



NOTICE OF APPLICATION

ISSUED March 18, 2022

APPLICANT

Harbour Homes, LLC
c/o Jamie Waltier
18329 98th Ave NE Suite 300
Bothell, WA 98011

APPLICATION TYPE

Preliminary Long Subdivision – Minor Modification, which is a Type II Action pursuant to DMC Chapter 14.08.

Submittal Date: February 9, 2022

File Number: MPM22-001/SU18-005

City Regulations: DMC Title 14 Unified Development Regulations

DECISION MAKER

A final decision on this application will be made by the City's Community Development Director.

PROJECT and PROPERTY INFORMATION

Name: Thomas-Nolf Preliminary Subdivision Minor Modification

Location: 26800 Block of NE 143rd Place (TPN 7325800080)

Zoning: Residential 8 Units per Acre

Use Type: Dwelling units, detached

Description: The Applicant is proposing to shift the required temporary cul-de-sac at the terminus of Road D within the Thomas-Nolf preliminary subdivision onto the adjacent property to the east to coincide with the required temporary cul-de-sac at the terminus of Road D within the adjacent Meadowlark preliminary subdivision by way of an easement. Even though Road D will eventually connect both adjacent subdivisions, a temporary cul-de-sac is required at the respective termini of Road D within both subdivisions as each subdivision is owned by a separate developer and is at a different stage of the permitting/development process. The Applicant is proposing this modification because it is a more efficient use of resources (and less disturbance for future residents within the subdivision) to utilize space off-site for a temporary cul-de-sac that will be removed when the Meadowlark subdivision develops at a later date (which will extend Road D back up to NE 143rd Place).

PUBLIC COMMENT

Any interested person may submit written comments. Comments on this application will be accepted until **4:30 PM on April 1, 2022**. Please submit comments to the City Contact listed below.

CITY CONTACT

Troy Davis, Senior Planner
15535 Main Street NE (PO Box 1300)
Duvall, WA 98019
O: 425.939.8078 C:425.465.7870
troy.davis@duvallwa.gov

OTHER CITY APPROVALS REQUIRED

Construction Drawing Approval, Right-of-Way Permit, Final Plat Approval, Building Permits

FILE REVIEW and APPEALS

Anyone may view the contents of the application file by first filing a public records request with the City Clerk at (425) 939-8088. The application file for this project is available at City Hall, located at 15535 Main Street NE in Duvall by appointment. You may request a copy of any decision, information on hearings, and your appeal rights by calling the Planning Department at (425) 788-2779. Application materials for this project can be found at <http://www.duvallwa.gov/352/Community-Development-Projects>.

VICINITY MAP AND SITE PLAN

