

# NOTICE OF APPLICATION

ISSUED JUNE 16, 2021

## APPLICANT

John Day Homes Inc  
c/o Michelle Randall  
PO Box 2930  
North Bend, WA 98045  
425.831.4901  
MRandall@johndayhomes.com

## APPLICATION TYPE

Site Plan Review, which is a Type III Action pursuant to DMC Chapter 14.08.

**Submittal Date:** May 6, 2021

**Application Complete:** June 3, 2021

**File Number:** SPR18-003

**Application Documents:** <https://www.duvallwa.gov/DocumentCenter/Index/532>

**City Regulations:** 2015 City of Duvall Comprehensive Plan, Duvall Municipal Code, and Public Works Design Standards

**Environmental Reports:** SEPA Checklist, Geotechnical Report, Technical Information Report

## DECISION MAKER

A final decision on this application will be made by the City's Hearing Examiner following an open-record public hearing. Notice of the public hearing will be issued at least 10 days in advance.

## PROJECT and PROPERTY INFORMATION

**Name:** Sunset Court Townhomes

**Location:** NE 143rd Place near 3rd Ave NE, Duvall, WA 98019 (TPN 212950-0290)

**Area:** 1.02 Acres (44,450 square feet)

**Future Land Use:** Single Family Residential

**Zoning:** Residential 12 units per acre (R12)

**Use Type:** Residential – Multifamily

**Description:** The Applicant is seeking a site plan review for approval to subdivide the 1.02-acre site into 11 lots of single family attached dwelling units. The proposal is to build 3 triplex units and 1 duplex unit. Each home will be on a separate lot with common walls located on common lot lines. The units will be in two rows paralleling the site's natural slope and will have two parking spaces per unit and a garage. Two private roads will serve the development. The project will provide open space and a landscaping area.

## PUBLIC COMMENT

Any interested person may submit written comments. Comments on this application will be accepted until **4:30 PM on Wednesday, June 30, 2021**. Please submit comments to the City Contact listed below.

## CITY CONTACT

Troy Davis, Senior Planner  
15535 Main Street NE (PO Box 1300)  
Duvall, WA 98019  
425.939.8078  
troy.davis@duvallwa.gov

## OTHER CITY APPROVALS REQUIRED

Final Plat Permit, Right-of-Way Permit, Building Permit

## FILE REVIEW and APPEALS

Anyone may view the contents of the application file by first filing a public records request with the City Clerk at (425) 939-8088. The application file for this project is available at City Hall, located at 15535 Main Street NE in Duvall. You may request a copy of any decision, information on hearings, and your appeal rights by calling the Planning Department at (425) 788-2779.

**MAPS**

SIERRA B VERTICAL SIDING (SMOOTH FINISH)

METAL FASCIA GUTTER

ARCHITECTURAL GRADE COMPOSITION SHINGLES (BLACK)  
HARDIE-SHINGLE SIDING



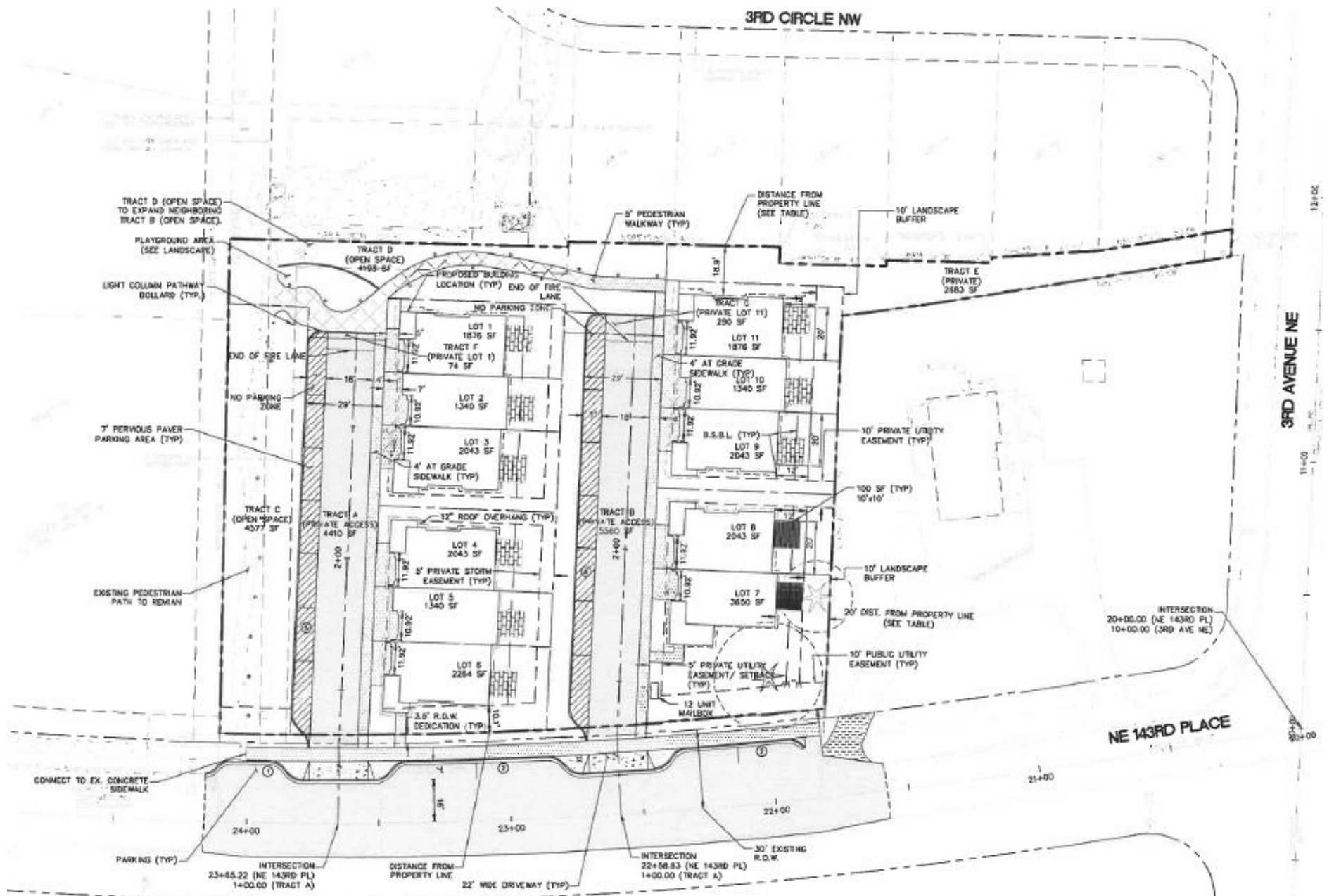
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**VICINITY MAP**



**SITE PLAN**