



CITY OF KIRKLAND
Planning and Building Department
123 Fifth Avenue, Kirkland, WA 98033
425.587.3600 - www.kirklandwa.gov

**CITY OF KIRKLAND
NOTICE OF DECISION**

May 2, 2016

Permit application: Nova Short Plat, File No. SUB15-00632

Location: 8205 126th Avenue NE (see Attachment 1)

Applicant: Mike Smith with Merit Homes, Inc.

Project description: Proposal to subdivide one parcel of 0.85 acres into five separate parcels in the RSX 7.2 Zone utilizing the small lot short plat provisions of KMC 22.28.042 (see Attachment 2).

Decisions Included: Short Plat (Process I)

Project Planner: Scott Guter

SEPA Determination: Exempt

Department Decision: **Approval with Conditions**

Eric Shields, Director
Department of Planning and Community Development

Decision Date:	April 28, 2016
Appeal Deadline:	May 16, 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., May 16, 2016. For information about how to appeal, contact the Planning Department at (425)587-3600. 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.