

<p>Received Stamp</p>	 <p>City of Duvall Small Town. Real Life.</p>	<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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Shoreline Substantial Development Permit Application

This form must be completed (clearly printed or typed) and submitted to the City to file an application along with the Master Permit Application. In addition, the applicant shall provide all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY		
File No.:	Received By:	Date Received:
<p>Applicant Name:</p> <p>Applicant Address:</p> <p>Phone # ()</p> <p>Signature:</p>		
<p>Project / Development Name:</p> <p>Assessor / Tax Parcel Number(s):</p>		
<p>Applications for shoreline substantial development permits shall be granted only if all criteria are met from DMC 14.78.110 and 14.78.120.</p> <p>A. <u>Justification</u> Shoreline substantial development permit applications shall be reviewed pursuant to WAC 173-27-150. In addition, all projects must be consistent with the Land Use Element of the 2004 City of Duvall Comprehensive Plan, Goal LU – 13 and its related policies.</p> <p>A substantial development permit shall be granted only when the development proposed is consistent with:</p> <ol style="list-style-type: none"> 1. The policies and procedures of the act; 2. The provisions of this regulation; and 3. The City of Duvall Shoreline Master Program. Provided, that where no master program has been approved for an area, the development shall be reviewed for consistency with the provisions of chapter 173-26 WAC, and to the extent feasible, any draft or approved master program which can be reasonably ascertained as representing the policy of the local government. 4. Development and/or redevelopment within the Urban Environment designation shall be allowed in accordance with the allowed and conditional uses set out in DMC 14.32, Riverside Village zoning district, and other provisions of this Title. Such development that is abutting the Snoqualmie Valley Trail should, to the greatest extent possible, be permitted to develop up to the 20 foot trail buffer. <p>The City of Duvall may attach conditions to the approval of permits as necessary to assure consistency of the project with the Shoreline Management Act and the City of Duvall Shoreline Master Program.</p> <p align="right">CONTINUED ON BACK PAGE</p>		

