

Category: Single Family**LUA05-167 / ANNIE'S PLACE II SHORT PLAT **Status: RECORDED******Submittal Date:** 12/28/2005**Acceptance Date:** 01/06/2006**Decision Date:** 03/30/2006**Associated Land Use Actions****Address:** 5511 NE 2ND ST**Description:** THE APPLICANT PROPOSES TO SUBDIVIDE A 47,030 SQ FT PARCEL ZONED RESIDENTIAL - 4 UNITS PER ACRE (R-4) INTO 4 LOTS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. AN EXISTING SINGLE-FAMILY HOUSE WILL REMAIN ONSITE. ACCESS TO THE PROPOSED LOTS WILL BE FROM NE 2ND STREET.

1/11/06 Administrative Variance denied

1/24/06 Appeal received

2/15/06 Received reconsideration of lot width variance in lieu of appeal

2/23/06 Development Services Director supports a more limited variance for one lot as proposed in reconsideration.

3/2/06 administrative variance decision approved - appeal period to end 3/16/06.

Applicant: HUGHES BILL
W. H. HUGHES JR. COMPANY, INC.
15220 CEDAR GROVE RD
ISSAQUAH, WA
425-444-3367**Tax ID**

0847100061

Contact: REDDING TOM
BAIMA AND HOLMBERG
100 FRONT STREET S
ISSAQUAH, WA
425-392-0250
tom@baimaholmberg.com**Owner:** PARKASH OM AND BABY BALJINDER BALJINDER
5511 NE 2ND STREET
RENTON, WA**Planner:** Keri Weaver**Reviewer:** Juliana Fries**LUA05-166 / WEDGEWOOD LANE DIV 5 **Status: APPROVED******Submittal Date:** 12/23/2005**Acceptance Date:** 01/20/2006**Decision Date:** 05/08/2006**Associated Land Use Actions****Address:** 1002 HOQUIAM AVE NE**Description:** Proposed subdivision of a 2.38 acre site zoned Residential-8 (R-8) into 13 lots for single-

Category: Single Family

LUA05-166 / WEDGEWOOD LANE DIV 5 Status: APPROVED

family residential development. The site is currently vacant. Access to 12 lots would be from an extension of NE 10th Street along the south boundary of the site, and access to 1 lot would be directly from Hoquiam Ave. NE. No sensitive areas are located on the site.

- LUA03-053: DIV 1 PREL PLAT
- LUA05-009: DIV 2 PREL PLAT
- LUA05-086: DIV 3 PREL PLAT
- LUA05-017: DIV 4 PREL PLAT
- LUA05-166: DIV 5 PREL PLAT

- LUA06-065: DIVS 1-3 FINAL PLAT
- LUA06-100: DIVS 4-5 FINAL PLAT

Applicant: GILROY, PATRICK
 LANDTRUST, INC
 1560 140TH AVE NE # 100
 BELLEVUE
 425-747-1726

Tax ID
1023059051

Applicant: PATRICK GILROY
 LANDTRUST, INC
 1560 140TH AVE NE #100
 BELLEVUE, WA
 425-747-1726 EXT. 102

Owner: JAE LEE
 PO BOX 376
 MERCER ISLAND, WA
 206-229-8918

Owner: PL DEVELOPMENT
 PO BOX 376
 MERCER ISLAND WA

Planner: Keri Weaver

Reviewer: Arnetta Henninger

LUA05-164 / TALL FIRS HONEY CRK LOT 8,9,10 Status: APPROVED

Submittal Date: 12/20/2005 **Acceptance Date:** 05/17/2006 **Decision Date:** 06/29/2006

Associated Land Use Actions

Address: 3400 block on NE 17th Place
 3436 NE 17TH PL
 3430 NE 17TH PL

Description: Three houses, outfall pipe and dispersion system on protected slopes, in stream buffer

The applicant is proposing to construct three single family homes on three existing lots and extend an existing stormwater drainage pipe. The lots are nearly covered by protected slopes

Category: Single Family

LUA05-164 / TALL FIRS HONEY CRK LOT 8,9,10 **Status: APPROVED**

and the stream buffer of Honey Creek, which runs across the rear of the lots. The remaining 20 feet at the front of the lots is limited by the front yard setback requirement of 15 feet for the house and 20 feet for the garage.

The applicant is requesting front yard, slope and stream buffer variances in order to build the houses. He is also requesting a Critical Areas Exemption in order to extend the existing storm water drainage pipe that currently discharges at the top of the slope. The pipe would be continued down the slope and a dispersion system would be constructed at the bottom.

Applicant: CAMERON SCOTT
BENT NOSE, LLC
4 102ND AVE NE #201
BELLEVUE, WA
(425) 445-0887

Tax ID
3449500050
3449500040
3449500045

Owner: KATSMAN PHILIP
2466 55TH AV SW
SEATTLE WA

Planner: Valerie Kinast

Reviewer: Mike Dotson

LUA05-160 / ZIRK SHORT PLAT **Status: RECORDED**

Submittal Date: 12/14/2005 **Acceptance Date:** 01/06/2006 **Decision Date:** 01/30/2006

Associated Land Use Actions

Address: 1833 NE 24TH ST

Description: 2 LOT PLAT, UNDERDENSE

Subdivision of an existing 25,263 square foot lot located within the Residential-8 (R-8) dwelling unit per acre zoning designation into two lots. An existing residence is proposed to remain on proposed Lot 2. Proposed Lot 1 area would be 5,000 square feet and proposed Lot 2 area would be 20,263 square feet. Access to the proposed lots would be provided via single family residential driveways onto NE 24th Street. No sensitive areas are mapped on the subject site.

Applicant: ROSWALD THOMAS
ROSWALD INC.
717 NE 12TH ST
NORTH BEND, WA
(425) 831-1831

Tax ID
3343902761

Owner: ZIRK LEOMA J
1833 NE 24TH ST
RENTON WA

Planner: Jill Ding

Category: Single Family**LUA05-160 / ZIRK SHORT PLAT****Status: RECORDED****Reviewer:** Arnetta Henninger**LUA05-157 / MEADOW II SHORT PLAT****Status: RECORDED****Submittal Date:** 12/09/2005**Acceptance Date:** 01/09/2006**Decision Date:** 02/23/2006**Associated Land Use Actions****Address:** 3606 MEADOW AVE N**Description:** 2 LOT SHORT PLAT RETAINING EXISTING HOUSE

The applicant is requesting approval of a proposal to short plat one lot zoned R-8 (8 dwelling units per acre) into two lots. The site is 11,577 sq. ft. (0.27 acres) in area. Proposed Lot 1 would be 6,009 sq. ft. in area and Lot 2 would be 5,030 sq. ft. The applicant will be required to dedicate 5 ft. of land to public-right-of-way along the frontage of the property. The proposed lots would both be accessed directly from Meadow Ave. N. The applicant proposes to retain the existing house on what would be Lot 1. Encroachment of the shed at the northern property line would be required to be resolved prior to short plat recording.

Applicant: LONG JEFF
MEADOW 2 LLC
2624 260TH PL SE
SAMMAMISH WA
(206) 920-9163

Tax ID

3342700615

Contact: REDDING TOM
BAIMA & HOLMBERG, INC
100 FRONT STREET
ISSAQUAH, WA
(425) 392-0250

Owner: LONG JACK & FRANCES
4230 160TH AVE SE
BELLEVUE, WA

Owner: WRIGHT MARVIN+MARLYS
3606 MEADOW AV N
RENTON WA

Planner: Valerie Kinast**Reviewer:** Jan Illian**LUA05-156 / VUONG SHORT PLAT****Status: RECORDED****Submittal Date:** 12/09/2005**Acceptance Date:** 01/06/2006**Decision Date:** 02/21/2006**Associated Land Use Actions**

Category: Single Family

LUA05-156 / VUONG SHORT PLAT

Status: RECORDED

Address: 4532 NE 10TH ST

Description: 7 lot short plat retaining existing house

The applicant is proposing to subdivide a 49,105 sf (1.13 acres) lot into 7 lots in the R-8 (Residential 8 units per acre) zone. The short plat would result in a density of 7.91 dwelling units per acre. The existing house would remain and the detached garage and shed would be demolished. The proposed lots would range in size from 4,500 sf to 7,162 sf. Lot 1 would access from NE 10th Street. Lots 2, 3, 6 and 7 would access directly from a new public half-street running perpendicular to NE 10th St. along the east side of the site. Lots 4 and 5 would be accessed via an access easement over Lots 3 and 6 from the new street. Two of six existing trees would be removed.

1/29/08 - Notice of expiration letter sent out to applicant
2/7/08 - One year extension approved new expiration date 2/21/09

Applicant: VON INMAN KARL
10800 NE 6TH ST STE 200
BELLEVUE, WA
(206) 719-8808

Tax ID
1023059129

Contact: TOUMA TOM
TOUMA ENGINEERS
6632 S 191ST PL, SUITE E102
KENT, WA
(425) 251-0665

Owner: HERITAGE HOMES, INC.
4325 SW 323RD ST
FEDERAL WAY, WA
DAVE PERRY
253-927-6312

Owner: VUONG BINH KHUONG TATHA
4532 NE 10TH ST
RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA05-153 / EIKO SHORT PLAT

Status: RECORDED

Submittal Date: 12/07/2005 **Acceptance Date:** 12/20/2005 **Decision Date:** 03/09/2006

Associated Land Use Actions

Address: 1710 TALBOT RD S

Description: 2 lot short plat, retaining existing house

Category: Single Family**LUA05-153 / EIKO SHORT PLAT****Status: RECORDED**

The applicant is requesting to subdivide an existing 16,604 sq. ft. lot into two lots for the eventual development of another single-family house. The existing house would remain on Lot 1. Lot 1 would be 8,630 sq. ft. and Lot 2 would be 7,973 sq. ft.. Access to Lot 1 would remain from Talbot Rd. S.. Access to Lot 2 would be via an access easement running from Talbot Rd. S. along the south lot line of Lot 1.

