



Preliminary Plat Application

Application Fee:

Less than 10 acres...\$2250 plus consultant fees over 4 hours
 10 to 50 acres... \$3500 plus consultant fees over 4 hours
 Over 50 acres... \$6000 plus consultant fees over 4 hours

# of Copies Required:	Description of Required Documents:	Required:
1	Preliminary Plat Application Fee	A
1	Preliminary Plat Application	A
1 per agency	Supporting documentation which demonstrates that your application has been filed for review with the following agencies: <ul style="list-style-type: none"> ➤ Pierce County Assessor ➤ Pierce County Public Works (if on sewer) ➤ Tacoma-Pierce County Health Department 	A
1	Applicant/Owner Affidavit of Posting*	A
1	Applicant's Answers Addressing the Required Findings (See Preliminary Plat Application Form)	
8	18" x 24" Copies of Proposed Preliminary Plat	A
2	Documentation necessary to verify legal lot status. Refer to LMC 18A.50.115.A.2. These documents may include recorded deeds, subdivision records, or recorded boundary line adjustments or possibly a chain of title report. **	A
3	Current Title Report (Issued within 30 Days of submittal)	A
1	SEPA Checklist, fee, and materials	A
1	Water Availability Approval Letter	A
6	11 x 17" Reduction of Plat	A
2	Tree Retention Plan (See CDD Handout #5)	M

A=Always required.

M=May be required.

* PRIOR TO APPLICATION SUBMITTAL, the applicant will be required to post a notice board on the property. The notice board shall be a four foot by four foot (4'x4') plywood generic notice board mounted and bolted onto at least two (2) four inch by four inch (4"x4") wood posts and placed securely in the ground. The notice board shall be placed by the applicant in a conspicuous location on the street frontage bordering the subject property.

**If you have any questions, please ask to speak with a planner.



**PRELIMINARY PLAT
APPLICATION**

ADDRESS/LOCATION: _____

PROPOSED USE: _____ **ZONE:** _____

PIERCE COUNTY PARCEL NUMBER (S): _____ **ACRES:** _____

1/4 Section _____ **SECTION** _____ **TOWNSHIP** _____ **N RANGE** _____ **E**

PROPOSED PROJECT DESCRIPTION/INTENT:

APPLICANT: (mandatory)

Name: _____ Daytime Phone: _____

Mailing Address: _____ Fax Number: _____

City/State/Zip: _____ Professional License No: _____

Signature: _____ Contact Person: _____

AGENT/ CONSULTANT/ ATTORNEY: (mandatory if primary contact is different from applicant)

Name: _____ Daytime Phone: _____

Mailing Address: _____ Fax Number: _____

City/State/Zip: _____ License No: _____

PROPERTY OWNER 1: (mandatory if different from applicant)

Name: _____ Daytime Phone: _____

Mailing Address: _____ Fax Number: _____

City/State/Zip: _____ Signature: _____

PROPERTY OWNER 2: (if more than two property owners attach additional info/signature sheets)

Name: _____ Daytime Phone: _____

Mailing Address: _____ Fax Number: _____

City/State/Zip: _____ Signature: _____

The above signed property owners, certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we constitute all of the legal owners of the property described above and designate the above parties to act as our agent with respect to this application:

OFFICE USE ONLY:

DATE APPLICATION RECEIVED: _____ RECEIVED BY: _____

DATE APPLICATION COMPLETE: _____ COMPLETENESS REVIEW BY: _____

THE APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION WHEN SUBMITTING A PRELIMINARY PLAT APPLICATION:

- A. **The completed original application form and one (1) additional copy, making sure that all of the required signatures have been obtained.**
- B. Supporting documentation which demonstrates that your application has been filed for review with the following agencies:
 - **Pierce County Public Works (if on sewer)**
 - **Tacoma-Pierce County Health Department**
 - **(Pierce County Assessor will review the proposal at Final Plat stage)**
- C. One (1) copy of the Applicant/Owner Affidavit of Posting form, to include all of the required signatures.
- D. One (1) copy of answers addressing *LMC Section 17.22.070.B Required Written Findings for Preliminary Plats*:

The Hearings Examiner shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. The Examiner shall determine:

 - 1. *If appropriate provisions are made for, but not limited to the public health, safety, and general welfare, for open spaces, drainage ways, streets or alleys, or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, play-grounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and***
 - 2. *Whether the public interest will be served by the short subdivision and dedication.***
- E. Eight (8) 18" x 24" copies of the proposed preliminary plat.
- F. Three (3) copies of a current title report (issued within 30 days of preliminary plat submittal).
- G. **Two (2) copies of documentation necessary to verify legal lot status. Refer to LMC 18A.50.115.A.2. These documents may include recorded deeds, subdivision records, or recorded boundary line adjustment documents or possibly a chain of title report.***
- H. One (1) copy of signed Certificate of Water Availability from the applicable water service provider.
- I. Six (6) 11" x 17" reduced-size copies of plat.
- J. Application and materials required for SEPA Environmental review.

*If you have any questions, please ask to speak with a planner.

ALL LARGE MAPS MUST BE FOLDED TO FIT INTO A 10" x 13" ENVELOPE WITH THE APPLICATION NAME OF THE PLAN SHOWING. All above items and any other material that may be required by the city must be submitted at the time of application in order for the application to be accepted as complete. Handouts and application forms may be revised without notice.

APPLICANT/OWNER AFFIDAVIT OF POSTING

PRIOR TO APPLICATION SUBMITTAL, the applicant is required to post a notice board on the property. The notice board shall be a four foot by four foot (4'x4') plywood generic notice board mounted and bolted onto at least two (2) four inch by four inch (4"x4") wood posts and placed securely in the ground. The notice board shall be placed by the applicant in a conspicuous location on the street frontage bordering the subject property. The affidavit is to be completed and submitted with the application **after** the notice board has been installed.

I, _____ state and swear; that in compliance with the provisions of the City of Lakewood Land Use and Development Code, I caused to have posted a four foot by four foot (4'x4') plywood face generic notice board in _____ conspicuous place(s) on the street frontage bordering the subject property which is the subject of the _____ application on the _____ day of _____, 20____.

Applicant Signature

Date

OR

Property Owner Signature

Date