



CITY OF KIRKLAND

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

CITY OF KIRKLAND CORRECTED NOTICE OF DECISION

Date corrected notice sent:

January 22, 2015

Permit application:

Avalon East [SUB14-01032](#)

Location:

[10633 128th Ave NE](#)

Applicant:

Merit Homes

Project description:

Subdivide one parcel in to two single family lots

Decisions Included:

Short Plat (Process I)

Project Planner:

Susan Lauinger

Department Decision:

Approval with Conditions

NOTE: The notice of decision sent on January 15th, 2015 contains directional errors pertaining to the east and west short plats. Pursuant to Kirkland Zoning Code section 145.45.6, this notice corrects those errors but does not change the conditions of approval, decision date, or appeal deadline.

Since review of this proposed subdivision is occurring simultaneously with the Avalon West short plat located immediately to the west, there is an opportunity to coordinate the access to the two developments. Specifically, there is no apparent reason why the two developments could not easily share the same access driveway/access easement. This would have the benefit of reducing the extent of roadway pavement and the attendant vegetation removal. The driveway/easement on the Avalon West site is the logical location to serve both developments.

Therefore, prior to recording this short plat, the applicant shall revise the short plat to eliminate the proposed access easement on the south side of the property and relocate access to/from the easement to the north of the property.

Eric Shields, Director
Department of Planning and Community Development

Decision Date: January 9, 2015
Appeal Deadline: January 29, 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., January 29, 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 City's Hearing Examiner.