



# CITY OF TACOMA

Planning and Development Services  
(253) 591-5030

747 Market St. 3rd Floor  
Tacoma, WA 98402  
Inspections (253) 573-2587

## Site Development Permit #SDEV24-0120

Issued Date: 07/22/2024

Expiration Date: 01/18/2025

### SITE INFORMATION

Address: 7112 S 12TH ST

Parcel:

#### PERMIT ISSUED TO

HILGER CONSTRUCTION INC  
10905 25TH AVE E  
TACOMA, WA 98445  
PHONE: 2535844766  
LICENSE: HILGECI033QK

#### LICENSED CONTRACTOR

HILGER CONSTRUCTION INC  
10905 25TH AVE E  
TACOMA, WA 98445  
PHONE: 2535844766  
LICENSE: HILGECI033QK

#### PROPERTY OWNER

ST CHARLES CHURCH & SCHOOL  
CCAS PROPERTY &  
CONSTRUCTION  
SEATTLE, WA 98104

### PERMIT INFORMATION

**Project Description:** New parish building with offices and meetings spaces, and associated site paving and utility work related to BLDCN24-0025.

**Permit Fee:** \$7,300.80

**Project Coordinator:** Joe Graff

**Related Site Record:** N/A

**Related Land Use Record:** N/A

### CONDITIONS OF APPROVAL

A land use inspection is required to be completed by land use staff prior to scheduling final inspection. Schedule your land use inspection by calling (253) 591-5030 Option 4.

C&E agreement required prior to final inspection. Ok JLR, 07/22/2024. Applicant shown effort to complete final signature and recording of document. City-signed document emailed to applicant 07/05/2024

#### Discovery of archaeological/cultural sites during construction

In the event of an unanticipated discovery of suspected archaeological materials or human remains during the course of construction, all work within 30 feet of the discovery site shall cease immediately and the project management personnel must follow procedures outlined in the City of Tacoma standard Unanticipated Discovery Plan (UDP). All project management personnel should access and familiarize themselves with the UDP steps and requirements prior to the start of construction, and shall inform workers and equipment operators of the UDP as well.

The UDP can be accessed here: <https://cityoftacoma.org/culturalResources/>

**PRINTED PERMIT AND APPROVED PLANS MUST BE KEPT ON SITE DURING CONSTRUCTION**

All plumbing, heating, and electrical work will be performed by either the home owner or by a contractor licensed to do the same. Separate permits are required for other work, including but not limited to, sanitary and storm sewer, sidewalk, curb and gutter, driveways, parking lot paving, street improvements, fire protection, and signs. Plumbing and mechanical permits can be incorporated into some permits.

Page 2 of 6



# CITY OF TACOMA

Planning and Development Services  
(253) 591-5030

747 Market St. 3rd Floor  
Tacoma, WA 98402  
Inspections (253) 573-2587

## Site Development Permit #SDEV24-0120

Issued Date: 07/22/2024

Expiration Date: 01/18/2025

### VALUATIONS

**Estimated Valuation:**

\$250,000

### PROJECT DETAILS

**Night or Weekend Work:**

NO

**Pre-Application Number:**

PRE23-0036



# CITY OF TACOMA

Planning and Development Services  
(253) 591-5030

747 Market St. 3rd Floor  
Tacoma, WA 98402  
Inspections (253) 573-2587

## Site Development Permit #SDEV24-0120

Issued Date: 07/22/2024

Expiration Date: 01/18/2025

Row

## APPROVED REVIEWERS

<b>Category</b>	<b>Approved By</b>	<b>Email</b>	<b>Phone Number</b>
Building Review	Barrett Hayes	bhayes@cityoftacoma.org	253-591-5429
Building Review	Chris Seaman	cseaman@cityoftacoma.org	253-591-5503
Document Review	Adam Barnett	abarnett2@cityoftacoma.org	253-290-1979
Fire Protection Review	Derek Gust	dgust@cityoftacoma.org	
Land Use Review	Shirley Schultz	shirley.schultz@cityoftacoma.org	253-345-0879
Real Property Review	Britany Avila	bavila@cityoftacoma.org	253-591-5277
Site Development Review	Adam Barnett	abarnett2@cityoftacoma.org	253-290-1979
Tacoma Power Review	Jamar Sample	jsample@cityoftacoma.org	253-208-4410
Tacoma Water Review	Sabrina O'Donnell	sodonnell@cityoftacoma.org	253-503-8023
Traffic Review	Jennifer Kammerzell	jkammerzell@cityoftacoma.org	253-591-5511
Water Quality Review	Scott Hallenberg	shallenb@cityoftacoma.org	253-502-8215

**GENERAL:**

PERMISSION IS HEREBY GIVEN TO DO THE DESCRIBED WORK, AS NOTED ON THE REVERSE SIDE, ACCORDING TO THE CONDITIONS HEREON AND ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF TACOMA.,

YOUR ATTENTION IS CALLED TO THE FACT THAT IT SHALL BE THE DUTY OF THE PERMITEE (General Contractor) to assure that all necessary inspections are called for and approved by the City Inspectors.

