



City of Tacoma
Planning and Development Services Department
747 Market St, Room 345
Tacoma, WA 98402

PUBLIC NOTICE

Date of Notification: 7/25/2016
Application Received: 6/23/2016
Application Complete: 6/23/2016

Applicant: Gary & Pamela Hendrickson, 3617 N Warner St, Tacoma, WA 98407, 253-405-1099

Location: 3611 N Warner St, parcel 2805020582

Application No: LU16-0142

Proposal:

Official Determination of Innocent Purchaser in order to verify that the property at 3611 N Warner Street, which is not recognized as a legal lot of record with the City of Tacoma, was purchased for market value without the purchaser knowing that it was not a legal lot of record. Should the determination be granted, the property will be recognized as a legal lot of record by the City of Tacoma. The site is located in the "R-2 VS" Single-Family Dwelling and View-Sensitive District.

Comments Due: 8/8/2016

For further information regarding the proposal, **log onto the website at <http://tacomapermits.org> and select "Message Board"**. The case file may be viewed in Planning and Development Services, 747 Market Street, Room 345.

Documents to Evaluate the Proposal:

Tacoma Municipal Code, Comprehensive Plan

Studies Requested:

N/A

Other Required Permits:

Building Permit

Applicable Regulations of the Tacoma Municipal Code:

TMC 13.04 Platting and Subdivisions, TMC 13.05 Land Use Permit Procedures, TMC 13.06 Zoning

A final decision on the proposal will be made following the 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: Dustin Lawrence, Senior Planner, 747 Market St, Room 345, (253) 591-5845, dlawrence@cityoftacoma.org

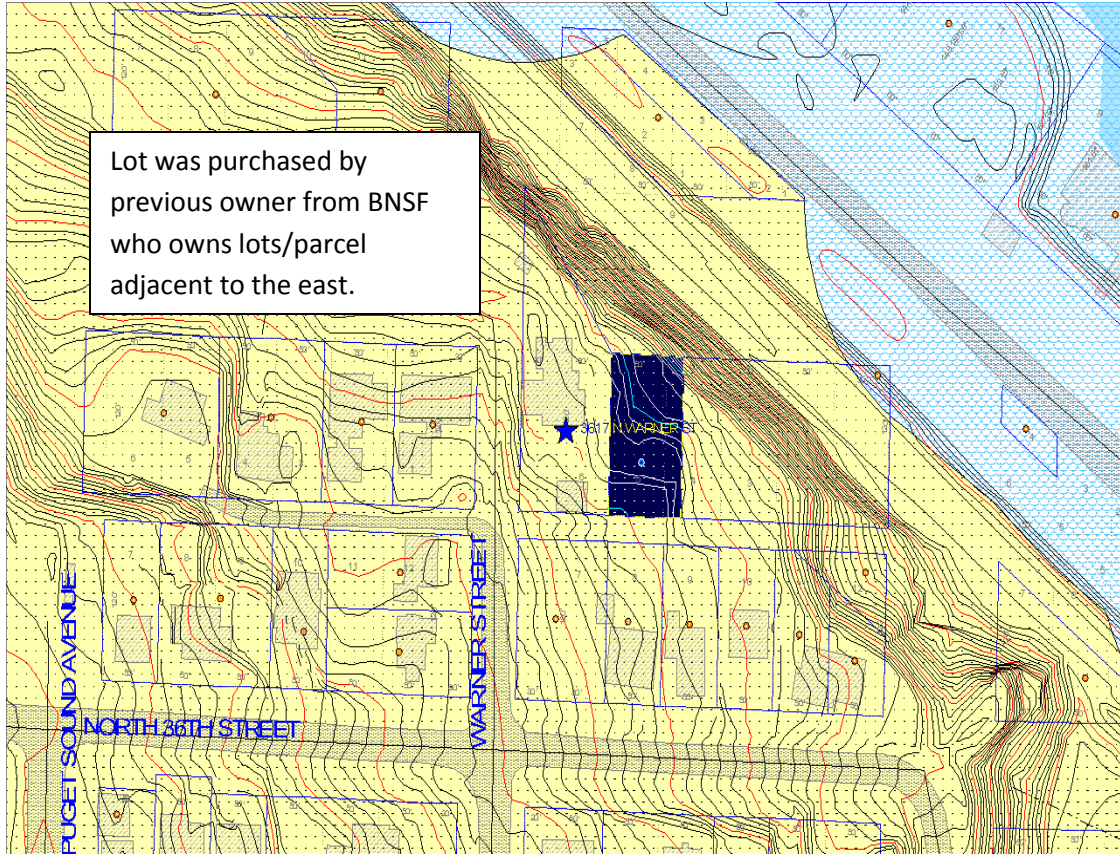
Environmental Review: Per SEPA, WAC 197-11-800 and TMC Chapter 13.12, the Environmental Official has reviewed this project and determined the project is exempt from SEPA provisions.

