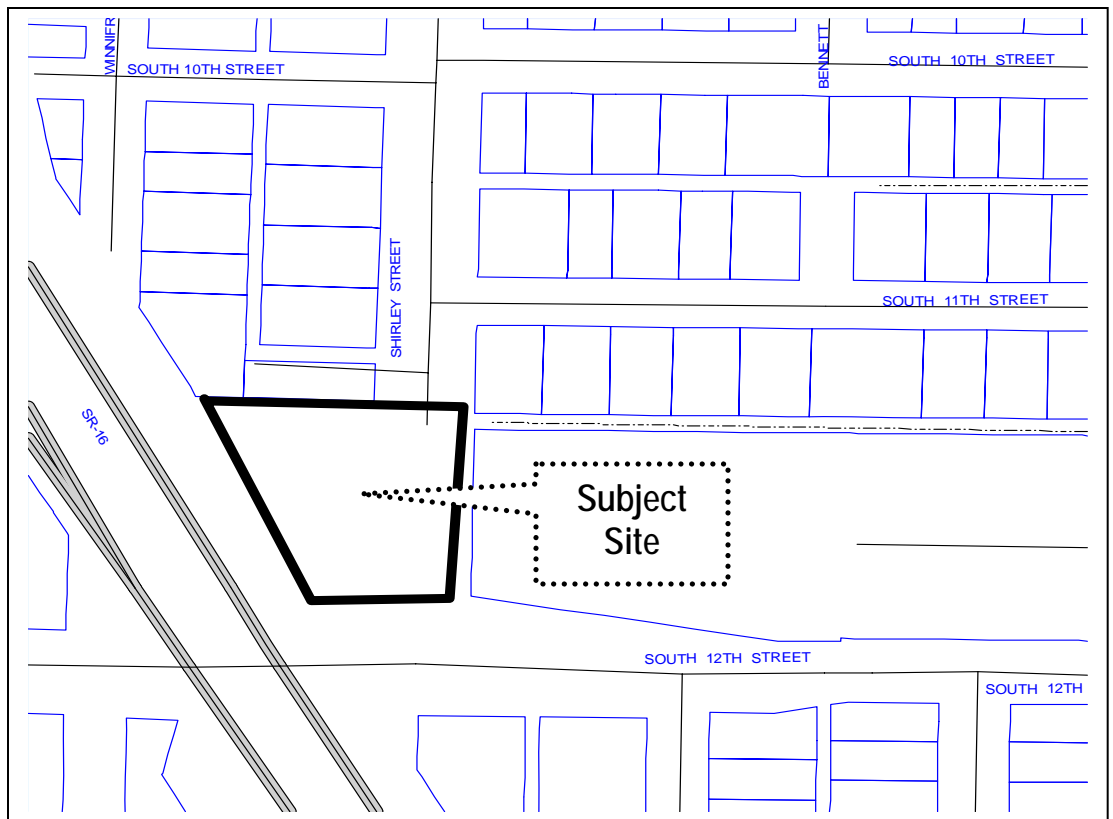
Proposal **File Numbers: PLT2008-40000120810, SEP2008-40000120811**

The applicant requests approval of the Preliminary Plat "11th & Shirley" to allow a 6-lot residential subdivision for the construction of 6 single-family dwellings and associated site development activities. The site, which is comprised of one tax parcel, contains approximately 63,753 square feet of lot area (1.46 acres) and the proposed development will contain an average lot size of 8,268 square feet. The proposed density is 4.11 dwelling units per acre and access to the site will be via South Shirley Street to the north.

Location The terminus of South Shirley Street at the 1000 Block and the terminus of South 11th Street at the 5500 Block recently vacated by the City of Tacoma per Quit Claim Deed Number 6995 dated March 14, 2008.

Application Received: September 19, 2008

Application Complete: October 30, 2008



Public Comments Written comments on the proposal will be accepted until **November 24, 2008**. The purpose of the public comment period is to obtain feedback on the proposal from the public to assist the Land Use Administrator in making a decision on the proposal.

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

Cheri Gibbons
253-591-5379
cgibbons@cityoftacoma.org
Building and Land Use Services Division
Public Works Department
747 Market Street, Room 345
Tacoma, WA 98402

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 **November 24, 2008**. Any such requests should be directed to the staff contact listed above.

File Number(s)

PLT2008-40000120810, SEP2008-40000120811

Applicable Regulations

- Tacoma Municipal Code:*
- Chapter 13.04 Platting and Subdivisions
 - Section 13.06.110 R-2 One-Family Dwelling District
 - Chapter 13.12 Environmental Code
- Washington Administrative Code*
- Chapter 197-11 SEPA Rules

Documents Used to Evaluate Proposal

City of Tacoma *Comprehensive Plan*

Additional Permits Which May be Required

City of Tacoma Final Plat Permit
Building Permits
Work Order

Environmental Documents

You are invited to review the environmental documents prepared for this proposal. City staff have preliminarily determined the project will not have a probable significant adverse impact on the environment and issuance of a Determination of Nonsignificance (DNS) is anticipated. DNS comments will be accepted up to {Date} when a final determination will be made. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.