

# NOTICE OF APPLICATION

**ISSUED APRIL 8, 2021**

## APPLICANT

Sabrina Johnson  
5511 ½ Airport Way S  
Seattle, WA 98108  
206.276.7526  
sabrina@hingestudio.net

## APPLICATION TYPE

Site Plan Review, which is a Type III Action pursuant to DMC Chapter 14.08.

**Submittal Date:** March 12, 2021

**Application Complete:** April 1, 2021

**File Number:** SPR21-001

**Application Documents:** <http://www.duvallwa.gov/DocumentCenter/Index/528>

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

**Environmental Reports:** SEPA Checklist, Geotechnical Report, Technical Information Report, Sensitive Areas Reconnaissance Letter

## 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:** Duvall Veterinary Hospital

**Location:** 26415 NE Valley St. Duvall, WA 98019 (TPN 213170-0260)

**Area:** 0.61 Acres (29,586 square feet)

**Future Land Use:** Business/Veterinary Hospital

**Zoning:** Uptown-1st Avenue (UT-1)

**Use Type:** Site Plan

**Description:** The Applicant is seeking a site plan review for approval of expansion of an existing Veterinary Hospital. The project proposes to build a 524-sf addition which will connect the existing two buildings, and to convert the entire square footage to veterinary use. The western building will be raised approximately 14" such that both buildings have the same finish floor level. The project will also rebuild and slightly expand the entry porch (600 sf proposed) and modify the roof form over the porch and entry. The interior of the building will be remodeled to fit expanded use. The parking lot will be regraded to reduce the side slope. Landscaping, site lighting, and right of way improvements will also be included.

## PUBLIC COMMENT

Any interested person may submit written comments. Comments on this application will be accepted until **4:30 PM on Thursday, April 22, 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

