



**NOTICE OF APPLICATION**  
**Henderson Blvd 94 Preliminary Plat**  
Permit No. TUM-25-0244  
March 28, 2025

**Proposal:** The applicant proposes to subdivide a single parcel totaling 9.22 acres into eleven lots that will include eighty-four apartments on one lot and ten townhomes on individual lots. The development will include infrastructure, frontage improvements, parking and open space.

**Applicant:** Allito Properties, LLC, PO Box 26116, Federal Way, WA 98093.

**Representative:** Hatton Godat Pantier, Chris Carlson, 3910 Martin Way E, Ste B, Olympia, WA 98506.

**Location:** A parcel totaling 9.22 acres located at 7501 Henderson Blvd SE, Tumwater, WA 98512. Tax Parcel Number 12711110300.

**Complete Application:** Application submitted: February 28, 2025. Application deemed complete: March 20, 2025.

**Project Permit/Approvals:** The following permits and approvals may be required: Preliminary Plat Approval, Transportation Concurrence, State Environmental Protection Act Determination, Final Plat Approval, Design Review Approval, Landscape Plan Approval, On-site Lighting Approval, Building Permit Approval, Site Development/Grading Permit, Sign Permits and NPDES Permit.

**Environmental Documents Relating to the Project:** A completed environmental checklist and related reports were submitted. People receiving this notice will be informed about the City's threshold determination when it is issued.

**Determination of Consistency:** No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Land Division Code (TMC Title 17), Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), Tumwater Design Guidelines, Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

**Public Hearing:** A public hearing is required for this project.

**Public Comment Period:** The 14-day comment period ends at 5:00 p.m. on April 11, 2025. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Alex Baruch, 555 Israel Road SW, Tumwater, WA 98501, or email [abaruch@ci.tumwater.wa.us](mailto:abaruch@ci.tumwater.wa.us).

If you have any questions or would like additional information, please contact Alex Baruch, Senior Planner, at 360-754-4180.