



CITY OF TUKWILA

Department of Community Development
 6300 Southcenter Boulevard, Tukwila, WA 98188
 Telephone: (206) 431-3670

**PLANNED RESIDENTIAL
 DEVELOPMENT
 (Administrative, Public
 Hearing, Major & Minor
 Modification)**

Application Type:
 PLANNED RES DEV

Subtype: ADMINISTRATIVE,
 PUBLIC HEARING, MINOR
 MODIFICATION, MAJOR
 MODIFICATION

The materials listed below must be submitted at the time of your application.

Please ensure your files conform to **City of Tukwila’s electronic submittal standards** prior to upload.

	ATTACHMENTS REQUIRED	ATTACHMENT FILE NAME
	DOCUMENTS	
	1. Completed and notarized Affidavit of Ownership and Hold Harmless Permission to Enter Property	Affidavit
	2. Sewer availability letter (if located outside of Tukwila sewer district)	Sewer Availability
	3. Water availability letter (if located outside of Tukwila water district)	Water Availability
	4. A written discussion of project consistency with Review Criteria	Response to Criteria
	5. Geotechnical report (if applicable)	Geotech Report
	6. Critical areas studies (if applicable)	Critical Areas
	7. A written response of project consistency with items 1 through 9 listed in TMC 18.46.110.A, as applicable	Response to TMC 18.46.110.A
	PLANS	
	8. Site Plan	Site Plan
	9. Lighting Plan	Lighting Plan
	10. Tree removal/protection plan	Tree Plan
	OTHER	
	11. Photomontage or computer simulation taken from the nearest downslope privately owned property showing a minimum of 25% landscape coverage of structures at the time of project completion and 40% coverage within 15 years	Simulation
	12. Building elevations – dimensioned & scalable with keyed colors and materials	Elevations
	*****ADDITIONAL PERMITS MAY BE REQUIRED*****	

NOTE: All files must be PDF.