



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

Notice of Application

(Type 3)

Project Name: Peasley Canyon Estates	File No.: PLAT24-0002
Applicant: LR1, LLC 11012 Canyon Rd. E., Suite 8-943 Puyallup, WA 98373 Contact: Steve Fueston sfueston@gmail.com	DLS Project Manager: Brian Lee, Sr. Planner brlee@kingcounty.gov (206) 477-6147
Date Application Filed: June 6, 2024	Date Determined Complete: July 19, 2024
Date of Notice: August 6, 2024	Comment Due Date: August 30, 2024
Project Location: 31930 44th Avenue S, Auburn, Washington, 98001 (Parcel No.: 4014400332)	
Project Description: Preliminary subdivision of approximately 3.0 acres (130,782 SF) into 12-lots for the future development of detached single-family units with tracts for access, drainage, and recreation space. The subject property is zoned R-4, Urban Residential, 4-dwelling units per acre.	
Permits requested in this application: Formal Subdivision	
Application and associated documents are available on-line at https://kingcounty.gov, or email Permitting Division Records Section (permitrecords@kingcounty.gov or 206-296-6600).	
Consistency with applicable County plans and regulations: This proposal will be reviewed for compliance with all applicable King County codes including Roads Standards, Surface Water Design Manual, Zoning, Grading and Critical Areas Codes.	

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 **August 30, 2024**. 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 and any official notices related to this project, please return the request below or e-mail the DLS Project Manager listed above.

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

File No.: PLAT24-0002 – Peasley Canyon Estates

Name: _____ Telephone No: _____

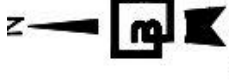
Email Address: _____

Mailing Address (optional): _____

This request may be submitted via email to the DLS Project Manager noted above.

Notice will be sent via email, unless a hard copy is specifically requested.

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PRELIMINARY SUBDIVISION LAYOUT PLAN
PEASLEY CANYON ESTATES
 A PORTION OF SECTION 10 TOWNSHIP 21 N, RANGE 04 E, WM, KING COUNTY, WASHINGTON

ABBREVIATIONS
 R/W RIGHT-OF-WAY
 UE UTILITY EASEMENT (ALL UTILITIES PUBLIC AND PRIVATE)
 L/S LATERAL SERVICE
 P/S PUBLIC STORM DRAINAGE EASEMENT
 B/S BUILDING SETBACK LINE
 SF SQUARE FEET
 AC ACRES
 P/NT PLANT ACCESS TRACT
 J/NT JOINT USE DRIVEWAY

