



## CITY OF KIRKLAND

Planning and Community Development Department  
123 Fifth Avenue, Kirkland, WA 98033 - (425) 587-3225  
[www.kirklandwa.gov](http://www.kirklandwa.gov)

### CITY OF KIRKLAND NOTICE OF DECISION

**MARCH 12, 2015**

**Permit application:** Lakeview North & South Short Plat ([SUB15-00112](#))

**Location:** [11405 NE 94<sup>th</sup> Street](#)

**Applicant:** Jason Jones, Chaffey Building Group

**Project description:** Subdivide a 15,598 square foot parcel into 2 single family lots in the RS 8.5 Zone utilizing the small lot provisions of KMC Section 22.28.042. The applicant is proposing to remove the existing house. Since the short plat does not include an Integrated Development Plan component, the house locations, utilities, grading, rockeries, and other improvements shown on the site plan are not approved as part of this short plat application.

**Decisions Included:** Short Plat (Process I)

**Project Planner:** Ron Hanson, Planning Consultant

**SEPA Determination:** Exempt

**Department Decision:** **Approval with Conditions**

Eric Shields, Director  
Department of Planning and Community Development

Decision Date:	March 11, 2015
Appeal Deadline:	March 26, 2015

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

**How to Appeal:** *Only the applicant or those persons who previously submitted written comments or information to the Planning Director are entitled to appeal this decision.* A party who signed a petition may not appeal unless such a party also submitted independent written comments or information. An appeal must be in writing and delivered, along with fees set by ordinance, to the Planning Department by 5:00 p.m., March 26, 2015. For information about how to appeal, contact the Planning Department at (425)587-3225. An appeal of this project decision would be heard by the Hearing Examiner.

**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](mailto: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.