

## **NOTICE OF APPLICATION FOR SUBDIVISION OF PROPERTY YAHVI ESTATES PRELIMINARY SHORT PLAT –PSHP2016-00552**

**Date of Notice: January 13, 2017**

**Public Comment Period: Ends February 3, 2017 at 5 PM**

**NOTICE IS HEREBY GIVEN** that the City of Sammamish received an application on December 23, 2016 to subdivide a 1.11-acre property located in the R-4 zone into 4 single family lots. Streams and wetlands are located near the subject property but none occur on site. The project proposal requires Preliminary Short Plat approval by the City of Sammamish.

In accordance with SMC 20.05.060, on January 13, 2017 the City issued this Notice of Application by the following means: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

**File Number:** PSHP2016-00552.

**Date of Application:** December 23, 2016.

**Date of Completeness Determination:** December 30, 2016.

**Date of Notice of Application:** January 13, 2017.

**Applicant:** Phanidhar Gopavaram, 18790 NE 61<sup>st</sup> Way, Apt 102, Redmond, WA 98072, P: (425) 879-8910, E: [phanidhar.gopavaram@gmail.com](mailto:phanidhar.gopavaram@gmail.com)

**Applicant Agent:** Yoshio L. Piediscalzi, P.E., D.R. Strong Consulting Engineers, Inc., 620 7<sup>th</sup> Avenue, Kirkland, WA 98033, P: (425) 381-3063, E: [yoshio.piediscalzi@drstrong.com](mailto:yoshio.piediscalzi@drstrong.com)



### **Project Location:**

The proposed development is located at 2616 242<sup>nd</sup> Ave SE, Sammamish, Washington within Section 10, Township 24 North, Range 6 East, W.M.

**Tax Parcel Number:** 1024069114.

**Existing Environmental Documents Available for Review:** Preliminary Project Plans, State Environmental Policy Act (SEPA) Project Checklist, Tree Inventory and Arborist Report, Critical Areas Report, Geotechnical Report, and a Preliminary Technical Information Report.

**State Environmental Policy Act (SEPA) Review:** A SEPA Threshold Determination of Non-Significance (DNS) is anticipated for this project using the SEPA Optional DNS Process established under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of this proposal. This proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures

regardless of whether an EIS is prepared. Upon completion of the SEPA review process, a Notice of Issuance of DNS will be distributed to parties of record and in accordance with SMC 20.05.060.

**Staff Project Planner Assigned:** Tracy Cui, AICP, Associate Planner P: 425-295-0523, E: [tcui@sammamish.us](mailto:tcui@sammamish.us).

Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

**Public Comment Period:** A 21-day public comment period applies to this project. Public comment on this proposed subdivision will be accepted from January 13, 2017 through February 3, 2017 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

*Interested persons are invited to submit written comments pertaining to the application no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m. Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*

### SITE PLAN

