CITY OF DUVALL
Planning Department
Jones Wald Preliminary Subdivision
SU15-002
NOTICE OF APPLICATION
September 15, 2015

PROJECT INFORMATION

The following permit application was submitted on August 25, 2015, and determined complete on September 1, 2015.

Name, Description, and Location of Project: *Jones Wald Preliminary Plat SU15-002*

The owner/applicant, Toll WA, LP, is proposing to subdivide seven parcels totaling approximately 39.27 acres into 234 lots (231 residential and three commercial) in four phases. The proposal incorporates 22 tracts for open space, utilities, and sensitive areas protection, and 13 streets with associated improvements for vehicle and pedestrian access. The property lies north of NE Big Rock Rd. and west of 275th Ave NE (Parcels #2426069-004, 062, -006, -064, -073, -082, and -072). The Comprehensive Land Use designations are R12 (Residential 12 units per acre) and CO (Commercial) and the zoning designations are R12 and MUI (Mixed Use Institutional).

APPLICANT CONTACT INFORMATION

Aaron Hollingbery, Toll WA, LP, 9720 120th Pl. NE, Suite 100, Kirkland, WA 98033 ph: (425) 825-1955

OPPORTUNITY FOR PUBLIC COMMENT

Any interested person may send written comments about this application to Lara Thomas, Planning Director, City of Duvall, P.O. Box 1300, Duvall, WA 98019, or by submitting to City of Duvall Planning Department, 15535 Main Street N.E., Duvall, Washington. **Comments will be accepted until 4:30 PM, September 29, 2015**.

PUBLIC HEARINGS ON THIS PROJECT

A public hearing is required for this project. Notice of application has been given by posting the property, notifying property owners within 500 feet, and posting notices at City Hall, the Library, and the Post Office. This is a Type III permit, and the Hearing Examiner is the decision-maker for this project.

WHAT PERMITS WOULD THIS PROJECT NEED? WHAT STUDIES HAVE BEEN REQUESTED?

Preliminary Subdivision Permit, Right-of-Way Permit, and Clearing and Grading Permit

WHAT CITY OF DUVALL REGULATIONS WILL APPLY TO THIS PROJECT?

Public Works Development Design Standards, Duvall Municipal Code, and 2006 City of Duvall Comprehensive Plan

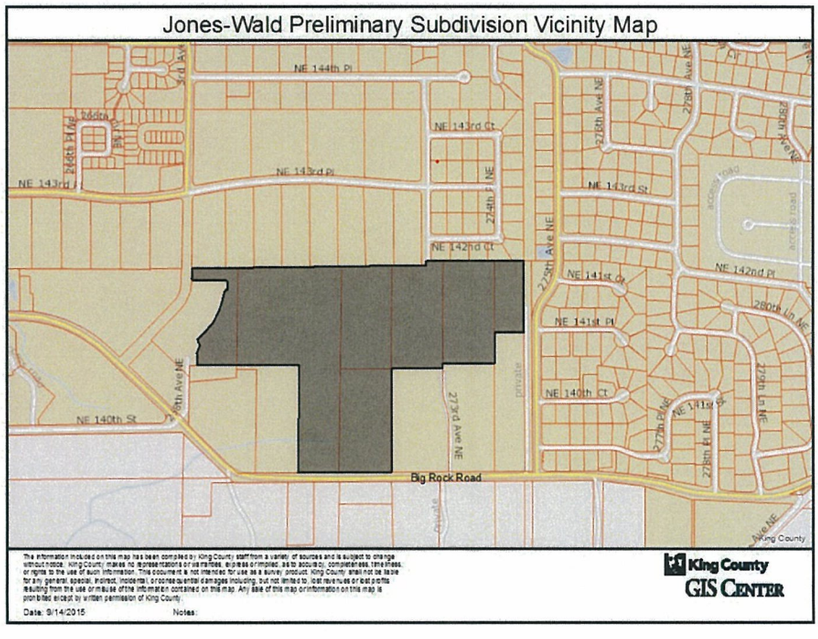
ARE THERE ANY EXISTING ENVIRONMENTAL REPORTS OR DOCUMENTS THAT EVALUATE THIS PROJECT?

State Environmental Policy Act Environmental Checklist (SEPA), Technical Information Report, Sensitive Areas Report, Traffic Impact Analysis, Tree Evaluation, Geo-Technical Report

APPEALS

You may request a copy of any decision, information on hearings, and your appeal rights by calling the Planning Department at (425) 788-2779. For more information: The application materials for this project are contained in the official file, which is available at the Planning Department, 15535 Main Street NE. Questions can be directed to Lara Thomas at (425) 788-2779 or by email lara.thomas@duvallwa.gov.

Lara Thomas, Planning Director, City of Duvall

September 15, 2015
Issue Date

Jones-Wald Preliminary Subdivision Vicinity Map