The applicant is also requesting an administrative variance to reduce the required minimum 15' side yard setback from an access easement to 12.5' for the existing house and 10' for the existing deck.

Applicant: ADAMS EIKO AND JAMES
1712 TALBOT RD S
RENTON, WA
(425) 277-6060

Tax ID

7222000033

Contact: TAYLOR BILL
TEC, INC.
PO BOX 1787
ISSAQUAH, WA
(425) 391-1415

Owner: ADAMS JAMES R+EIKO
1710 TALBOT RD S
RENTON WA

Planner: Andrea Petzel

Reviewer: Mike Dotson

LUA05-152 / FLYNN VARIANCES & SHOREL EXEMP**Status: APPROVED****Submittal Date:** 12/06/2005**Acceptance Date:** 12/30/2005**Decision Date:** 01/24/2006**Associated Land Use Actions** Shoreline Exemption, Administrative Variance**Address:** 5301 RIPLEY LN N**Description:** Addition of one story to a home on Lake Washington, and increase in roof height of garage

The applicant is proposing to construct an additional floor on his house and increase the height of his garage. A shoreline exemption is requested because the work is proposed within 200 feet of the ordinary high water mark of Lake Washington. The work would meet the 25' setback required from the lake.

The applicant is also requesting side yard variances in order to build the second floor on the footprint of the first floor, because the house does not meet the setback requirements of the R-8 zone. The required side yard setback is 5 ft., but the existing house is set back only 4 ft. and 4.75 ft. from the side lot lines.

The applicant is requesting a front yard variance in order to increase the roof height of the existing garage. The garage is located 11.5 ft. from the front lot line and does not meet the

Category: Single Family

LUA05-152 / FLYNN VARIANCES & SHOREL EXEMP Status: APPROVED

20-foot front yard setback requirement in the R-8 zone.

The 3,000 sq.ft. lot is significantly smaller than the 5,000 sq.ft. minimum lot size required for new lots in the R-8 zone. The buildable area of the lot is further reduced by the 25-ft. setback requirement from Lake Washington.

Applicant: FLYNN MATT
5301 RIPLEY LANE N
RENTON, WA

Tax ID
3343302795

Contact: BRANDT JIM
BRANDT DESIGN SERVICES
PO BOX 7785
BONNEY LAKE, WA
(253) 826-9224

Owner: FLYNN MATTHEW P
5301 RIPLEY LN N
RENTON WA

Planner: Valerie Kinast

LUA05-150 / SWEEN SHORT PLAT Status: RECORDED

Submittal Date: 12/06/2005 **Acceptance Date:** 12/22/2005 **Decision Date:** 01/17/2006

Associated Land Use Actions

Address: 2514 JONES AVE NE

Description: 2 lot short plat retaining existing house

Subdivision of an existing 20,312 square foot lot located within the Residential-8 (R-8) dwelling unit per acre zoning designation. An existing residence is proposed to remain on Lot 2. Proposed Lot 1 area would be 6,312 square feet and proposed Lot 2 area would be 14,000 square feet. Access to the proposed lots would be provided via single family residential driveways onto Jones Avenue NE.

Applicant: SWEEN JAMES AND DONNA
2514 JONES AVE NE
RENTON, WA
(425) 226-9231

Tax ID
3343903642

Owner: SWEEN JAMES F
2514 JONES AV NE
RENTON WA

Planner: Jill Ding

Reviewer: Jan Illian

Category: Single Family

LUA05-149 / Merry Short Plat

Status: RECORDED

Submittal Date: 12/06/2005

Acceptance Date: 12/21/2005

Decision Date: 01/17/2006

Associated Land Use Actions

Address:

2432 JONES AVE NE

Description: 2-lot short plat, retaining existing house. Side yard along a street variance.

Subdivision of an existing 17,780 square foot lot located within the Residential-8 dwelling (R-8) unit per acre zoning designation into two lots. An existing single family residence is proposed to remain on new Lot A, a detached garage and attached carport are proposed to be removed. Proposed Lot A would be 5,732 square feet in area and Lot B would be 9.734 square feet in area. Access to the proposed lots would be provided via a joint-use driveway easement over the southern portion of Lot A. In addition, the applicant has requested an administrative variance to reduce the required 15-foot side yard along a street setback required along the access easement to 6 feet.

Applicant: MERRY TODD
2432 JONES AVE NE
RENTON, WA
(425) 255-2416

Tax ID
3343903643

Owner: MERRY TODD R
2432 JONES AV NE
RENTON WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA05-148 / IRELAND SHORT PLAT

Status: RECORDED

Submittal Date: 12/05/2005

Acceptance Date: 01/06/2006

Decision Date: 02/07/2006

Associated Land Use Actions

Address:

811 HOQUIAM AVE NE

Description: THE APPLICANT IS REQUESTING ADMINISTRATIVE APPROVAL FOR A 4-LOT SHORT PLAT OF A 24,309 SQ FT SITE LOCATED AT 811 HOQUIAM AVE. THE SITE IS ZONED RESIDENTIAL - 8 UNITS PER ACRE (R-8). AN EXISTING HOUSE WILL REMAIN.

Applicant: IRELAND, JASON AND GRETA
811 HOQUIAM AVE NE
RENTON, WA

Tax ID
1023059215

Category: Single Family

LUA05-148 / IRELAND SHORT PLAT

Status: RECORDED

Contact: DARRELL OFFE
OFFE ENGINEERS
13932 SE 159TH PL
RENTON, WA
425-260-3412

Owner: IRELAND JASON E
11843 142ND AV SE
RENTON WA

Planner: Andrea Petzel

Reviewer: Arnetta Henninger

LUA05-147 / Cherie Lane II Short Plat

Status: RECORDED

Submittal Date: 12/05/2005

Acceptance Date: 07/18/2006

Decision Date: 09/18/2006

Associated Land Use Actions

Address:
900 S 34TH ST
909 S 34TH ST

Description: The project proponent has requested approval of a subdivision of approximately 2.84 acres of land. The preliminary plat would consist of six (6) residential lots, a surface water detention facility on a separate tract, and wetlands and wetlands buffers. Approval of wetland buffer averaging has been requested. Access would be from an existing road, S. 34th Place, which would be widened with curb, gutter, and sidewalk added to the north side. The zone is Residential 8 (eight dwelling units per net acre allowed).

Applicant: SCHWEIKL BRANT
1945 S 375TH STREET
FEDERAL WAY, WA
(253) 815-1700

Tax ID
2923059040
2923059188

Contact: MITCHELL FINE HOMES
SCOTT MITCHELL
3819 S. 380TH STREET
AUBURN, WA

Owner: STIEGMAN WALTER & ILSE
2048 POPPYWOOD AV
HENDERSON NV
(702) 897-3805

Owner: STIEGMAN WALTER W + ILSE C
2048 POPPYWOOD AV
HENDERSON NV

Planner: Keri Weaver

Category: Single Family

LUA05-147 / Cherie Lane II Short Plat **Status: RECORDED**

Reviewer: Arneta Henninger

LUA05-145 / Rutt Short Plat **Status: RECORDED**

Submittal Date: 12/02/2005 **Acceptance Date:** 01/11/2006 **Decision Date:** 02/14/2006

Associated Land Use Actions

Address: 1317 ABERDEEN AVE NE
1325 ABERDEEN AVE NE

Description: 4 lot short plat retaining two existing houses

Subdivision of two existing lots zoned Residential - 8 units per acre into four lots. The total area of the two lots is 32,490 square feet. Proposed lot 1 would have an area of 8,594 square feet and contain one of the existing homes. Lot 2 would have an area of 8,755 square feet and lot 3 would be 8,241 square feet. Lot four would have an area of 6,900 square feet and contain the second existing home. Access to lots 1 and 4 would be directly from Aberdeen Ave. NE. Access to lots 2 and 3 would be via a shared driveway in a 20 ft. wide access easement over lots 1 and 4 and a small portion of lots 2 and 3.

In addition to the short plat, the applicant has requested a variance to reduce the required 15' setback of the house from the access easement, which is proposed to run between the two existing houses, to 5'.

On hold December 30th, off hold January 5, 2006.

Applicant: MENGES KEITH
1615 NE 28TH ST
RENTON, WA
(206) 697-3787

Tax ID
3343901765
3343901766

Contact: JIM HANSON
HANSON CONSULTING
17446 MALLARD COVE LANE
MT. VERNON, WA
(360) 422-5056

Owner: MENGES KEITH AND MICHELLE

Owner: RUTT GEORGE P
1325 ABERDEEN AV NE
RENTON WA

Planner: Valerie Kinast

Reviewer: Mike Dotson

Category: Single Family

LUA05-144 / HONEY CREEK EAST PRELIM PLAT Status: APPROVED

Submittal Date: 12/02/2005 **Acceptance Date:** 01/06/2006 **Decision Date:** 08/14/2006

Associated Land Use Actions

Address: NE 23rd between Queen and Union

Description: Subdivision of an existing 350,658 square foot (8.05 acre) site located within the Residential-8 (R-8) dwelling unit per acre zoning designation into 43 lots. The proposed lots range in size from 4,660 square feet to 14,463 square feet in area. Access to the proposed lots would be provided via a new residential access street off of NE 23rd Street/NE 24th Street between Queen Avenue NE and Shelton Avenue NE. The proposed residential access street terminates in a cul-de-sac turnaround on the eastern portion of the subject site. No sensitive areas are mapped on the subject site.

6/21/10 SSB6544 gives PP 2 year extension.

