



Small Town. Real Life.

ENGINEERING VARIANCE REQUEST

**ENGINEERING/PUBLIC WORKS DEPT.**  
 14525 MAIN ST  
 PO BOX 1300  
 DUVALL, WA 98019

**PUBLIC WORKS DEPT.**  
**REQUIREMENTS/STANDARDS**  
**VARIANCE REQUEST**

Project Name: Rio Vista	File No.	Engineer Name:
Project Address:	Design Engineer: Jon Nelson	Phone: 425 466 5203
Applicant: Rio Vista Investments, LLC	Phone: 425-837-3811	Signature: _____ Date: _____
Signature: _____ Date: _____	Engineering Firm Name: Land Development Advisors, LLC	
Address: PO Box 1282	City, State, Zip Code: Bellevue WA 98009	Address: 12865 SE 47 <sup>th</sup> Place
		City, State, Zip Code: Bellevue WA 98006

**INSTRUCTIONS TO APPLICANT/DESIGN ENGINEER:**

Please be sure to include all plans, sketches, photos and maps which may assist in complete review and consideration of this variance request. Failure to provide all pertinent information may result in delayed processing or denial of your request. Please submit this request and applicable fee to the Intake Counter, at Public Works Building, 14525 Main St., Duvall, WA 98019. For additional information, phone: (425) 788-5959.

**DESCRIPTION OF VARIANCE REQUEST:**  Standard  Complex  Experimental  Blanket  Pre-application

**APPLICABLE SECTION(S) OF STANDARDS:** 3-2.02. 3-2.03

**JUSTIFICATION** (see attachments, pages 1 to 1)

**AUTHORIZATION SIGNATURES:**

Director/Designee Determination: <input type="checkbox"/> Approval <input type="checkbox"/> Conditional Approval (see below) <input type="checkbox"/> Denial <input type="checkbox"/> Approval Signed: _____ Date: _____ (Experimental & Blanket variances only)
CONDITIONS OF APPROVAL:  <input type="checkbox"/> See attached Memo Date: _____

**ENGINEERING DEPT:**

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_



Land Development Advisors, LLC

Planning, Engineering, Project Management

12865 SE 47<sup>th</sup> Place • Bellevue, WA 98006  
425-466-5203

## **Rio Vista**

### **Parking Variance Justification**

DATE: April 22, 2015

LDA Job No. REID-004

Small lot sizes throughout the development (as required by the underlying zoning) prohibits on-street parking due to the high density of driveways and narrow lots. Adequate distance for parking between driveways is prohibitive in most cases. The project will provide parking lanes on internal streets (22 spaces) and tracts (14 spaces) in addition to the parking provided on NE 143<sup>rd</sup> Place (43 spaces) and 272<sup>nd</sup> Place NE (15 spaces) that will provide a total of 94 on-street parking spaces.