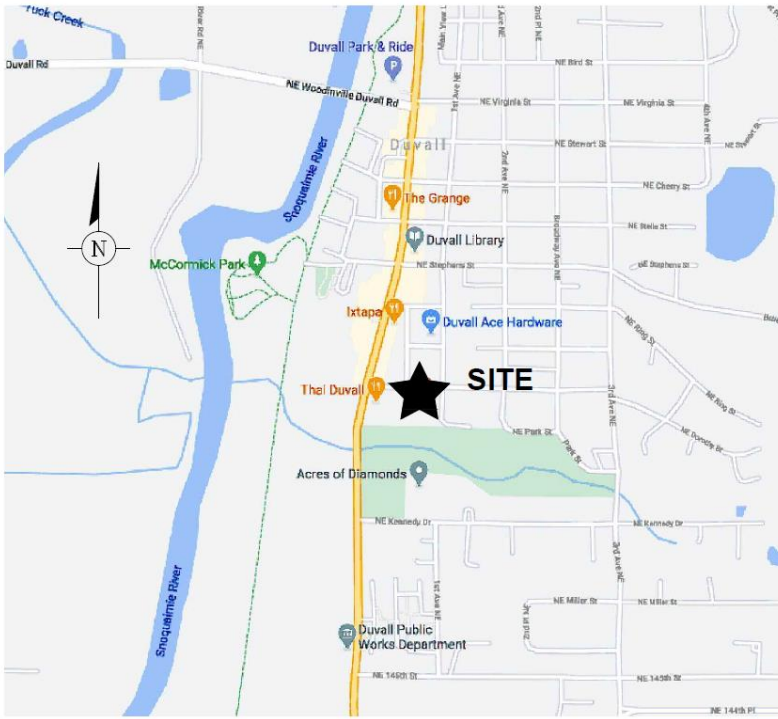
## OTHER CITY APPROVALS REQUIRED

Right-of-Way Permit, Building Permit

## 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.

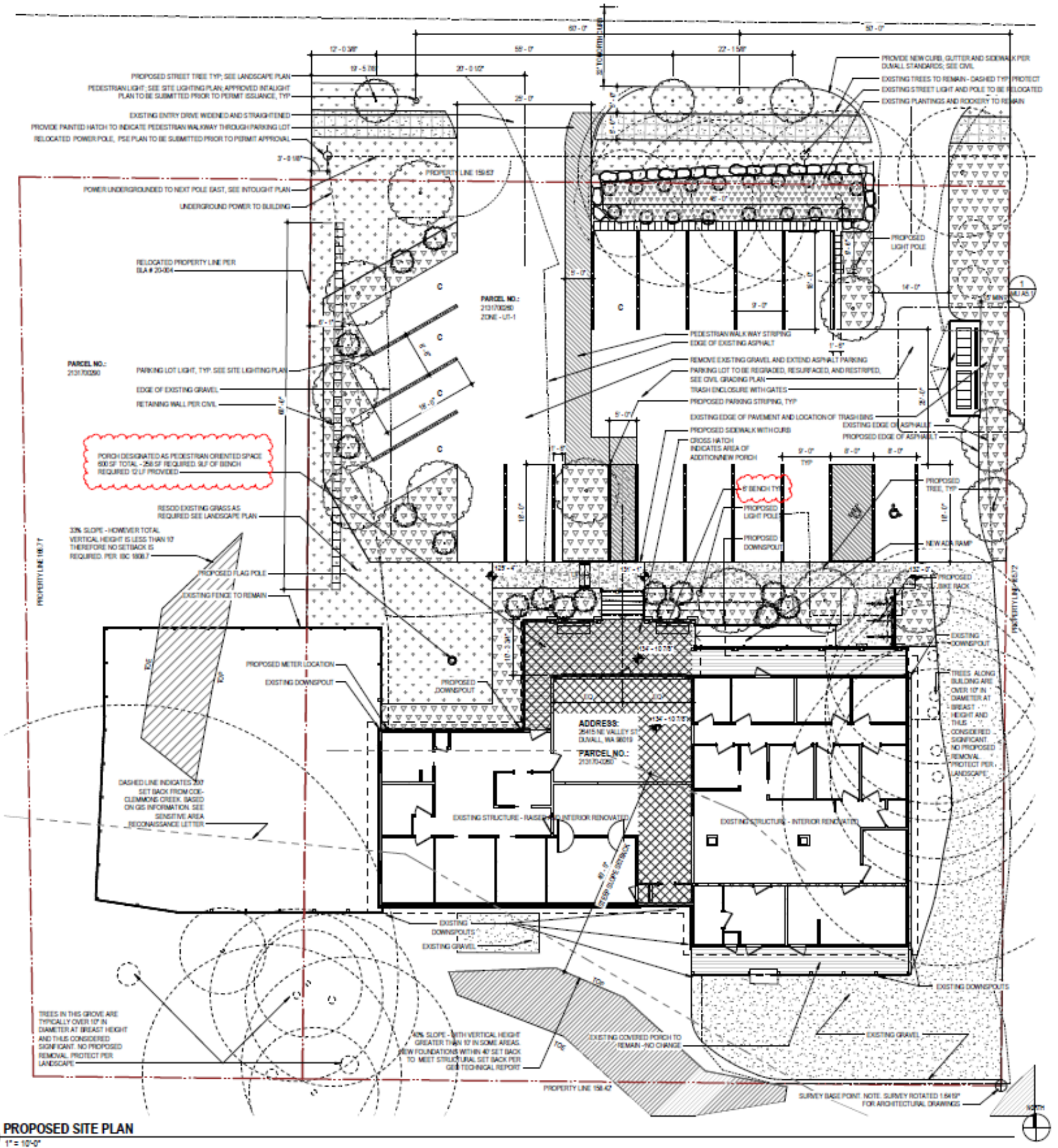
# MAPS



VICINITY MAP  
NO SCALE



PERSPECTIVE



PROPOSED SITE PLAN  
1" = 10'-0"