Applicant: LAKERIDGE DEVELOPMENT, INC.
PO BOX 146
RENTON, WA
(425) 228-9750

Tax ID
0423059229
0423059004
0423059228

Contact: JONES WAYNE AND DAVID CASEY
LAKERIDGE DEVELOPMENT, INC.
(425) 228-9750

Owner: JONES WM WAYNE JR & DEBRA
PO BOX 146
RENTON WA

Planner: Jill Ding

Reviewer: Dotson Mike/Jan Illian

LUA05-143 / MORGAN PIER REPAIR Status: ISSUED

Submittal Date: 11/29/2005 **Acceptance Date:** 12/13/2005 **Decision Date:** 12/30/2005

Associated Land Use Actions Shoreline Exemption

Address: 3103 MOUNTAIN VIEW AVE N

Description: REPAIR EXISTING SF RESIDENTIAL PIER & DOCK

Repair of existing dock at single-family residence on Lake Washington. Existing piles would remain and pile caps, stringers and decking would be replaced. The dock consists of a 6 ft. by 59 ft. pier, a 20 ft. by 19 ft. 6 inch offshore deck and a 20 ft. by 31 ft. ramp. The ramp would be raised out of the water up to a level higher than the ordinary high water mark, as required by Washington Department of Fisheries and Wildlife.

Category: Single Family

LUA05-143 / MORGAN PIER REPAIR **Status: ISSUED**

Owner: MORGAN LAURA S+JAMES C
3103 MOUNTAIN VIEW AV N
RENTON WA

Tax ID
3342103890

Planner: Valerie Kinast

Reviewer: Jan Illian

LUA05-142 / COLLIER LOT LINE ADJUSTMENT **Status: RECORDED**

Submittal Date: 11/29/2005 **Acceptance Date:** 12/13/2005 **Decision Date:** 04/06/2006

Associated Land Use Actions

Address: 308 SW LANGSTON RD
312 SW LANGSTON RD

Description: Lot line adjustment between two lots

Lot line adjustment between two lots with two existing homes in the Residential - 8 dwelling units per acre zone. The total site area is 19,278 square feet. After the lot line adjustment, the area of lot 1 would be 12,358 sq.ft. and the area of lot 2 would be 6,920 sq.ft. Both lots would have direct access from SW Langston Road and lot 1 would also retain access from Lind Ave. SW. Lot 2 would no longer have access from Lind Ave. SW.

Owner: COLLIER DALE FRANKLIN
308 SW LANGSTON RD
RENTON WA

Tax ID
1823059269
1823059109

Planner: Valerie Kinast

Reviewer: Mike Dotson

LUA05-141 / Park Terrace II Short Plat **Status: RECORDED**

Submittal Date: 11/29/2005 **Acceptance Date:** 12/15/2005 **Decision Date:** 01/24/2006

Associated Land Use Actions Administrative Short Plat

Address: North corner of SE 121st St and 138th Av

Description: Two lot short plat

Subdivision of a 11,592 square foot site into two lots for the eventual development of single family residences. The subject site is located within the Residential-8 (R-8) dwelling unit zoning designation. The proposed Lot 1 area is approximately 5,350 square feet and proposed Lot 2 area is 6,242 square feet. Access to the proposed lots would be provided via single family residential driveways onto 138th Avenue SE or SE 121st Street. No sensitive areas are mapped on the subject site.

Category: Single Family

LUA05-141 / Park Terrace II Short Plat **Status: RECORDED**

Applicant: VINEYARDS CONSTRUCTION, LLC
PO BOX 2401
KIRKLAND, WA
(425) 893-8478

Tax ID
6649500100

Contact: SCHREI STEPHEN
CORE DESIGN INC
14711 NE 29TH PL SUITE 101
BELLEVUE WA
(425) 885-7877

Owner: VINEYARDS CONSTRUCTION LLC
PO BOX 2401
KIRKLAND WA

Planner: Jill Ding

Reviewer: Mike Dotson

LUA05-140 / Park Terrace I Short Plat **Status: RECORDED**

Submittal Date: 11/29/2005 **Acceptance Date:** 12/15/2005 **Decision Date:** 01/24/2006

Associated Land Use Actions

Address: North corner of SE 121st St and 138th Av

Description: Two lot short plat

Subdivision of a 15,414 square foot site into two lots for the eventual development of single family residences. The subject site is located within the Residential-8 (R-8) dwelling unit zoning designation. The proposed Lot 1 area is approximately 7,637 square feet and proposed Lot 2 area is 5,733 square feet. Access to the proposed lots would be provided via single family residential driveways onto 138th Avenue SE. No sensitive areas are mapped on the subject site.

Applicant: VINEYARDS CONSTRUCTION, LLC
PO BOX 2401
KIRKLAND, WA
(425) 893-8478

Tax ID
6649500090

Applicant: WILLIAMS CLIFF
VINEYARDS CONSTRUCTION, LLC
PO BOX 2401
KIRKLAND, WA
(206) 714-7161

Contact: SCHREI STEPHEN
CORE DESIGN, INC
14711 NE 29TH PL SUITE 101
BELLEVUE, WA
(425) 885-7877

Category: Single Family

LUA05-140 / Park Terrace I Short Plat **Status: RECORDED**

Owner: VINEYARDS CONSTRUCTION LLC
PO BOX 2401
KIRKLAND WA
Planner: Jill Ding
Reviewer: Mike Dotson

LUA05-139 / Park Terrace Lot Line Adjust. **Status: RECORDED**

Submittal Date: 11/29/2005 **Acceptance Date:** 12/15/2005 **Decision Date:** 01/18/2006

Associated Land Use Actions Lot Line Adjustment

Address: North corner of SE 121st St and 138th Av
Description: Lot line adjustment between three lots.

Applicant: VINEYARDS CONSTRUCTION, LLC
PO BOX 2401
KIRKLAND, WA
(425) 893-8478

Tax ID
6649500090
6649500100
6649500110

Applicant: CLIFF WILLIAMS
VINEYARDS CONSTRUCTION, LLC
PO BOX 2401
KIRKLAND, WA
(206) 714-7161

Contact: SCHREI STEPHEN
CORE DESIGN, INC.
14711 NE 29TH PL, SUITE 101
BELLEVUE, WA
(425) 885-7877

Owner: VINEYARDS CONSTRUCTION LLC
PO BOX 2401
KIRKLAND WA

Planner: Jill Ding
Reviewer: Mike Dotson

LUA05-137 / JERICHO FINAL PLAT **Status: RECORDED**

Submittal Date: 11/08/2005 **Acceptance Date:** 11/16/2005 **Decision Date:** 03/20/2006

Associated Land Use Actions Final Plat

Address: 355 JERICHO AVE NE

Category: Single Family

LUA05-137 / JERICHO FINAL PLAT **Status: RECORDED**

5101 NE 4TH ST
5051 NE 4TH ST

Description: 35-LOT FINAL PLAT. 9 LOTS IN R-10 ZONE, 26 IN THE R-8 ZONE

Final plat of Jericho with 35 single-family residential lots. The plat includes installation of sanitary sewer main, water main, stormwater drainage, sidewalks, streetlight, and paving.

Contact: CENTURIAN DEVELOPMENT SERVICES
22617 8TH DR SE
BOTHELL, WA
MICHAEL ROMANO

Tax ID
1523059033
1523059019
1523059045
1523059047
1523059148

Owner: NORRIS HOMES INC
2053 FABEN DR
MERCER ISLAND, WA
206-275-1905

Planner: Juliana Fries

Reviewer: Jennifer Henning

LUA05-135 / LAURELHURST PHASE 2 FP **Status: RECORDED**

Submittal Date: 10/31/2005 **Acceptance Date:** 11/07/2005 **Decision Date:** 02/27/2006

Associated Land Use Actions Final Plat

Address:
104 DUVALL AVE NE
122 DUVALL AVE SE
4725 NE 2ND ST
128 DUVALL AVE NE

Description: 65-LOT FINAL PLAT- LAURELHURST PHASE #2

Contact: CORE DESIGN
14711 NE 29TH PL #101
BELLEVUE, WA
425-885-7877

Tax ID
1523059016
1523059017
1523059018
1523059079

Owner: CONNER HOMES COMPANY
846 108TH AV NE STE 202
BELLEVUE WA

Planner: Juliana Fries

Reviewer: Keri Weaver

Category: Single Family

LUA05-131 / CHAN SHORT PLAT **Status: RECORDED**

Submittal Date: 10/24/2005 **Acceptance Date:** 11/14/2005 **Decision Date:** 01/24/2006

Associated Land Use Actions

Address:

405 SW LANGSTON RD
319 STEVENS AVE SW

Description: 6 LOT SHORT PLAT RETAINING 2 EXISTING HOUSES

Subdivision of two existing parcels totaling 43,453 square feet (0.998 acres) in area located within the Residential - 8 dwelling unit per acre zoning designation into 6 lots. Two existing single family residences would remain on proposed Lots 1 and 4. The proposed lots would range in size from 5,000 square feet to 10,256 square feet. Access to the proposed lots would be via single family residential driveways onto either Stevens Avenue SW or SW Langston Road. A steep slope area is located on the northern portion of proposed Lot 6.

