



King County

Permitting Division

Department of Local Services
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711
www.kingcounty.gov/permits

Notice of Application

(Type 3)

Applicant: J-P Wallace Azure NW LLC
Attn. Tom Young
33400 8th Ave S, Suite 230
Federal Way WA 98003

File No.: PLAT21-0004 – FAY RIDGE

Permitting Project Manager: Kim Claussen
Telephone No.: 206-477-0329
e-mail: Kimberly.claussen@kingcounty.gov

Engineer: Barghausen Consulting Engineers
18215 72nd Ave S
Kent WA 98032
425-451-6222

Date Application Filed: February 16, 2021
Date Determined Complete: March 16, 2021
Date of Mailing: April 8, 2021

Project Location: The site is located between 296th Ave NE (west) and Fay Road NE (east), south of NE 120th St (unopen) to Puget Sound Energy towers/line(s)

Parcel Nos.: 292607-9012, -9015, -9063, -9064, -9065, -9066, -9067, -9068, -9069, -9073, -9084
322607-9001, -9033, -9094, -9095, -9096, -9097, -9098, -9099, -9100, -9101, -9102, -9103, -9104, -9105,
-9106, -9107, -9108, -9109, -9110, -9111, -9112, -9113, -9114, -9115, -9116, -9117, -9118, -9119, -9120
332607-9007, -9028, -9092, -9123
Franklin Farms 292607-9070, -9071, -9072, -9073, -9074, -9075, -9076, -9083

Project Description: Cluster Subdivision of approximately 236.9 acres (206.3 acres after BLA), zoned RA-5 (rural, one unit per 5 acres) into 41 lots for single family dwellings, tracts for critical areas, associated buffers, drainage and access/roads. Lots range in size from approximately 2.34-4.87 acres.

Permits requested in this application: Formal Subdivision, Road Variance (#VARR21-0002)

Application and environmental documents are available on-line at kingcounty.gov/permits or via Permitting Division Records Section (permitrecords@kingcounty.gov or 206-296-6600). *Note due to COVID-19, the Permitting Division lobby services are currently closed.*

Development regulations to be used for project mitigation, known at this time: King County Code 21A. (zoning, critical areas), 2016 King County Surface Water Design Manual, 2016 King County Road Design & Construction Standards

Consistency with applicable County plans and regulations: This proposal will be reviewed for compliance with all applicable King County Codes, including those noted above

Other permits not included in this application, known at this time: Boundary Line Adjustment (BLA)

A public hearing before the King County Hearing Examiner is required for this application. Notification of the public hearing date will occur approximately 30-days prior to the scheduled hearing date. The Department of Local Services, Permitting Division will issue a report and recommendation to the Hearing Examiner two (2) weeks prior to the scheduled public hearing. Following the close of the public hearing, the Hearing Examiner will issue a written decision which may be appealed to the King County Council. Details of the appeal process will be included in the Examiner's decision.

Written comments may be e-mailed to the Permitting Project Manager. **Please submit comments no later than May 3, 2021.** If email is not an option, hard copy comments may be sent to the Permitting Division address shown above.

NOTE: To request this information in alternative formats for people with disabilities, please call 206-296-6600 or TTY Relay: 711.

If you wish to receive a copy of the Permitting Division's Report and Recommendation on this application, please return the request below or e-mail the Permitting Project Manager listed above.

=====
Please send me notification of any official notices concerning this application. **(Please print clearly)**

File No.: PLAT21-0004 Fay Ridge

Name: _____ Telephone No: _____

Email Address: _____

Mailing Address (optional): _____

Notice will be sent via email, unless a hard copy is specifically requested. You are receiving this notice because King County property records indicate that you own property within 500 feet of the proposed project described above