City of Duvall
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CITY OF DUVALL
Planning Department
Rio Vista Preliminary Subdivision
SU15-001
NOTICE OF APPLICATION
July 16, 2015

PROJECT INFORMATION

The following permit application was submitted on June 16, 2015, and determined complete on July 8, 2015.

Name, Description, and Location of Project: *Rio Vista Preliminary Plat SU15-001*

The owner/applicant, Rio Vista Investments, LLC, is proposing to subdivide four parcels totaling 12.72 acres into 62 residential lots, three private access tracts, and one large tract for sensitive areas, stormwater and park improvements. The property is located on the north and west sides of NE 143rd Place, adjacent to 272nd Place NE (Parcels #432580-0150, -0160, -0170, and -0180). The Comprehensive Land Use designation is Residential R-12, and the zoning designation is Residential 12 (12 units per acre).

APPLICANT CONTACT INFORMATION

Mike Reid, Rio Vista LLC, PO Box 1930, Woodinville, WA 98072 – (425) 837-3811

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, July 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 owner 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 and 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.

Lara Thomas, Planning Director, City of Duvall

July 16, 2015
Issue Date