11/29/07 - Request for extension received
12/19/07 - Extension granted new expiration date: 1/24/09
5/28/08 - Paid fee of \$3,600 for sidewalk and landscaping deferral

Applicant: CHAN SUE F.
PO BOX 2221
RENTON, WA
(206) 550-6260

Tax ID
2143700075
2143700320

Owner: SUNG TONY CHIU SHING
7332 32ND AV S
SEATTLE WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA05-130 / RESERVE AT STONEHAVEN **Status: RECORDED**

Submittal Date: 10/24/2005 **Acceptance Date:** 11/02/2005 **Decision Date:** 01/23/2006

Associated Land Use Actions Final Plat

Address:

4801 MAIN AVE S
4815 MAIN AVE S

Description: 36-LOT FINAL PLAT

Applicant: RESERVE AT STONEHAVEN L L C THE
10519 20TH ST SE STE #1
EVERETT WA
425-397-8070

Tax ID
3223059022
3223059096

Category: Single Family

LUA05-130 / RESERVE AT STONEHAVEN Status: RECORDED

Contact: WESCOTT HOMES
10519 20TH ST SE #1
EVERETT, WA
425-397-8070
Owner: RESERVE AT STONEHAVEN L L C THE
10519 20TH ST SE STE #1
EVERETT WA
425-397-8070
Planner: Arnetta Henninger
Reviewer: Nancy Weil

LUA05-129 / ROOT SETBACK VARIANCE Status: DENIED

Submittal Date: 10/21/2005 **Acceptance Date:** 12/15/2005 **Decision Date:** 01/12/2006

Associated Land Use Actions Administrative Variance

Address: 1632 INDEX AVE SE

Description: Side yard setback variance to reduce setbck of carport from 5 ft. to 5 inches

The applicant is requesting a variance from the 5 foot setback requirement in the R-8 zone. The variance is requested to reduce the side yard setback to 5 inches in order to retain a carport that was built without a permit within the required setback area. Sensitive slopes, over 40%, which cannot be built on encumber much of the lot.

Applicant: ROOT PAUL & DONNA
1632 INDEX AV SE
RENTON WA
425-277-0049

Tax ID
8645511340

Owner: ROOT PAUL & DONNA
1632 INDEX AV SE
RENTON WA
425-277-0049

Planner: Valerie Kinast

LUA05-128 / DINIUS SHORT PLAT Status: RECORDED

Submittal Date: 10/19/2005 **Acceptance Date:** 11/07/2005 **Decision Date:** 12/20/2005

Associated Land Use Actions

Address: 1512 S 6TH ST

Description: 3 LOT SHORT PLAT RETAINING EXISTING HOUSE

Category: Single Family

LUA05-128 / DINIUS SHORT PLAT

Status: RECORDED

Subdivision of an existing 43,500 square foot parcel zoned Residential - 8 dwelling units per acre into 3 lots. An existing residence is proposed to remain on proposed Lot 1, an existing swimming pool, and basketball court are proposed to be removed. Proposed Lot 1 area would be 23,780 square feet, Lot 2 area would be 9,860 square feet, and Lot 3 area would be 9,860 square feet. Access to proposed Lots 2 and 3 would be via single family residential driveways onto S 6th Street. Access to the existing residence on proposed Lot 1 would remain off of the existing 26-foot wide access easement located along the north portion of the subject site.

Contact: JAEGER JAMES
JAEGER ENGINEERING
9419 S 204TH PL
KENT, WA
(253) 850-0934
JJJAGS@AOL.COM

Tax ID
7221400480

Owner: DININS JOHN L
1512 S 6TH ST
RENTON WA

Planner: Jill Ding

Reviewer: Mike Dotson

LUA05-127 / MALESIS/AGOO LOT LINE ADJ

Status: RECORDED

Submittal Date: 10/14/2005

Acceptance Date: 10/26/2005

Decision Date: 12/19/2005

Associated Land Use Actions

Address: 312 S 15TH ST
1401 SHATTUCK AVE S

Description: ADJUST LINES BETWEEN TWO SINGLE FAMILY LOTS TO ALLOW EVENTUAL SHORT PLAT ON THREE ADJACENT SINGLE FAMILY LOTS.

Applicant: MALESIS LOUIS & MARY
1718 SE 7TH CT
RENTON, WA
425-288-0400

Tax ID
3340401580
3340401606

Owner: AGOO CHRISTINA L
1401 SHATTUCK AV S
RENTON WA

Owner: MALESIS LOUIS & MARY
1718 SE 7TH CT
RENTON, WA
425-288-0400

Planner: Keri Weaver

Category: Single Family**LUA05-127 / MALESIS/AGOO LOT LINE ADJ Status: RECORDED**

Reviewer: Jan Illian

LUA05-126 / VANDERFORD LOT LINE ADJUSTMENT Status: RECORDED

Submittal Date: 10/12/2005

Acceptance Date: 10/27/2005

Decision Date: 11/14/2005

Associated Land Use ActionsAddress: 614 S 15TH ST
618 S 15TH ST

Description: The applicant is requesting a lot line adjustment to correctly reflect the location of two existing single-family residences on adjacent lots, at 614 and 618 S. 15th St. Both lots are zoned Residential Single Family-8 (R-8), and have access from S. 15th Street. A variance from the required lot width of 60 feet in the R-8 zone is also requested for the proposed lot widths of 50 feet. No additional development is proposed with this application.

Applicant: VANDERFORD ROBERT W
614 S 15TH ST
RENTON WA
425-226-5493

Tax ID

7231600424

7231600425

Owner: VANDERFORD ROBERT W
614 S 15TH ST
RENTON WA
425-226-5493

Planner: Keri Weaver**Reviewer:** Kayren Kittrick**LUA05-124 / Highlands Park Prelim Plat Status: APPROVED**

Submittal Date: 10/10/2005

Acceptance Date: 10/27/2005

Decision Date: 06/26/2006

Associated Land Use ActionsAddress: On the west side of 115 Vesta Ave. NE (K
115 VESTA AVE NE

Description: The applicant proposes to subdivide 3 parcels totaling 18.13 acres into 73 lots for eventual development of single-family residences. The site is located at 15400 SE 2nd Street, west of Vesta Ave and east of Rosario Ave. SE. Access to the proposed subdivision would be from Rosario Ave. SE on the west side of the site, and SE 133rd Street on the north side of the site. Onsite tracts are proposed for recreational open space and stormwater detention. One small unregulated wetland (approx. 700 sq. ft.) is located in the southeast portion of the site. SEPA review of this development proposal will be required.

Lots range in size from 7,200 sq. ft. to 11,200 sq.ft. in area.

Category: Single Family

LUA05-124 / Highlands Park Prelim Plat

Status: APPROVED

*****This property was annexed into the City as part of the Maplewood East Annexation and therefore is vested under a special condition of the development standards to portions of the former R5 Zone: Maximum density is 5 du/acre. Minimum lot size is 7,200 sq. ft. Minimum lot width is 60' for interior lots and 70' for corner lots. Minimum lot depth is 70'. Front yard setbacks are 15' for primary structures and 20 for garages and carports. Minimum side yard setback is 15' along a street and 5' for interior. All other requirements of the R4 Zone apply.

5/18/2006 - Hearing Examiners decision to affirm ERC decision

5/18/2006 - Hearing Examiners decision to recommend Council approval of the plat

6/1/2006 - Request for Reconsideration of the Hearing Examiner for one condition submitted by City of Renton Development Services

6/1/2006 - Appeal of Hearing Examiners decision filed by David Halinen, Attorney representing Burnstead Construction Co.

6/13/2006 - Hearing Examiner memo in response to Request for Consideration and Appeal, agreeing to alter the condition as requested

6/14/2006 - Appeal of Hearing Examiners decision withdrawn

Applicant: BURNSTEAD CONSTRUCTION CO.
1215 120TH AVE NE
BELLEVUE, WA
(425) 454-1900 x233

Contact: CHEN MICHAEL
CORE ENGINEERING
14711 NE 29TH PL, #101
BELLEVUE, WA
(425) 885-7877

Owner: BURNSTEAD CONSTRUCTION CO.
1215 120TH AVE NE
BELLEVUE, WA
(425) 454-1900

Owner: JIM JACQUES CONSTRUCTION, LLC
1216 N 38TH ST
RENTON, WA

Planner: Keri Weaver

Reviewer: Juliana Fries

Tax ID
1423059047
1423059083
1423059110
1423059118

LUA05-119 / Pelton 20th St Short Plat

Status: RECORDED

Category: Single Family**LUA05-119 / Pelton 20th St Short Plat **Status: RECORDED******Submittal Date:** 09/28/2005**Acceptance Date:** 10/07/2005**Decision Date:** 11/01/2005**Associated Land Use Actions****Address:** 2425 NE 20TH ST**Description:** The applicant is proposing to subdivide a .35 acre (15,247 sq. ft.) lot zoned Residential-8 units per acre (R-8) into 2 lots for single-family residential development. An existing single-family house will remain on Lot 1, and an existing garage will be removed. Access will be from NE 20th Street.**Applicant:** PELTON STEVE
3020 ISSAQUAH PINE LK RD SE, #266
SAMMAMISH, WA
(425) 765-0320**Tax ID**

3343900201

Contact: HANSON JIM
HANSON CONSULTING
17446 MALLARD COVE LN
MT VERNON, WA
(360) 422-5056**Owner:** PEARSON GERALDINE G
2006 GLENWOOD NE
RENTON WA**Planner:** Keri Weaver**Reviewer:** Juliana Fries**LUA05-118 / HONEY CREEK VIEW ESTATES **Status: APPROVED******Submittal Date:** 09/27/2005**Acceptance Date:** 01/13/2006**Decision Date:** 07/17/2006**Associated Land Use Actions****Address:** 3524 NE SUNSET BLVD**Description:** Preliminary plat of an existing 78,512 square foot parcel located within the Residential-10 (R-10) dwelling unit per acre zoning designation into 9 lots, a stormwater detention tract (Tract A), and a native growth protection tract (Tract B). An existing residence is proposed to be removed. The proposed lots would be proposed for the future construction of detached single family residences. The proposed lots range in area from 3,000 square feet to 4,333 square feet. Access to the proposed lots would be provided via a new 42-foot wide road (Road A) proposed to be dedicated as right-of-way. The proposed Road A terminates in a hammerhead turnaround. A class 3 stream (Honey Creek) flows across the eastern portion of the subject site, in addition Protected Slopes are located on the eastern portion of the subject site. An off site Class 4 stream has been identified on the properties located to the northeast of the subject site. A variance to the Critical Areas regulations has also been requested for the placement of a stormwater pipe on the Protected Slope

Hearing Examiner recommended denial of the Critical Areas Variance 6/12/06

Category: Single Family

LUA05-118 / HONEY CREEK VIEW ESTATES

Status: APPROVED

Council approved per Hearing Examiner's recommendation of the Preliminary Plat 7/17/06
6/21/10 - SSB6544 grants PP 2 year extension.

