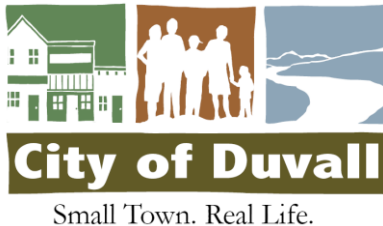


Received Stamp		Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov
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UDR Text Amendment Application

This form must be completed (clearly printed or typed) and submitted to the City, along with the Master Permit Application. In addition, the applicant shall provide all information as required by the attached checklist and all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY			
File No.:	Received By:	Date Received:	
APPLICANT:		OWNER (if other than applicant):	
Applicant Name:		Property Owner Name:	
Applicant Address:		Property Owner Address:	
Applicant Phone #: ()		Property Owner Phone #: ()	
Signature:	Date:	Signature:	Date:
Applicants shall review and comply with all procedures as detailed in DMC 14.80 prior to submitting your application. 14.80.030 Criteria for amendments. A. All text amendments processed under this section shall be in conformance with the Duvall Comprehensive Plan and consistent with the purpose of this Title. B. A map amendment shall meet the following criteria: 1. The amendment shall be consistent with the Future Land Use Map set out in the Duvall Comprehensive Plan except as set out in 14.80.020.C; 2. The amendment shall be consistent with the policies and provisions of the Duvall Comprehensive Plan; the City-Wide Visioning Plan, and the Downtown Sub-Area Plan; 3. The amendment shall be compatible with the uses and zoning of the adjacent properties; 4. The amendment bears a substantial relation to the public, health and safety; 5. The amendment is warranted because of changed circumstances, an error, or because of a demonstrated need for additional property in the proposed zoning district; 6. The subject property is suitable for development in conformance with zoning standards under the proposed zoning district; 7. Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone; 8. The probable adverse environmental impacts of the types of development allowed by the proposed zone have been identified and can be mitigated taking into account all applicable regulations, or, the unmitigated impacts are acceptable; and 9. The amendment complies with all other applicable criteria and standards in this Title.			