CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225 - www.kirklandwa.gov

CITY OF KIRKLAND
NOTICE OF DECISION

MAY 31, 2016

Permit application:	SUB15-02420 Longwell Short Plat
Location:	12416 NE 111th Pl NE
Applicant:	Stanley Xu
Project description:	Subdivide a 14,382 square foot parcel into two (2) single-family parcels within the RSX 7.2 Use Zone. The Short Plat does not include an Integrated Development Plan.
Decisions Included:	Short Plat (Process I)
Project Planner:	Christian Geitz
Department Decision:	**Approval with Conditions**

Eric Shields, Director
Planning and Building Department

Decision Date:	May 27, 2016
Appeal Deadline:	June 14, 2016

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., June 14, 2016. 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 City's 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.