Applicant: PK ENTERPRISES
23035 SE 263RD ST
MAPLE VALLEY, WA
206-227-7445

Tax ID
0423059090

Owner: MASTAN ALI & FARIDEH
13810 SE 42ND PL
BELLEVUE WA
425-747-5858

Planner: Jill Ding

Reviewer: Juliana Fries

LUA05-116 / PAZOOKI 3 SHORT PLAT

Status: RECORDED

Submittal Date: 09/23/2005

Acceptance Date: 10/03/2005

Decision Date: 10/25/2005

Associated Land Use Actions

Address: 3613 NE 12TH ST

Description: 3-LOT SHORT PLAT - EXISTING HOUSE TO BE DEMOLISHED

The subdivision of two parcels totaling 18,437 square feet (0.42 acres) into 3 lots for the future construction of single-family residences. The subject site is zoned Residential-8 dwelling units per acre (R-8). An existing single family residence and detached garage are proposed to be removed. The proposed lot sizes are 5,363 sq. ft. for Lot 1, 5,028 sq. ft. for Lot 2, and 8,045 sq. ft. for Lot 3. Access to the proposed lots are via residential driveways onto Queen Avenue NE.

Applicant: PAZOOKI RYAN
5624 117TH AVE SE
BELLEVUE, WA
206-229-7001

Tax ID
0923059107
0923059185

Owner: PAZOOKI GLORIA
14044 SE 44TH PL
BELLEVUE, WA
425-747-5569

Planner: Jill Ding

Reviewer: Mike Dotson

Category: Single Family

LUA05-115 / VICTORIA POINTE PRELIM PLAT Status: APPROVED

Submittal Date: 09/23/2005 **Acceptance Date:** 10/04/2005 **Decision Date:** 03/06/2006

Associated Land Use Actions

Address:

3701 WELLS AVE N
3702 LAKE WASHINGTON BLVD N
3638 LAKE WASHINGTON BLVD N

Description: 10 lot preliminary plat with three existing dwelling units to be removed

The applicant is requesting Environmental (SEPA) Review and Preliminary Plat approval for a 10-lot preliminary plat in the Residential-8 (R-8) single-family zoning designation. The site is 1.7 acres with three existing residences to be removed. The proposed lots range in size from 4,725 square feet to 7,134 square feet. Access to the project is proposed via a 42-foot wide extension of N 37th Street and a 20-foot wide easement to Lake Washington Blvd. The site may contain sensitive slopes.

Held for 53 days.

Applicant:

WEST ROBERT
HI POINT DEVELOPMENT
3904 PARK AVE N
RENTON, WA
(425) 922-5044

Tax ID
3342700376
3342700368
3342700375
3342700377

Owner:

ALTRINGER STEVEN BRENT
PO BOX 2903
RENTON WA

Planner:

Keri Weaver

Reviewer:

Mike Dotson

LUA05-113 / Benner Short Plat Status: RECORDED

Submittal Date: 09/19/2005 **Acceptance Date:** 09/27/2005 **Decision Date:** 09/28/2006

Associated Land Use Actions

Address:

5218 NE 5TH PL

Description: The applicant is requesting Administrative Short Plat approval to subdivide a 21,739 sq. ft. lot zoned R-8 into 3 lots for development of single-family detached homes. Lots will range from 5,059 -6,296 sq. ft. Access for proposed Lot 1 will be from NE 5th Place and access for proposed Lots 2 and 3 will be from an extension of Jericho Ave NE on the east side of the plat.

Category: Single Family**LUA05-113 / Benner Short Plat****Status: RECORDED**

Applicant: OFFE DARRELL
OFFE ENGINEERS, PLLC
13932 SE 159TH PL
RENTON, WA
(425) 260-3412

Tax ID

1023059306

Contact: OFFE DARRELL
(425) 260-3412
darrell.offe@comcast.net

Owner: LANGLEY DEVELOPMENT GROUP
6450 SOUTHCENTER BLVD #106
SEATTLE, WA
(206) 244-0122

Planner: Andrea Petzel

Reviewer: Rick Moreno

LUA05-112 / Vu Rear Yard Variance**Status: DENIED**

Submittal Date: 09/16/2005

Decision Date: 10/13/2005

Associated Land Use Actions Administrative Variance

Address: 320 S 20TH PL

Description: Rear yard setback variance for deck within 6 ft of rear lot line

Applicant: VU CINDY
29411 6TH AVE SW
FEDERAL WAY, WA
(253) 529-0967

Tax ID

8860500030

Owner: WADE DAVID R
320 S 20TH PL
RENTON WA

Planner: Keri Weaver

LUA05-111 / WILLIAMS SIDE YARD VARIANCE**Status: APPROVED**

Submittal Date: 09/16/2005

Acceptance Date: 10/05/2005

Decision Date: 05/05/2006

Associated Land Use Actions Administrative Variance

Address: 317 HARDIE AVE NW

Description: The applicant is requesting an administrative variance from the 25-foot side yard setback that is required in the RM-I (Residential Multifamily - Infill) zone when an RM-I zoned

Category: Single Family**LUA05-111 / WILLIAMS SIDE YARD VARIANCE Status: APPROVED**

property abuts a property in a single-family zone. The south side of the subject site zoned RM-I abuts a property zoned Residential - 8 units per acre (R-8). The setback reduction is requested due to the constraints of lot size and additional required setbacks. The applicant proposes to develop a duplex on the subject site as part of an overall development plan with the adjacent lot to the north.

Owner: SANFORD PAMELA
317 HARDIE AV NW
RENTON WA
206-241-1640

Tax ID

3185600054

Planner: Keri Weaver

Reviewer: Mike Dotson

LUA05-110 / Gigliotti Special Fence Status: ISSUED

Submittal Date: 09/15/2005

Acceptance Date: 10/21/2005

Decision Date: 10/20/2005

Associated Land Use Actions Special Fence Permit

Address: 687 DAYTON AVE NE

Description: Special Fence Permit for 6' fence in front yard and side yard along a street.

Landscape plan was reviewed, approved and applicant sent confirmation of installation on 3/7/2007. (See A. Petzel correspondence in file).

Applicant: GIGLIOTTI TRAVIS AND BURTON RENEE
687 DAYTON AVE NE
RENTON, WA
(425)254-1268

Tax ID

7227501450

Owner: HAWKEN ANDREW
687 DAYTON AV NE
RENTON WA

LUA05-109 / WONG SHORT PLAT Status: RECORDED

Submittal Date: 09/13/2005

Acceptance Date: 09/27/2005

Decision Date: 10/19/2005

Associated Land Use Actions

Address: 507 SMITHERS AVE S

Description: 4-LOT SHORT PLAT FOR CONSTRUCTION OF FOUR TOWNHOME STYLE STRUCTURES IN TWO SEPARATE STRUCTURES.

Applicant requests Short Plat approval to subdivide a 9,598 sq. ft. lot into 4 lots for

Category: Single Family

LUA05-109 / WONG SHORT PLAT **Status: RECORDED**

development of single-family attached homes (townhouses). Lots will be approximately 2,400 sq. ft. Access will be from alley at back of lots; lots will front onto Smithers Avenue S. An existing single-family house will be removed.

Contact: TOUMA ENGINEERS
6632S 191ST PL #E102
KENT, WA
425-251-0665

Tax ID
7840300155

Owner: WONG JON K
8504 S 113TH
SEATTLE, WA
206-498-8853

Planner: Keri Weaver

Reviewer: Juliana Fries

LUA05-108 / WEDGEWOOD LANE LOT LINE ADJ **Status: RECORDED**

Submittal Date: 09/12/2005 **Acceptance Date:** 09/26/2005 **Decision Date:** 12/05/2005

Associated Land Use Actions Lot Line Adjustment

Address: 750 HOQUIAM AVE NE
780 HOQUIAM AVE NE

Description: ADJUST LOT LINE BETWEEN TWO EXISTING LOTS IN ORDER TO COMPLY WITH DENSITY MAXIMUMS FOR FUTURE PLATTING. NEW LOT BOUNDARY WILL CROSS ZONING BOUNDARY.

The applicant, Patrick Gilroy with LandTrust, Inc., is requesting a lot line adjustment between two parcels in order to conform to development standards for density. The parcels are included in the proposed Wedgewood Lane Development, Division 2 parcel is zoned Residential-8 and Division 3 parcel is zoned Residential-4. The boundary line shift incorporates approximately 988 acres.

Applicant: WEDGEWOOD LANE LLC
PATRICK GILROY
1560 140TH AVENUE NE #100
BELLEVUE, WA
425-747-1726

Tax ID
1023059257
1023059317

Owner: WEDGEWOOD LAND LLC
1560 140TH AVE NE #100
BELLEVUE, WA
425-747-1726

Planner: Nancy Weil

Reviewer: Arnetta Henninger

Category: Single Family

LUA05-105 / BELL SETBACK VARIANCE **Status: APPROVED**

Submittal Date: 08/26/2005 **Acceptance Date:** 09/07/2005 **Decision Date:** 10/07/2005

Associated Land Use Actions Administrative Variance

Address: 431 RENTON AVE S

Description: Setback Variance to build mud-room addition within front yard setback area.

