

October 11, 2016

City of Duvall

Attn: Lara Thomas

P.O. Box. 1300, Duvall, WA 98019

RE: Cherry Valley Village Subdivision – Request for Extension of Preliminary Plat (SU06-001)

Dear Ms. Thomas,

This letter is being sent to you as a formal request from Cherry Valley Village LLC for the City of Duvall Hearing Examiner to extend the Preliminary Subdivision Approval of our Cherry Valley Village project by one-year. The property is owned by Paul Northwest Investments LLC and Swell Investments LLC, who are co-owners of Cherry Valley Village LLC. This request is made consistent with the provisions outlined in the Hearing Examiner's Decision and in City Code DMC 14.66.060(D). We request a hearing before the City Hearing Examiner at the earliest opportunity.

As noted above, this request is made pursuant to Duvall City Code DMC 14.66.060(D). This section from the City Code is included below for reference:

Final approval must be acquired within five years of preliminary approval, after which time the preliminary subdivision approval is void. The decision maker may grant an extension for one year if the applicant has attempted in good faith to submit the final subdivision within the five-year time period; provided, however, the applicant must file a written request with the original decision maker requesting the extension at least thirty (30) days before expiration of the five-year period.

It is important to note that in accordance with RCW 58.17.140(3)(b), this preliminary plat approval will expire on December 11, 2016, unless a one-year extension is granted by the City's Hearing Examiner.

Cherry Valley Village LLC has been working diligently to complete the final subdivision in compliance within the vesting period and to satisfy the Conditions of Approval. In support of our request for a preliminary plat extension, additional information is summarized below regarding the project milestones and our efforts to complete the development.

The following is a timeline of actions that demonstrates two distinct periods for the Cherry Valley Village subdivision.

1. Period 1:

Until 2013, the project was a victim of a bad housing market. The owner during the time actively looked for a seller and in May 2013, Paul Northwest Investments LLC, a current owner purchased the plat from Benjamin and Lillian Magnuson.

During this period of time the adjacent parcel – Allen Street Village was also not worked on. Paul Northwest Investments LLC also bought this parcel from Union Bank in March 2013.

2. Period 2:

The current owners have diligently worked on the development of this parcel since May 2013.

May 2013- November 2014: The owner worked with Harmsen and Associates to make several engineering updates to the project including a major redesign of the storm-water management system. The owner also worked with the City of Duvall to get construction drawing approval. This approval was secured on November 12, 2014.

December 2014- May 2015: One of the major "Conditions of Approval" for this project was resolving the property line encroachment affecting the northern property line with Country Crossing Mobile Home Park. The owner worked with the owner of Country Crossing Mobile Home Park and completed a Boundary Line Adjustment (BLA) on April 1, 2015. BLA documents were recorded with King County. The owner also obtained a Storm-water Construction permit from the Washington State Department of Ecology.

June 2015- August 2015: The construction of the project started in the summer of 2015. The property was cleared and graded. The roads were cut in and road grades were established during this period. The building pads were graded and the soils in the property were compacted. Temporary Erosion control was put in place. Construction and landscaping bonds were also put in place before the construction started.

September 2015- May 2016: The wet utilities work for this project was completed. This included water line and sewer line installation as well as the installation of the storm-drainage system.

June 2016- August 2016: Retaining walls and a fence between the property and Country Crossing Mobile Home park were installed. The roads were compacted, prepared and gravel was installed. All site preparation work for dry utilities were completed. Curbs and gutters were installed.

September 2016- October 2016: Dry utilities including power, gas, phone, cable and internet were installed.

Currently work is in progress to complete the majority of sidewalk and paving work in October and possibly in early November. Cherry Valley Village LLC has also started working with the engineer to prepare as-built drawings and other documentation required for final plat. It is anticipated that most of the required final plat documentation will be completed in November 2016.

Given that this project is at the tail end of construction but final plat approval may not be received by December 11, 2016, we are requesting an additional year extension to complete the construction of the remaining plat improvements and to obtain final plat approval from the City of Duvall.

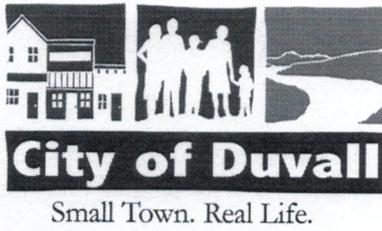
We look forward to working with you on this process.

