



**CITY OF DUVALL**  
**Planning Department**  
**Cherry Valley Village & Allen Street Village Preliminary Plat**  
**Minor Modification**  
**SU06-001 & SU06-006**  
**NOTICE OF APPLICATION**  
**October 24, 2016**

**PROJECT INFORMATION**

The following permit application was submitted on October 12, 2016 and determined complete on October 20, 2016: **Name, Description, and Location of Project:** *Minor Preliminary Plat Modifications to Cherry Valley Village and Allen Street Village Preliminary Plats.* The owner/applicant, Jyoti Paul on behalf of Cherry Valley Village, LLC, is proposing to modify the proposed lot lines for lots 7-10 of the Cherry Valley Village Preliminary Plat and lots 5-12 of the Allen Street Village Preliminary Plat. *No additional lots will be created by this proposal.* The properties are located adjacent to each other at 26500 NE Allen Street (TPN 1326069083) and 26519 NE Cherry Valley Road (TPN 1326069032). The Comprehensive Land Use designation is R12 (Residential 12 Units Per Acre), and the zoning designation is R12 (Residential 12 Units Per Acre).

**APPLICANT CONTACT INFORMATION**

Jyoti Paul, on behalf of Cherry Valley Village, LLC, 10700 NE 4th Street Unit 3802, Bellevue, WA 98004, (425) 301-0426.

**OPPORTUNITY FOR PUBLIC COMMENT**

Any interested person may send written comments about this application to Lara Thomas, Planning Director, via email at [lara.thomas@duvallwa.gov](mailto:lara.thomas@duvallwa.gov), or by mail at City of Duvall, P.O. Box 1300, Duvall, WA 98019, or in person to City of Duvall Planning Department, 15535 Main Street N.E., Duvall, Washington (Office Hours M-F 8:00AM to 4:30PM/Closed Holidays). **Comments will be accepted until 4:30 PM, November 7, 2016.**

**PUBLIC HEARINGS ON THIS PROJECT**

A public hearing is NOT required for this application proposal. 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 II permit, and the Planning Director is the decision-maker for this project.

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

Preliminary plat approval was granted for Cherry Valley Village on December 11, 2006 and for Allen Street Village on June 15, 2007. Both the Cherry Valley and Allen Street Villages must still obtain final plat approval prior to formal subdivision of the subject properties.

**WHAT CITY OF DUVALL REGULATIONS WILL APPLY TO THIS PROJECT?**

Duvall Municipal Code Title 14 (Unified Development Regulations).

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

All environmental reports and other required documents were submitted and reviewed as part of the original preliminary plat application.

**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

October 24, 2016  
 Issue Date

