



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033

(425) 587-3225 ~ www.kirklandwa.gov

CITY OF KIRKLAND NOTICE OF DECISION

JUNE 3, 2015

PERMIT APPLICATION: Avalon East Short Plat, File No. [SUB14-01032](#)
Avalon West Short Plat, File No. [SUB14-01033](#)

LOCATION: [10633 128th Avenue NE](#) and Parcel #[6743700371](#)

APPLICANT: Josh Lysen, Merit Homes, Inc.

PROJECT DESCRIPTION: Avalon East Short Plat, 2 lots. Lot 1: 7,200 sf and lot 2: 5,145 sf. A 15' wide access easement will be provided from 128th Ave for Lot 2 and Lot 1 will access directly from 128th Ave NE. House will be demolished.

Avalon West Short Plat, 2 lot Short Plat on a vacant lot, Lot 3: 5,015 sf and Lot 4: 7,204 sf. A 15' wide access easement from 128th Ave NE will be provided.

Following an appeal hearing, the Hearing Examiner on May 28, 2015 affirmed the Planning Director's decision. This project was approved with conditions.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

CONCERNING FURTHER REVIEW: KMC 145.110 reads as follows: "The action of the City in granting or denying an application under this chapter may be reviewed pursuant to the standards set forth in RCW 36.70C.130 in the King County Superior Court. The land use petition must be filed within 21 calendar days of the issuance of the final land use decision by the City. For more information on the judicial review process for land use decisions, see Chapter 36.70C RCW."

COMMENT TO CITY COUNCIL: If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to citycouncil@kirklandwa.gov. Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.

For additional information on this project, please contact **Susan Lauinger**, City of Kirkland Planning Department at (425) 587-3252 or slauinger@kirklandwa.gov. More information is also available at www.mybuildingpermit.com.