



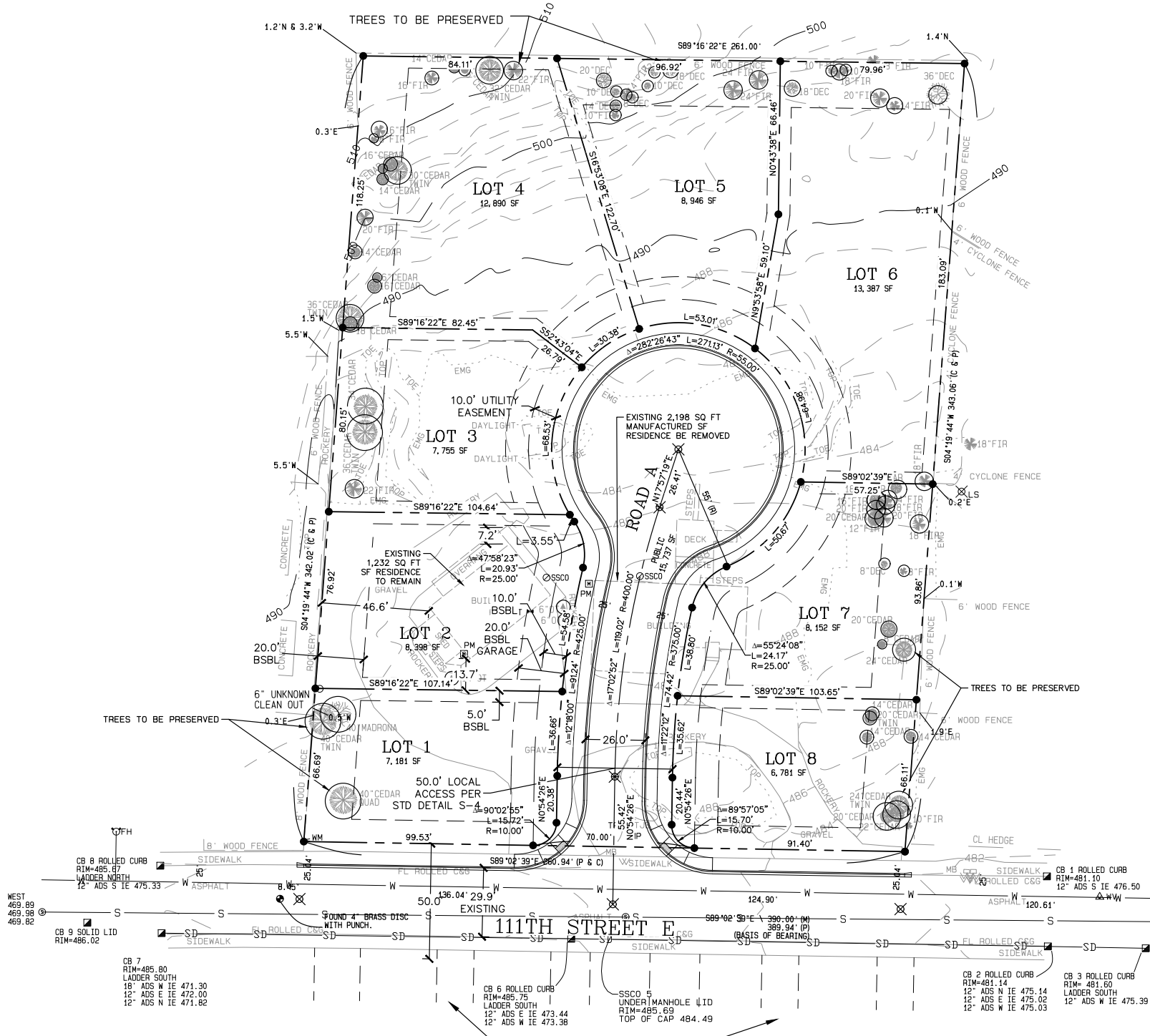
PUBLIC NOTICE OF LAND USE DECISION

The public has the right to review contents of the official file, including findings, conclusions, and conditions of approval, if any. The official file is available for public review during normal business hours at the Public Services Department at 9002 Main Street East, Suite 300, Bonney Lake, WA 98391.

Notice Date:	04/27/2018	Public Hearing Date:	Not Applicable
Project:	The project will divide an existing, an approximately 2.05 acre property into eight (8) single-family lots. The applicant will make all the necessary site development improvements associated with the short subdivision, i.e. grading, utilities and roadway improvements.		
Project Name:	Presidential Homes Short Plat		
Total Review Days:	138 days pursuant to the methodology adopted in BLMC 14.10.070.		
Application Number(s):	PLN-2016-01986	Tax Parcel Number(s):	0519058002
Environmental Review:	The City issued a Determination of Non-Significance (DNS) on October 24, 2017 utilizing the Optional DNS method provided in WAC 197-11-355. The appeal period for the DNS concluded on November 8, 2017.		
Decision:	The City approves preliminary short plat for above referenced project subject to the conditions in the April 24, 2018 staff report.		
Appeal Procedures	THIS DECISION MAY BE APPEALED to the City of Bonney Lake Hearing Examiner. Please refer to BLMC 14.120.020 for appeal procedures. A complete appeal application and fee shall be received by the Public Services Department prior to the close of business on 05/14/2018 . Any appellant should be prepared to make specific factual objections.		
Permit Expiration	Approved permits shall expire on 04/27/2020 ,if substantial progress has not been made toward realizing the project, or on 04/27/2023 , if construction has not been completed.		
Staff Contact:	Jason Sullivan, Planning and Building Supervisor; Phone: (253) 447-4355; Email Address: sullivanj@ci.bonney-lake.wa.us.		
Notice to Adjacent Property Owners:	Property owners affected by the approval of this land use decision may request a change in property tax valuation notwithstanding any program of revaluation by contacting the Pierce County assessor-treasurer.		

cc: Neil Johnson, Mayor
City Council Members
Department Heads
Newspaper

Posted: Justice & Municipal Center
Post Office
Bonney Lake Library
City Website



WEST
469.89
469.98
469.82

CB 9 SOLID LID
RIM=486.02

CB 7
RIM=485.80
LADDER SOUTH
18" ADS W IE 471.30
12" ADS E IE 472.00
12" ADS N IE 471.82

CB 6 ROLLED CURB
RIM=485.75
LADDER SOUTH
12" ADS E IE 473.44
12" ADS W IE 473.38

SSCO 5
UNDER MANHOLE LID
RIM=485.59
TOP OF CAP 484.49

111TH STREET E
(BASIS OF BEARING)

CB 2 ROLLED CURB
RIM=481.14
12" ADS N IE 475.14
12" ADS E IE 475.02
12" ADS W IE 475.03

CB 3 ROLLED CURB
RIM=481.60
LADDER SOUTH
12" ADS W IE 475.39

CB 1 ROLLED CURB
RIM=481.10
12" ADS S IE 476.50

ASPHALT
SIDEWALK
CONCRETE
WOOD FENCE
CYCLONE FENCE
TRENCH
EMG
DAYLIGHT
ROCKERY
MADRONA
TWIN
GRV
CL HEDGE
C&G
SSCO