



King County
Department of Local Services
Permitting Division
 919 SW Grady Way, Suite 300
 Renton, WA 98057
 206-296-6600 TTY Relay: 711
www.kingcounty.gov/permits

Notice of Application

(Type 3)

Applicant: J-P Ledford Azure NW, LLC Attn. Toni Cavalli 1019 39 th Ave SE, Suite 205 Puyallup, WA 98374 253-517-8541	File No.: PLAT23-0005 Tolthue Heights
Engineer: Barghausen Engineering, Inc. Attn. Ivana Halvorsen 18215 72 nd Ave S., Kent, WA 98032 425-251-6222	Permitting Project Manager: Chad Tibbits Telephone No.: 206-477-0350 E-mail: chtibbits@kingcounty.gov
Project Location: Eastern side of Kelly Rd NE, just south of Kelly Rd NE and NE Lake Joy Rd intersection. Parcel No.: 342607-9002	Date Application Filed: August 31, 2023 Date Determined Complete: September 27, 2023 Date of Mailing: November 7, 2023
Project Description: Subdivision of approximately 150 acres, zoned RA-5 (one unit per five acres), into 30 lots for single family dwellings and tracts for critical areas & associated buffers, private road(s). Plat proposes clustering of lots due to critical areas. Lots range from approximately 0.44-0.67 acres in size. Property is currently vacant.	
Permits requested in this application: Formal Subdivision	
Application and environmental documents are available on-line at www.kingcounty.gov/permits/ or at the Permitting Division Office address above.	
Development regulations to be used for project mitigation, known at this time: King County Code 21A. (Zoning, Critical Areas), Title 9 (Stormwater), Title 13 (Water and Sewer), Title 14 (Roads) and Title 17 (Fire).	
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: NA	

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 emailed to the Permitting Project Manager. **Please submit comments no later than December 1, 2023.** 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.

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

File No.: PLAT23-0005 – Tolthue Heights

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.