



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

JULY 2, 2013

Permit application: Juanita Village 2 lot Short Plat (SUB13-00366)

Location: 11801 97th Lane

Applicant: Dan Shieder, MMP Kirkland Apartments

Project description: Subdivide a 101,585 square foot parcel (2.33 acres) into 2 commercial/multi-family lots in the JBD-1 Zone located within the Juanita Village development. There is currently a multi-family/commercial building being constructed on proposed Lot 1. Lot 2 is undeveloped, however, the City is currently reviewing a building permit (BNR 13-00029) for a 3,046 square foot building with surface parking for 14 cars (see Attachments 1 and 2).

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:	July 1, 2013
Appeal Deadline:	July 16, 2013

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., July 16, 2013. 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.