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**CITY OF DUVALL
NOTICE OF COMBINED PUBLIC HEARINGS**

**DUVALL URBAN VILLAGE QUARRY HOUSE – SITE PLAN REVIEW (SPR17-006) &
DUVALL URBAN VILLAGE BLOCK LOTS – SITE PLAN REVIEW (SPR17-007)**

JULY 19, 2018

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 projects:

PROJECT NAME: Duvall Urban Village Block Lots, Duvall Urban Village Quarry House

FILE NUMBER(S): SPR17-006, SPR17-007

APPLICANT(S): Charles Hare, TOLLBROS, 8815 122nd Ave NE, Suite 200, Kirkland, WA 98034, chare@tollbrothers.com.

PROJECT LOCATION : Quarry House - 14200 block of 3rd Ave NE (Parcel Number 2426069083). Block Lots - 26400 through 26800 blocks of Big Rock Road NE (Parcel Number 2426069067)

PROPOSAL: The Applicant is seeking site plan review approval for the Duvall Urban Village Quarry House (amenity center) and the Duvall Urban Village Block Lots. The Quarry House is a 3,665± sf community facility with outdoor entertaining and recreation facilities situated on 0.64 acres (Lot 77) near the center of the community. The Duvall Urban Village Block Lots include a series of lots (Lots 6, 75-76, and 80-84) within the community that consist of attached townhomes with multiple units on each respective lot (Block Lots total 3.66 acres). For the Block Lots, the applicant is requesting administrative departures from several design guidelines (contained within Duvall Municipal Code Chapter 14.50) regarding percent of garage of the front façade, required separation between like models, minimum door trim, and porches and stoop height above grade requirements.

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

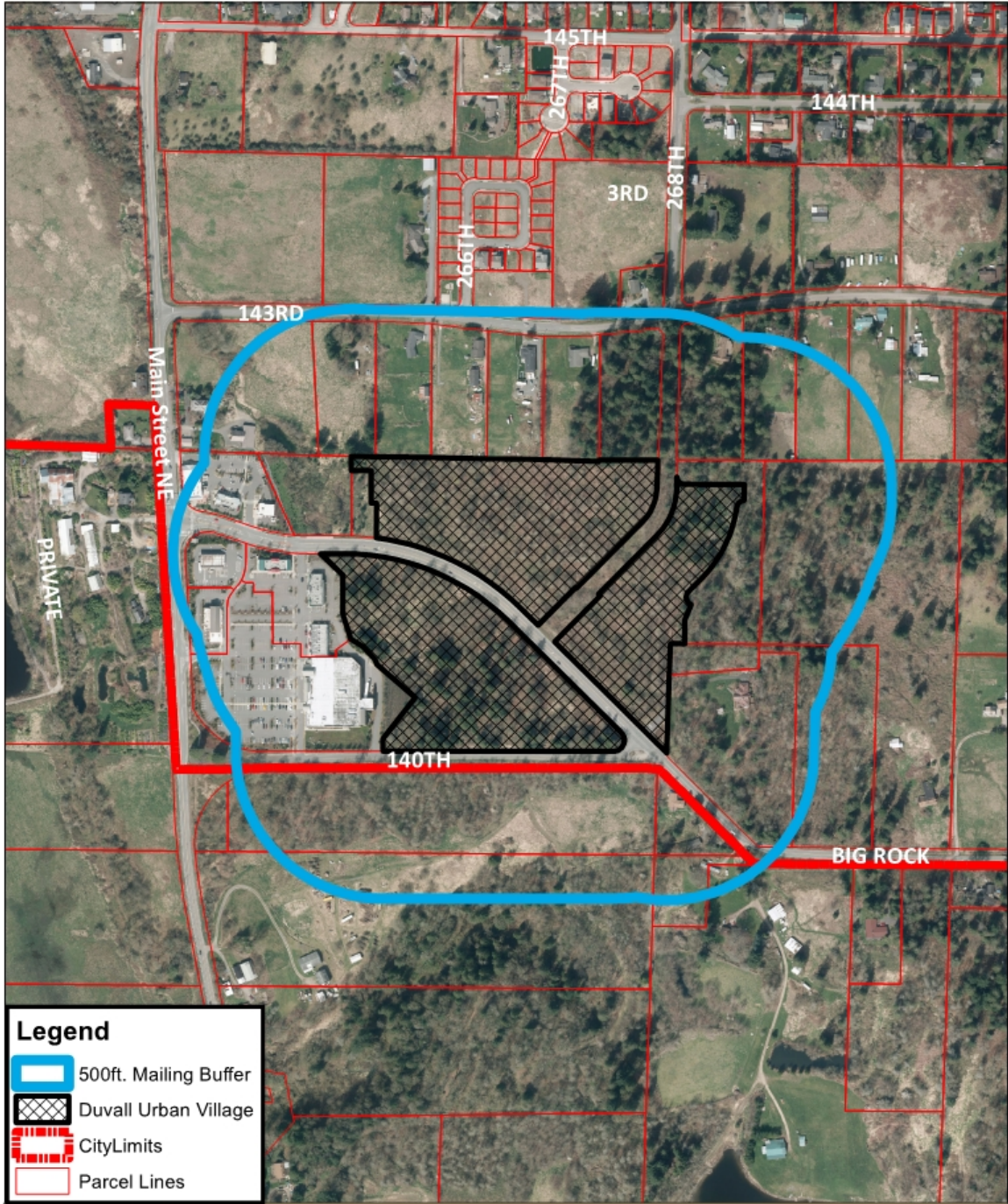
PUBLIC HEARING DATE: Thursday, July 19, 2018

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

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.**



Legend

-  500ft. Mailing Buffer
-  Duvall Urban Village
-  City Limits
-  Parcel Lines

500ft. Mailing Radius

2017

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