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

May 14, 2015

Permit application:	NIKOICHI SHORT PLAT (SUB14-02436)
Location:	10527 NE 47th Place
Applicant:	Yumi Kagamihara & Dan Carr
Project description:	Subdivide a 15,612 square foot parcel into two single-family lots in the RS 8.5 Use Zone utilizing the Small Lot Single-Family flexibility provisions of the Kirkland Municipal Code, KMC 22.28.042. The Short Plat does not include an integrated Development Plan (see Attachments 1 and 2).
Decisions Included:	Short Plat (Process I)
Project Planner:	Christian Geitz
Department Decision:	**Approval with Conditions**

Eric Shields, Director
Department of Planning and Community Development

Decision Date:	May 12, 2015
Appeal Deadline:	May 28, 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., May 28, 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. 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