The applicant is requesting a setback variance to build a mud room within the front yard setback area. The room would be located six feet from the front lot line instead of the required fifteen feet. The lot is unusually shaped and encumbered because of easements at the front of the lot.

Owner: BELL BRUCE L
431 RENTON AVE S
RENTON, WA
206-755-4646

Tax ID
7221400139

Planner: Valerie Kinast

Reviewer: Kayren Kittrick

LUA05-103 / Fife Yard Variance/Shorel Exem **Status: EXPIRED**

Submittal Date: 08/23/2005 **Acceptance Date:** 08/30/2005 **Decision Date:** 10/14/2005

Associated Land Use Actions Shoreline Exemption, Administrative Variance

Address: 3613 LAKE WASHINGTON BLVD N

Description: Front yard variance and shoreline substantial development permit exemption for single family residence on Lake Washington

The applicant is requesting a variance from the front yard setback requirement of 20 feet for the garage. A carport is proposed in conjunction with construction of a new house. The applicant is requesting a reduced front yard garage setback to 12.5 feet from the public right-of-way. The conditions of the lot result in a limited area of buildability. The setback from Lake Washington is 25 feet and the front of the lot is unusually encumbered by railroad right-of-way.

The applicant is also requesting an exemption from being required to obtain a shoreline substantial development permit for constructing a single family residence within 200 feet of the shoreline of Lake Washington per RMC 4-9-190C.

Applicant: DEJONG STEPHANIE
3613 LAKE WASHINGTON BLVD N
RENTON, WA
(425) 260-4639

Tax ID
3342700300

Category: Single Family**LUA05-103 / Fife Yard Variance/Shorel Exem **Status: EXPIRED****

Owner: DEJONG STEPHANIE C
3613 LK WASH BL N
RENTON WA

Planner: Valerie Kinast

LUA05-099 / Hoquiam Court Short Plat **Status: RECORDED**

Submittal Date: 08/17/2005

Acceptance Date: 09/15/2005

Decision Date: 11/01/2005

Associated Land Use Actions**Address:**

810 HOQUIAM AVE NE

Description: 6-LOT SHORT PLAT

Subdivision of an existing 41,544 square foot (0.95 acre) parcel zoned Residential-8 dwelling units per acre (R-8) into 6 lots for the future construction of single family residences. An existing residence is located on proposed Lots 1 and 2 and would be removed as a result of the approval of the short plat. The proposed lot sizes range from 5,600 square feet to 5,710 square feet in area. Access to proposed Lots 1 and 2 would be provided via single family residential driveways onto Hoquiam Avenue NE. Access to proposed Lots 3-6 would be provided via the extension of an access easement (NE 6th Street) accross the southern portion of the subject site. No sensitive areas are mapped on the subject site.

One year extension approved 8/14/07. New expiration date: 11/1/08

Applicant: PRUSS JOE & JACKI

Contact: BAIMA & HOLBERG
100 FRONT ST S
ISSAQUAH, WA
425-392-0250

Tax ID

1023059246

Owner: BASIC VENTURES
18211 240TH AVE SE
MAPLE VALLEY, WA
425-432-3334

Planner: Jill Ding

Reviewer: Arnetta Henninger

LUA05-098 / Nazarian Short Plat **Status: CANCELED**

Submittal Date: 08/17/2005

Acceptance Date: 09/12/2005

Associated Land Use Actions

Category: Single Family**LUA05-098 / Nazarian Short Plat****Status: CANCELED****Address:**

2322 DUVALL AVE NE

Description: See LUA06-037 for final version of this proposal.

Administrative Land Use Action (Short Plat Review) for a four (4) lot subdivision of a 34,255 sq. ft. parcel addressed as 2322 Duvall Avenue NE. The site is zoned Residential - 8 Dwelling Unit Per Acre (R-8). Lots range in size from 7,487 sq ft to 5,000 sq ft and are intended for eventual development of detached single-family homes. The exiting single-family and accessory structures are to be removed in order to locate the proposed stormwater detention facility. The site is located in the Aquifer Protection Zone 2; no other critical areas have been determined to impact this project. Access is proposed via private street off of Duvall Avenue NE.

After submitting this application (LUA05-098) for a 4-lot short plat, applicant also submitted for a 5-lot short plat (LUA06-037) which was approved in June of 2006. This file was closed as inactive since there has been no correspondence or activity in over a year.

Applicant:

NAZARIAN AVEDIS
1202 U STREET NW
AUBURN, WA
(206) 999-8282

Tax ID

0323059089

Contact:

KONDELIS ALEANNA
CRAMER NW, INC.
945 N CENTRAL #104
KENT, WA
(253) 852-4880

Owner:

NAZARIAN AVEDIS
1202 U ST NW
AUBURN WA

Planner:

Nancy Weil

Reviewer:

Juliana Fries

LUA05-096 / Park Place II Lot Line Adjustm**Status: RECORDED****Submittal Date:** 08/10/2005**Acceptance Date:** 08/16/2005**Decision Date:** 09/30/2005**Associated Land Use Actions** Lot Line Adjustment**Address:**

620 S 23RD ST
2218 SMITHERS AVE S

Description: Lot line adjustment between lots 1 and 5 of Park Place II Short Plat

Category: Single Family

LUA05-096 / Park Place II Lot Line Adjustm Status: RECORDED

Applicant: HERITAGE HOMES
4325 SW 323 RD ST
FEDERAL WAY, WA
(253) 261-6873

Contact: HANSON JIM
17446 MALLARD COVE LN
MT VERNON, WA
(360) 422-5056

Owner: HERITAGE HOMES INC
845 106TH AV NE #103
BELLEVUE WA
KC Assessor Account NOT FOUND

Planner: Valerie Kinast

Tax ID
7222000095
7222000104

LUA05-095 / Tosha Short Plat Status: RECORDED

Submittal Date: 08/09/2005 **Acceptance Date:** 09/07/2005 **Decision Date:** 09/29/2005

Associated Land Use Actions

Address: 2017 NE 27TH ST

Description: Two lot short plat in the R-8 zone, removing existing house.

Applicant requests Short Plat approval in order to subdivide an existing 0.28-acre parcel into two lots for the eventual development of single-family homes. New Lot A would be 6,136 sq. ft. and new Lot B would be 6,014 sq. ft. Access would be from NE 27th Street. An existing house will be removed.

Applicant: RIDEAUX ALBERT III
2120 SW 306TH PL
FEDERAL WAY, WA
(206) 356-3842

Tax ID
3343902160

Owner: RIDEAUX ALBERT

Planner: Jill Ding

Reviewer: Mike Dotson

LUA05-094 / Gallardo Special Fence Permit Status: ISSUED

Submittal Date: 08/09/2005 **Acceptance Date:** 08/26/2005 **Decision Date:** 08/26/2005

Associated Land Use Actions Special Fence Permit

Address: 2841 NE 4TH CT

Category: Single Family

LUA05-094 / Gallardo Special Fence Permit **Status: ISSUED**

Description: Six foot fence in front yard setback area

Applicant requests a Special Fence Permit in order to construct a 6-foot high fence within the front yard. Existing landscaping including rhodeodendrons, cherry, maple, and pine trees will remain, and will screen the fence.

Applicant: GALLARDO ABNER AND MICHELLE
2841 NE 4TH CT
RENTON, WA
(425) 228-6425

Tax ID
3291800470

Owner: GALLARDO ABNER F+MICHELLE L
2841 NE 4TH CT
RENTON WA

Planner: Jennifer Henning

LUA05-093 / DEFOOR PRELIMINARY PLAT **Status: APPROVED**

Submittal Date: 08/09/2005 **Acceptance Date:** 10/07/2005 **Decision Date:** 02/06/2006

Associated Land Use Actions

Address: 700-900 BLOCK OF CEDAR AVE S

Description: 2I-LOT PRELIMINARY PLAT WITH 40+% SLOPES AND SMALL WETLAND

Subdivision of a 6.91 acre parcel (301,062 square feet) zoned Residential-8 dwelling units per acre into 21 lots for the future construction of single-family residences. The proposed lot areas range from 5,250 square feet to 8,500 square feet in area. In addition, a total of 5 tracts would be created (4 Open Space Tracts and 1 Utility tract). The subject site contains a Class 3 wetland, Class 3 stream, Class 4 stream, High Coal Mine Hazard Areas, and Steep Slope areas. Access to the proposed lots would be via an internal access road, which terminates in a hammerhead turnaround.

6/21/10 - SSB6544 gives PP 2 year extension.

Applicant: DEFOOR TERRY
GWI INC.
24633 NE 133RD ST
DUVALL, WA
206-999-8874

Tax ID
0007200196
2023059085

Contact: CORE DESIGN INC.
14711 NE 29TH PL #101
BELLEVUE, WA
425-885-7877

Category: Single Family

LUA05-093 / DEFOOR PRELIMINARY PLAT **Status: APPROVED**

Owner: TENG LENG SHENG
835 ELM AV
SAN GABRIEL CA
HSU HEI-YU & TENG RONNIE
Planner: Jill Ding
Reviewer: Jan Illian

LUA05-092 / Aberdeen Place Short Plat **Status: RECORDED**

Submittal Date: 08/08/2005 **Acceptance Date:** 08/22/2005 **Decision Date:** 10/06/2005

Associated Land Use Actions

Address:
1732 ABERDEEN AVE NE
1808 ABERDEEN AVE NE

Description: 5 lot short plat in R-8 zone retaining one of two existing houses

Subdivision of two existing parcels totaling 36,942 square feet (0.84 acres) in area into 5 lots for the future construction of single family residences. The subject site is located within the Residential-8 dwelling units per acre (R-8) zoning designation. One of two existing residences is proposed to remain on proposed Lot 5. The proposed lot areas range from 5,595 square feet to 7,350 square feet in area. Access to proposed Lots 1-4 would be provided via a 26-foot wide private access easement. Access to proposed Lot 5 would be provided via a residential driveway onto Aberdeen Avenue NE. No sensitive areas are mapped on the subject site.

