

# NOTICE OF APPLICATION

ISSUED FEBRUARY 12, 2021

## APPLICANT

Justin Holland | Prospect Development  
2913 5<sup>th</sup> Ave NE, Suite 201  
Puyallup, WA 98372  
206.276.7526  
justin@prospectdevelop.com

## APPLICATION TYPE

Preliminary Long Subdivision, which is a Type III Action pursuant to DMC Chapter 14.08.

**Submittal Date:** January 6, 2021

**Application Complete:** February 2, 2021

**File Number:** SU21-001

**City Regulations:** 2015 City of Duvall Comprehensive Plan, Duvall Municipal Code, and Public Works Design Standards

**Environmental Reports:** SEPA Checklist, Geotechnical Report, Arborist Report, Critical Areas Report

## DECISION MAKER

A final decision on this application will be made by the City's Hearing Examiner following an open-record public hearing. Notice of the public hearing will be issued at least 10 days in advance.

## PROJECT and PROPERTY INFORMATION

**Name:** Meadowlark Subdivision

**Location:** 26869 and 26833 NE 143<sup>rd</sup> Place, Duvall, WA 98019 (TPN 732580-0100 and 0110)

**Area:** 4.35 Acres (189,568 square feet)

**Future Land Use:** Residential 8 Units per Acre (R8)

**Zoning:** Residential 8 Units per Acre (R8)

**Use Type:** Preliminary Long Subdivision

**Description:** The Applicant is seeking preliminary plat approval for the subdivision of two existing lots into 28 lots suitable for the construction of detached single-family dwellings with lot sizes that averaging 4,748 square feet. The proposal includes provisions for infrastructure (roads, utilities) improvements, common open space, and a public access trail through the plat connecting the Ridge at Big Rock development (to the south) with NE 143<sup>rd</sup> Place (to the north).

## PUBLIC COMMENT

Any interested person may submit written comments. Comments on this application will be accepted until **4:30 PM on Friday, February 26, 2021**. Please submit comments to the City Contact listed below.

## CITY CONTACT

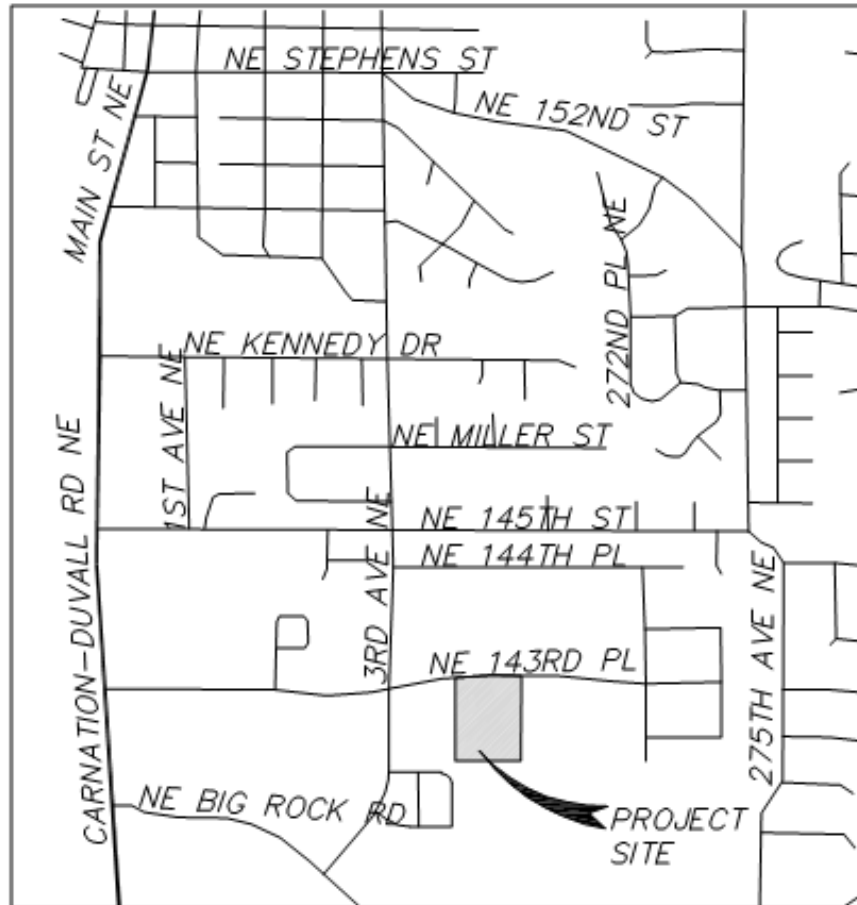
Troy Davis, Senior Planner  
15535 Main Street NE (PO Box 1300)  
Duvall, WA 98019  
425.939.8078  
troy.davis@duvallwa.gov

## 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. You may request a copy of any decision, information on hearings, and your appeal rights by calling the Planning Department at (425) 788-2779.



VICINITY MAP



NE 1/4 SECTION 24, TOWNSHIP 26 N, RANGE 6 E, W.M.  
**MEADOWLARK PRELIMINARY SUBDIVISION**