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.

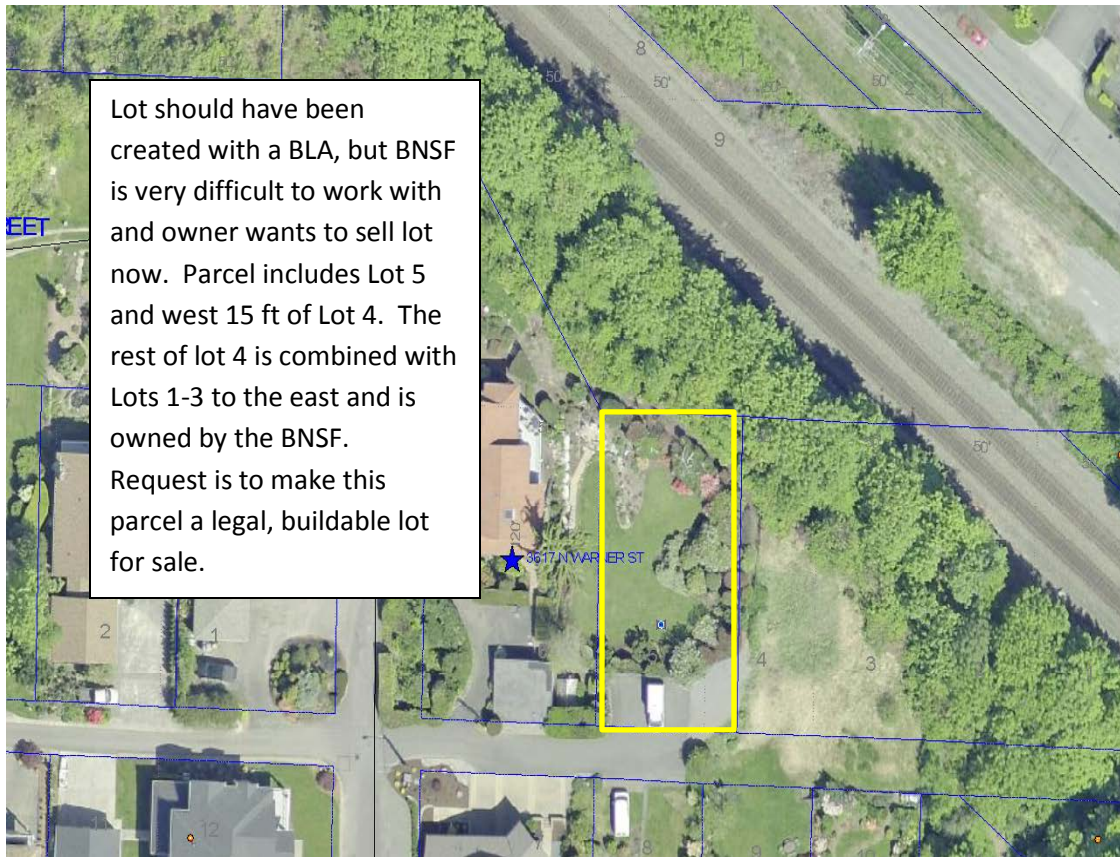


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NOTICE OF LAND USE APPLICATION



Lot was purchased by previous owner from BNSF who owns lots/parcel adjacent to the east.



Lot should have been created with a BLA, but BNSF is very difficult to work with and owner wants to sell lot now. Parcel includes Lot 5 and west 15 ft of Lot 4. The rest of lot 4 is combined with Lots 1-3 to the east and is owned by the BNSF. Request is to make this parcel a legal, buildable lot for sale.