Applicant: PRUSS JOE
BASIC VENTURES, INC.
18211 240TH AVE SE
MAPLE VALLEY, WA
(425) 432-3334

Tax ID
3343901602
3343901607

Contact: REDDING TOM
BAIMA & HOLMBERG, INC.
100 FRONT ST S
ISSAQUAH, WA
(425) 392-0250

Owner: BUETTNER LINDA
9103 120TH AV SE
NEWCASTLE WA

Owner: MCKENNA THERESA M
1808 AERDEEN AV NE
RENTON WA

Planner: Jill Ding

Reviewer: Mike Dotson

Category: Single Family**LUA05-091 / REEDSHAW PRELIMINARY PLAT** **Status: APPROVED****Submittal Date:** 08/01/2005**Acceptance Date:** 08/24/2005**Decision Date:** 04/17/2006**Associated Land Use Actions****Address:**

3705 NE SUNSET BLVD

Description: The applicant is requesting Environmental (SEPA) Review and Hearing Examiner Preliminary Plat approval for a 13-lot subdivision on a 2.25-acre site. The three existing structures would be removed/demolished. The site is located within the Residential - 10 (R-10), residential zoning designation. Proposed lot sizes range from 3,200 sq. ft. to 6,100 sq. ft. Access to the lots is proposed via a new public street extending north off of NE 14th St., terminating in a cul-de-sac. A street modification is requested for a reduction of right of way width. The site contains 100-foot wide power transmission and a gas line easements. The site does not contain any critical areas.

6/21/10 SSB6544 gives PP 2 year extension.

3/20/11 . JBSL, on behalf of Central Pacific Bank, would like city staff to be aware of John Mastandrea who has apparently, "threatened that he is going to contact the City of Renton and attempt to cancel permits issued for this real property." Central Bank, the apparent new owner, does not want any entitlements on the property to be canceled.

During Building Plan Review, please consult Jennifer Henning regarding tree retention requirements, so that new foundations do not compromise trees to be retained.

Applicant: SCOTT BRECK
P.O. BOX 2752
RENTON, WA
(425) 228-8514

Tax ID

0423059064

Owner: SCOTT BRECK
PO BOX 2752
RENTON, WA

Planner: Jennifer Henning**Reviewer:** Arneta Henninger**LUA05-090 / ELMHURST FINAL PLAT** **Status: RECORDED****Submittal Date:** 07/26/2005**Acceptance Date:** 08/05/2005**Decision Date:** 11/07/2005**Associated Land Use Actions** Final Plat**Address:** 201 BREMERTON AVE NE

Description: 64-LOT FINAL PLAT IN R-10 ZONE SUBJECT TO DEVELOPMENT AGREEMENT. MAPLEWOOD CREEK IS TO BE LOCATED IN A SEPARATE TRACT PRESERVING A 25-FOOT BUFFER.

Final plat of Elmhurst Plat with 64 single-family residential lots. The plat includes installation

Category: Single Family

LUA05-090 / ELMHURST FINAL PLAT Status: RECORDED

of sanitary sewer main, water main, storm drainage system, sidewalks, streetlighting, landscaping, and signs.

Contact: HALINEN LAW OFFICES
2115 N 30TH ST #203
TACOMA, WA
206-443-4684

Tax ID
5182100049

Owner: MJF HOLDINGS, INC
215 EAST MEEKER
KENT, WA
253-859-9697

Owner: LIBERTY RIDGE LLC
9125 10TH AV S
SEATTLE WA

Planner: Juliana Fries

Reviewer: Jennifer Henning

LUA05-089 / DEFOOR SHORT PLAT Status: EXPIRED

Submittal Date: 07/26/2005 **Acceptance Date:** 10/12/2005 **Decision Date:** 10/17/2006

Associated Land Use Actions

Address: 900 BLOCK OF RENTON AVE S

Description: Subdivision of a 140,723 square foot (3.2 acre) lot into 5 lots for single family residences and Parcel B. The subject site is located within the Residential - 8 dwelling unit per acre (R-8) zoning designation. The proposed lot sizes range from 5,500 square feet to 11,574 square feet. Access to the proposed lots would be provided via single family residential driveways onto Renton Avenue S. A Class 2 stream, a Class 4 stream, and a Class 5 stream, Steep Slopes, and High Coal Mine Hazard areas are located within proposed Parcel B of the subdivision. In addition a proposed stromwater detention vault would also be located within Parcel B.

11/3/05 - Administrative Determination of Unmapped Stream/ Wetland Classification - Development Services Director Decision:

The City concurs that Wetlands A and B shall be classified as Category 3 wetlands, and that Stream A shall be classified as a Class 4 stream. Sufficient information has not been provided to the City to show that Stream B should be classified as a Class 5 Stream, that Stream C shall be classified as a Class 5 stream, and that Drainage 1 shall be classified as a Class 5 stream.

The Administrator determined that: 1) Drainage 1 shall be classified as a Class 4 stream; 2) Stream B shall be classified as a Class 3 stream; and 3) Stream C shall be classified as a Class 4 stream. Therefore, the decision has been made not to accept the Wetland Study, Stream Assessment, Habitat Study, Watershed Restoration, and Mitigation Plan prepared by

Category: Single Family**LUA05-089 / DEFOOR SHORT PLAT****Status: EXPIRED**

Talasea Consultants, Inc. revised October 3, 2005. Appeal period for decision ends 11/17/05

11/17/05 - Received request for reconsideration/appeal of Development Services Director's Administrative decision of classification of unmapped streams/wetlands located on project site.

12/5/05 - Development Services Director denies reconsideration, states Administrative Decision of 11/3/05 stands. Since the reconsideration letter also requested an appeal, the appeal of the determination will continue.

3/28/06 - Appeal hearing scheduled to heard by Hearing Examiner.

3/30/08 - Appeal hearing rescheduled for May 2, 2006.

6/8/06 - Hearing Examiner upheld decision by the Development Services Director - (see decision above) Appeal ends 6/22/06. Received appeal to Council 6/22/06.

7/17/06 - Council referred to Planning & Development Committee.

6/29/06 & 7/25/06 - Letter from Planner requesting revisions to the project in order to bring the project in compliance with the City's critical areas regulations regarding the onsite streams and their associated buffers.

8/30/06 - Received requested information, tentatively scheduled for public hearing on 10/3/06.

10/17/06 - Hearing Examiner approved the short plat with conditions.

10/18/06 - Letter from City Attorney to City Council requesting reschedule of appeal hearing - due to new proposal was approved by the Hearing Examiner.

11/17/06 - Received official withdrawal of Appeal to City Council on 6/22/06.

12/11/06 - Planning & Development Committee presented report to City Council - Committee reported withdrawal of the Defoor Short Plat appeal. The Committee recommended the referral be closed.

6/19/08 - Sent letter notifying applicant/owner/contact of expiration of project.

Applicant: DEFOOR TERRY
GWI INC.
24633 NE 133RD ST
DUVALL, WA
206-999-8874

Tax ID

0007200196

Contact: CHEN MICHAEL
CORE DESIGN
14711 NE 29TH PL #101
BELLEVUE, WA
425-885-7877

Category: Single Family

LUA05-089 / DEFOOR SHORT PLAT Status: EXPIRED

Owner: TENG LENG SHENG
835 ELM AV
SAN GABRIEL CA
HSU HEI-YU & TENG RONNIE
Planner: Jill Ding
Reviewer: Rick Moreno

LUA05-088 / ROFFEY LOT LINE ADJUSTMENT Status: RECORDED

Submittal Date: 07/22/2005 **Acceptance Date:** 08/08/2005 **Decision Date:** 09/19/2005

Associated Land Use Actions

Address: 985 SW 3RD PL
973 SW 3RD PL
979 SW 3RD PL

Description: Reconfigure three narrow lots to create two lots fronting SW 3rd Pl and one large rear lot accessed via an easement over the front two lots.

Applicant: ROFFEY JAMES C
2449 E LAKE WASHINGTON BL
SEATTLE WA
206-322-7373

Tax ID
2143700755
2143700754
2143700756

Owner: ROFFEY JAMES C
2449 E LAKE WASHINGTON BL
SEATTLE WA
C/O ROFFEY PETER J

Planner: Valerie Kinast
Reviewer: Mike Dotson

LUA05-087 / Sunnybrook Lot Line Adjustment Status: RECORDED

Submittal Date: 07/19/2005 **Acceptance Date:** 07/25/2005 **Decision Date:** 08/25/2005

Associated Land Use Actions Lot Line Adjustment

Address: MILL AV SE & CEDAR AV S TO S 38TH ST.
1001 S 38TH CT
1007 S 38TH CT

Description: Lot line adjustment between lots 25 and 26 of Sunnybrook Plat

The applicants are requesting the approval of a lot line adjustment between two abutting parcels, Lot 25 and Lot 26 of the recently recorded Sunnybrook Plat. The lot line between the

Category: Single Family

LUA05-087 / Sunnybrook Lot Line Adjustment Status: RECORDED

lots would be moved 3.08 feet to the east of its present location. This would increase the size of the western lot, Lot 1 of the lot line adjustment, so that a larger house can be accommodated. A single-family house would also be constructed on the eastern lot, Lot 2 of the lot line adjustment.