YOUR ATTENTION IS CALLED to the fact that in addition to the called for inspections specified by the applicable codes, the Building Official may make or require any other inspections of any construction work necessary to ascertain compliance with the provisions of City Codes and other laws which are enforced by the City of Tacoma.

YOUR ATTENTION IS CALLED to the fact that in addition to regularly scheduled inspections during construction there shall be a final inspection and approval on all buildings or structures when completed and ready for occupancy. AU required off-site improvements (curbs, sidewalks, storm sewers, etc.) must be completed at time a final inspection and prior to occupancy of building. Construction of off-site improvements requires scheduled inspections during construction in addition to the final inspection.

**SPECIAL PERMITS**

The holder of Special Permits agrees to the following stipulations:

1. To complete the work encompassed by the Special Permit in accordance with the current edition of the WSDOTIAFWA Standard Specifications as amended by the City of Tacoma General Special Provisions and in accordance with any special provisions or conditions set forth before final acceptance as required by the provisions of the Street Obstruction Bond.
  2. To indemnify and hold the City of Tacoma harmless from any and all damages done to any person or property which may arise from the construction encompassed by the Special Permit.
  3. To submit for review and approval to the Traffic Engineer a traffic control plan developed in accordance with the "Manual on Uniform Traffic Control Devices" (MUTCD). The traffic control plan shall show pedestrian access through the work zone.
  4. To protect the public by placing adequate barricades, signs, cones, lights or other traffic control devices in accordance with the approved traffic control plan. It is understood that traffic lane closures and or sidewalk closures are limited to that which is specifically permitted herein. No other closures will be allowed without prior written approval of the City Engineer.
  5. To provide and maintain protected pedestrian and ADA compliant disability access on walkways at all times.
  6. The City of Tacoma does not guarantee sewer location or depth information. It shall be the permittee's responsibility to verify sewer and sewer stub locations and depths.
  7. To restore Rights-of-Way in accordance with the City's Rights-of-Way Restoration Policy and City of Tacoma Standard Plans
  8. Trench backfill within all improved streets or streets proposed for improvement shall be full depth bank run gravel or approved equal by the Construction Division.
  9. All cuts in arterial streets shall be patched and maintained with Hot Mix Asphalt until permanent repairs are completed. All cuts in residential streets or alleys shall be patched and maintained with cold mix asphalt until permanent repairs are made. Permanent repairs shall be per current City of Tacoma Standard Plans. Streets and alleys shall be permanently repaired within 30 days.
  10. To be responsible for the preservation of any utilities within the construction area.
- CALL TOLL FREE BEFORE YOU DIG -1-800-424-5555 (Utilities Underground Location Center)**
11. 24 Hour notice is required prior to any inspection. Construction Division 253-591-5760, Traffic SignaVStreetlight 253-591-5287.
  12. The Special Permit Expiration date is 30 days from the issue date unless otherwise noted.

**9.08.070 Revocation of permits and removal of development.**

All permits and/or development granted under the provisions of this chapter may, in any case, be revoked by the Director of

Planning and Development Services, or designee, upon 30 days' notice, or without notice in case any such use or occupation

shall become dangerous or any structure or obstruction permitted shall become insecure or unsafe, or shall not be constructed,

maintained, or used in accordance with the provisions of this chapter. The development shall be removed at the expense of the

permittee and/or adjacent property owner.

If any such structure, obstruction, use, or occupancy is not discontinued on notice to do so by the Director of Planning and

Development Services, the City may forthwith remove such structure or obstruction from such place, or make such repairs

upon such structure or obstruction as may be necessary to render the same secure and safe, at the expense of the permittee or

successor, and such expense, together with the cost of its collection, may be collected in the manner provided by law. As an

alternative, the City may enforce under Title 8.

(Ord. 28501 Ex. A; passed Apr. 10, 2018; Ord. 22865 § 1; passed Jan. 18, 1983; Ord. 21035 § 1; passed Apr. 5, 1977)