



Public Notice

City of Tacoma

747 Market Street

Tacoma, Washington 98402-3766

October 21, 2008

Applicant Daniel W. Dodge, 317 112th Street South, Tacoma, WA 98444

Proposal **File Numbers: PLT2008-40000116771, SEP2003-00001**

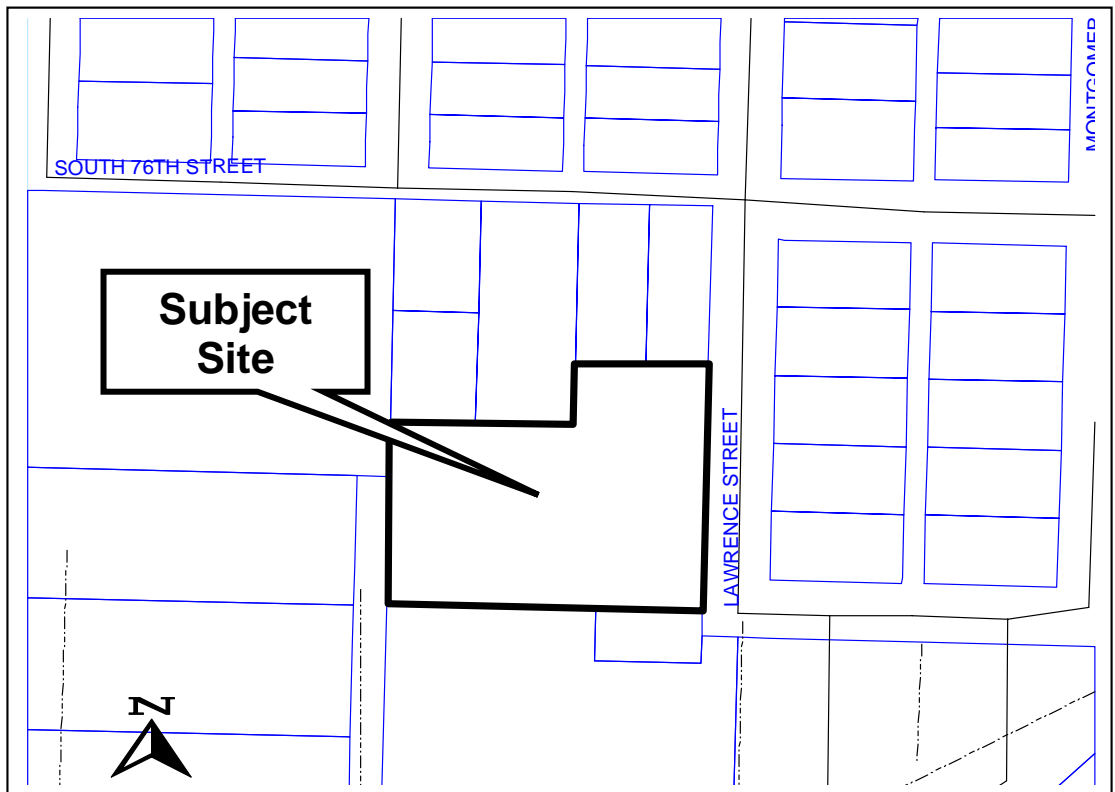
The applicant is requesting approval of an Administrative Preliminary Plat for the development of "Marcia's Court", an 8 lot residential subdivision and private road tract for the construction of 8 single-family dwellings and associated site development activities. The development site is located in the "R-2" One-Family Dwelling District. The site, which is comprised of one tax parcels, contains approximately 57,820 square feet of lot area (1.34 acres). The proposed development will contain an average lot size of 6,616 square feet and a density of 5.97 dwelling units per acre. Access to the site will be via South Lawrence Street to the East.

Location 7610 South Lawrence Street, Parcel Number 0320303053

Application Received: July 1, 2008

Application Complete:

October 14, 2008



Public Comments

Written comments on the proposal will be accepted until **November 11, 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 11, 2008**. Any such requests should be directed to the staff contact listed above.

File Number(s) PLT2008-40000116771, SEP2003-00001

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 The City of Tacoma, the lead environmental agency for this proposal, issued a Determination of Nonsignificance (DNS) for the project in May of 2003 (file number SEP2003-00001). Copies of the DNS may be obtained by contacting Cheri Gibbons, Building and Land Use Services Division, Public Works Department, 747 Market Street, Room 345, Tacoma, WA 98402 253-591-5379.