



**NOTICE OF APPLICATION FOR SUBDIVISION OF PROPERTY  
NOTICE OF INTENT TO ISSUE OPTIONAL DNS  
NE 25TH ASSEMBLAGE PRELIMINARY SUBDIVISION – PSUB2017-00599**

**Date of Notice: August 9, 2017**

**Public Comment Period: Ends August 30, 2017 at 5 PM**

**NOTICE IS HEREBY GIVEN** that the City of Sammamish received an application on July 27, 2017 to subdivide (5) parcels totaling approximately 6.59 acres located in the R-4 zone into 20 single-family lots with associated roadway, utilities, tree retention, open space and drainage tract. The project proposal requires Preliminary Subdivision approval by the City of Sammamish.

In accordance with SMC 20.05.060, on August 9, 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:** PSUB2017-00599.

**Date of Application:** July 27, 2017.

**Date of Completeness Determination:** August 2, 2017.

**Date of Notice of Application:** August 9, 2017.

**Applicant:** CR Home Builders, LLC, c/o Todd Levitt, 14110 Bel-Red Road, Bellevue, WA 98007, P: (425) 644-2323, E: [Toddl@murrayfranklyn.com](mailto:Toddl@murrayfranklyn.com).

**Applicant Agent:** Jim Olsen, Core Design, Inc., 14711 NE 29th Place, Suite 101, Bellevue, WA 98007, P: (425) 885-7877, E: [JAO@coredesigninc.com](mailto:JAO@coredesigninc.com).

**Project Location:** The project is located at the westerly end of NE 25th Street in the City of Sammamish within Section 22, Township 25 North, Range 6 East, W.M.

**Tax Parcel Number(s):** 2225069031, 2225069043, 2225069099, 2225069074, and 2225069020.

**Existing Documents Available for Review:** Preliminary Project Plans, Property Boundary and Topographic Survey, State Environmental Policy Act (SEPA) Checklist, Tree Inventory and Arborist Report, Critical Areas Report, Transportation Impact Assessment, Geotechnical Report, and a Preliminary Technical Information Report. A copy of the revised documents can be found here: <https://spaces.hightail.com/receive/zILGB8hikK>.

**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. The 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.

**Staff Project Planner Assigned:** Ryan Harriman, AICP, Senior Planner P: 425-295-0529, E: [rharriman@sammamish.us](mailto:rharriman@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 August 9, 2017 through September 30, 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