Sincerely,

Jyoti Paul, Member

Jyoti Paul
Member, Cherry Valley Village LLC

Received Stamp



Planning Department

15535 Main St. NE
PO Box 1300
Duvall, WA 98019
(425) 788-2779
FAX (425) 788-8097
www.duvallwa.gov

Master Permit Application

This form must be completed (clearly printed or typed) and submitted to the Planning Department to file an application. Additional materials are required for specific types of applications. Please provide 7 complete packets with copies of all required application materials (stapled or binder clipped). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY

File No.:		Received By:		Date Received:			
Type of Application:	TYPE I	TYPE II	TYPE III		TYPE IV	TYPE V	TYPE VI
	<input type="checkbox"/> Administrative Interpretation <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Wireless Facility <input type="checkbox"/> Other Construction Permits – no SEPA required <input type="checkbox"/> Final Site Plan	<input type="checkbox"/> Building Permit-SEPA required <input type="checkbox"/> Other construction permit – SEPA required <input type="checkbox"/> Sensitive Area Permits <input type="checkbox"/> Site Plans, Parks less than ½ acre in new area <input type="checkbox"/> Infill Development of duplexes and townhome	<input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Shoreline Substantial Development Permit <input type="checkbox"/> Preliminary Short Subdivision <input type="checkbox"/> Site Plan/ Master Development Plan Over ½ acre <input type="checkbox"/> Vacations/Alterations <input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Shoreline Conditional Use Permit <input type="checkbox"/> Shoreline Variance <input type="checkbox"/> Preliminary Long Subdivision <input type="checkbox"/> Variance	<input type="checkbox"/> Rezone	<input type="checkbox"/> Final Plat <input type="checkbox"/> ROW Vacation	<input type="checkbox"/> UDR Text Amendment <input type="checkbox"/> Annexation <input type="checkbox"/> Area-Wide Zoning Map Amendment <input type="checkbox"/> Comp. Plan Amendment <input type="checkbox"/> Pre-Annexation Zoning
<input type="checkbox"/> Other Application (please explain): _____							

APPLICANT

Name (please print): Cherry Valley Village LLC		Phone # (425) 301-0426	
Email Address: jyoti_paul@yahoo.com			
Street Address: 350 Louis Thompson Road SE	City: Sammamish	State: WA	Zip: 98074

BASIC PROJECT INFORMATION

Project / Development Name: Cherry Valley Village	Project / Development Location (including nearest intersections): 26519 NE Cherry Valley Road, occupying the inside of the 90° turn in NE Cherry Valley Road				
Description of Proposed Action: Grant an extension for one year for completion of preliminary plat.					
Assessor / Tax Parcel Numbers (include 10-digit parcel number for all parcels within project boundaries):					
<table border="1"> <tr> <td>1326069032</td> <td></td> <td></td> </tr> </table>			1326069032		
1326069032					
Land Area of Project Site (sq. ft. & acres): 44836 sf, 1.03 ac	Zoning District: R12	Comp Plan Designation: _____			

Present use of property: Vacant		Are there Sensitive Areas on the property? No	
OWNER (if other than applicant)			
Name (please print): Paul Northwest Investments LLC and Swell Investments LLC (same owners as Cherry Valley Village LLC)		Phone #: 4253010426	
Email Address: [REDACTED]			
Street Address: 350 Louis Thompson Road SE	City: Sammamish	State: WA	Zip: 98074

AUTHORIZATION TO FILE APPLICATION (all persons with an ownership interest in property)

Name (please print): Jyoti Paul		<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser
Address: 10700 NE 4th Street, Unit 3802, Bellevue, WA 98004		<input type="checkbox"/> Option Purchaser	
Phone #: (425) 3010426	Option Expiration Date: [REDACTED]		
Assessor Parcel Number(s): 1326069032			
<i>I certify that the information and exhibits contained in and with this application is true and correct to the best of my knowledge and under the penalty of perjury by the laws of the state of Washington.</i>			
Signature: Jyotirmay Paul		10/12/16	
Name (please print): [REDACTED]		<input type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser
Address: [REDACTED]		<input type="checkbox"/> Option Purchaser	
Phone #: ([REDACTED]) [REDACTED]	Option Expiration Date: [REDACTED]		
Assessor Parcel Number(s): [REDACTED]			
Other Documents Required: 1. Application / Information for specific permit type. 2. SEPA Checklist.			
<i>I certify that the information and exhibits contained in and with this application is true and correct to the best of my knowledge and under the penalty of perjury by the laws of the state of Washington.</i>			
Signature: [REDACTED]		Date: [REDACTED]	