



**CITY OF DUVALL  
NOTICE OF PUBLIC HEARING  
RIO VISTA – PRELIMINARY PLAT, VARIANCE, AND DEPARTURE  
(SU15-001)**

**August 4, 2016**

Notice is hereby given that the Hearing Examiner of the City of Duvall, Washington, will hold a Public Hearing to consider public comment on the following project:

**PROJECT NAME:** Rio-Vista – Preliminary Plat

**FILE NUMBER:** SU15-001

**APPLICANT(S):** Mike Reid, Rio Vista Investments LLC, PO BOX 1282, Bellevue, WA 98009

**PROPERTY LOCATION:** 26800-27000 Blocks of NE 143<sup>rd</sup> Place, Duvall, WA 98019 (Parcel# 7325800150, 7325800160, 7325800170, 7325800180)

**PROPOSAL:** The Applicant is seeking preliminary plat approval for the subdivision of the above-mentioned parcels totaling 12.72 acres into 67 residential lots suitable for attached and detached single-family homes. The proposal includes the creation of two new local access roads (with four private access tracts), a new public park, landscaping, stormwater infrastructure, and utility improvements. The applicant is requesting two administrative variance requests from engineering standards and two administrative departure requests from the City's Unified Development Code (DMC Title 14).

**HEARING EXAMINER  
RULES OF PROCEDURE:** DMC 2.30

**PUBLIC HEARING DATE:** Thursday, August 4, 2016

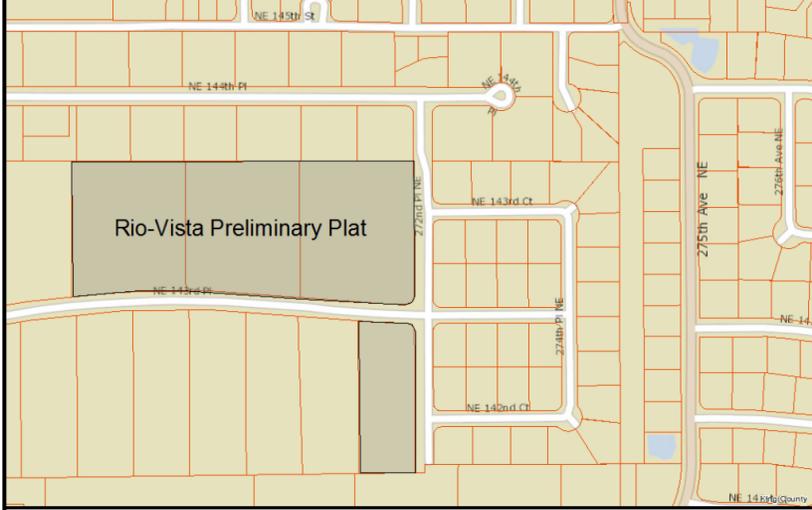
**TIME:** 10:00 a.m.

**HEARING LOCATION:** Rose Room of the Duvall Visitors Center, 15619 Main Street NE Duvall WA 98019

**PROJECT PLANNER:** Troy Davis,  
PO Box 1300, Duvall, WA 98019  
425-788-2779  
[troy.davis@duvallwa.gov](mailto:troy.davis@duvallwa.gov)

Copies of all application documents are available for review at City Hall. In addition, a copy of the staff report will be available seven days prior to the Hearing. All interested parties may appear and provide testimony to the above proposal at the Public Hearing. Written comments regarding this proposal will be accepted up to and at the Public Hearing. Comments should be addressed to the Planning Department at the address shown above. Contact the Planning Department for appeal procedures. **If you have any questions, please call the Project Planner.**

# Rio Vista Preliminary Plat Project Area



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Date: 7/11/2016

Notes: 26800-27000 Blocks of NE 143rd Place