Applicant: PETERSON CONSULTING
4010 LK WASHINGTON BLVD NE #300
KIRKLAND, WA
(425) 827-5874

Tax ID
8106300250
8106300260

Owner: STEVE JENSEN HOMES
PO BOX 1468
SUMNER WA
253-299-1005

Planner: Valerie Kinast

Reviewer: Arneta Henninger

LUA05-086 / Wedgewood Lane Div.3 Prel Plat Status: APPROVED

Submittal Date: 07/19/2005 **Acceptance Date:** 08/12/2005 **Decision Date:** 11/21/2005

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat

Address: 5325 NE 10TH ST

Description: 40 LOT PRELIMINARY PLAT, STREAM AND WETLANDS

The applicant is requesting Environmental (SEPA) Review and Preliminary Plat approval for a 40-lot preliminary plat in the Residential-4 (R-4) single-family zoning designation. The proposed lots range in size from 4,876 square feet to 9,630 square feet. Access to the project is proposed via a new 42-foot internal public street (Jericho Place NE) connecting south off of NE 10th Street to NE 8th Place through Aspen Woods Preliminary Plat to Hoquiam Avenue NE. Division 3 will provide the stormwater facility and sanitary sewer lift station for all three divisions of Wedgewood Lane. This site contains regulated wetlands and streams.

- LUA03-053: DIV 1 PREL PLAT
- LUA05-009: DIV 2 PREL PLAT
- LUA05-086: DIV 3 PREL PLAT
- LUA05-017: DIV 4 PREL PLAT
- LUA05-166: DIV 5 PREL PLAT

- LUA06-065: DIVS 1-3 FINAL PLAT
- LUA06-100: DIVS 4-5 FINAL PLAT

Category: Single Family**LUA05-086 / Wedgewood Lane Div.3 Prel Plat **Status: APPROVED****

Applicant: GILROY PATRICK
 LANDTRUST, INC.
 1560 140TH AVE NE, #100
 BELLEVUE, WA
 (425) 747-1726, X102

Tax ID

1023059004
 1023059017

Owner: WEDGEWOOD LANE LLC

Planner: Nancy Weil

Reviewer: Arnetta Henninger

LUA05-084 / Blayden Temporary Use Permit **Status: COMPLETE**

Submittal Date: 07/12/2005

Acceptance Date: 08/12/2005

Decision Date: 10/04/2005

Associated Land Use Actions Temporary Use Permit

Address:

2533 ILWACO AVE NE

Description: The applicant is requesting a Temporary Use Permit to allow an existing business - contractor's office and shops to continue to operate at 2533 Ilwaco Avenue NE (9933 143rd Ave SE). The business is located on a parcel that is included in a proposed preliminary plat. The request is for the operation to be allowed to continue until the plat is recorded. The existing 3600 sq ft structure which houses the business will be converted to a single-family residence on a lot to be created in the preliminary plat (Langley Ridge At May Creek).

The permit was approved.

7-1-2010 update: Inspection reveals contractors office has been removed and permit status changed to complete.

Contact: HANSON CONSULTING
 JIM HANSON
 17446 MALLARD COVE LN
 MT VERNON, WA
 (360) 422-5056

Tax ID

0323059002

Owner: BLAYDEN ROBERT E & SHIRLEY
 PO BOX 3029
 RENTON WA

Planner: Nancy Weil

Reviewer: Mike Dotson

LUA05-083 / LANGLEY RIDGE AT MAY CREEK **Status: APPROVED**

Category: Single Family

LUA05-083 / LANGLEY RIDGE AT MAY CREEK **Status: APPROVED**

Submittal Date: 07/12/2005 **Acceptance Date:** 08/10/2005 **Decision Date:** 02/06/2006

Associated Land Use Actions

Address: 2533 ILWACO AVE NE
 2906 ILWACO AVE NE
 5302 NE 26TH ST
 3018 ILWACO AVE NE

Description: 34-LOT PRELIMINARY PLAT WITH WETLANDS, STREAMS, STEEP SLOPES. 5 EXISTING HOUSES TO REMAIN. PROPOSAL INCLUDES SEVERAL CODE MODIFICATION REQUESTS.

The applicant is requesting Environmental (SEPA) Review and Preliminary Plat approval for a 34-lot preliminary plat in the Residential-1 (R-1) single-family zoning designation and within the May Valley Urban Separator Overlay. The 34-acre site contains 10 parcels. Five of the proposed lots are for existing structures to remain as single-family dwellings. The site contains wetlands, steep slopes and a stream, which are proposed to be contained within four proposed Open Space tracts. Access to the project is proposed via one new 42-foot internal public street off of Ilwaco Avenue NE. Additional access via a private 26-foot wide access easement off of NE 26th Street and an existing access easement off of May Creek Road for two lots.

Applicant: LANGLEY DEVELOPMENT
 6450 SOUTHCENTER BLVD #106
 SEATTLE, WA
 206-499-8491

Owner: ANDREWS MARL S
 9606 143RD AV SE
 RENTON WA

Owner: BLAYDEN ROBERT E & SHIRLEY
 PO BOX 3029
 RENTON WA

Owner: HANDELAND EINER I+MARILYN J
 9530 143RD AV SE
 RENTON WA

Owner: HOLMES ROBERT
 14610 SE 99TH CT
 RENTON WA

Planner: Andrea Petzel

Reviewer: Mike Dotson

Tax ID
3424059077
0323059002
0323059071
0323059073
0323059111
0323059247
0323059248
3424059063
3424059076

LUA05-082 / TAYLOR COURT SHORT PLAT **Status: RECORDED**

Submittal Date: 07/08/2005 **Acceptance Date:** 07/25/2005 **Decision Date:** 12/06/2005

Associated Land Use Actions

Category: Single Family

LUA05-082 / TAYLOR COURT SHORT PLAT Status: RECORDED

Address: 3711 MONTEREY PL NE
Description: 9-LOT SHORT PLAT RETAINING EXISTING HOUSE

The applicant is requesting Hearing Examiner Short Plat approval for a nine-lot subdivision on a 1.68-acre site. The existing residential structure and garage are to remain as part of the plat. The site is located within the Residential - 8 (R-8), single-family zoning designation. Proposed lot sizes range from 5,093 sq. ft. to 12,289 sq. ft. Access to the lots is proposed via a new public street extending south from Monterey Place NE, terminating in a cul-de-sac. A street modification is requested for a reduction of right of way width and cul-de-sac radius. The site contains no critical areas.

Environmental (SEPA) Review for the Taylor Court Short Plat in compliance with the Department of Ecology Stormwater Permit for disturbance of more than 1 acre of land.

11/7/07 - Request for extension received
12/3/07 - Request for extension granted. New expiration date: 12/6/08

Applicant: BASIC VENTURES INC
18211 240TH AVE. SE
MAPLE VALLEY, WA
PRUSS, JOE
206-930-7000

Tax ID
3345700205

Contact: BAIMA & HOLMBERG
100 FRONT ST
ISSAQUAH, WA
425-392-0250

Owner: TAYLOR KENNETH R
3711 MONTEREY PL NE
RENTON WA
425-228-0593

Planner: Jill Ding
Reviewer: Jan Illian

LUA05-078 / HANDS SHORT PLAT Status: RECORDED

Submittal Date: 06/24/2005 **Acceptance Date:** 08/04/2005 **Decision Date:** 09/12/2005
Associated Land Use Actions Administrative Short Plat, Administrative Variance

Address: 5107 NE 5TH PL
Description: 2-LOT SHORT PLAT OF LOT 1 OF HONEY BROOKE DIV 3

Administrative Land Use Action (Short Plat Review) for a two (2) lot subdivision of a 10,894 sq. ft. lot, located in Honey Brooke Div. 3, and zoned Residential - 8 Dwelling Unit Per Acre

Category: Single Family

LUA05-078 / HANDS SHORT PLAT **Status: RECORDED**

(R-8). Each lot is 5,446 sq. ft. and are intended for eventual development of detached single-family homes. Access is proposed via NE 5th PL. The existing residence and all outbuildings would be demolished.

Contact: OFFE ENGINEERS, PLLC
13932 SE 159TH PLACE
RENTON, WA
425-260-3412

Tax ID
3448720010

Owner: LANGLEY DEVELOPMENT GROUP
6450 SOUTHCENTERBLVD #106
SEATTLE, WA

Planner: Nancy Weil

Reviewer: Arnetta Henninger

LUA05-077 / PELTON 16TH ST SHORT PLAT **Status: RECORDED**

Submittal Date: 06/23/2005 **Acceptance Date:** 08/05/2005 **Decision Date:** 08/26/2005

Associated Land Use Actions

Address: 2200 NE 16TH ST

Description: 2-LOT SHORT PLAT RETAINING EXISTING HOUSE

Subdivision of an existing 12,898 square foot (0.30 acre) parcel zoned Residential-8 dwelling units per acre (R-8) into 2 lots. An existing residence is proposed to remain on new Lot 1 and a new residence would be constructed on new Lot 2. Proposed Lot 1 area is 7,816 square feet and proposed Lot 2 area is 5,062 square feet. Access to the existing residence on proposed Lot 1 would be off of NE 16th Street and access to proposed Lot 2 would be off of Blaine Avenue NE. No sensitive areas are mapped on the project site.

Owner: PELTON STEPHEN W
3020 ISS-PINE LK RD #266
SAMMAMISH WA
425-765-0320

Tax ID
3343901221

Planner: Jill Ding

Reviewer: Juliana Fries

LUA05-075 / Baxter Meadows II Short Plat **Status: RECORDED**

Submittal Date: 06/21/2005 **Acceptance Date:** 07/06/2005 **Decision Date:** 09/20/2005

Associated Land Use Actions

Category: Single Family

LUA05-075 / Baxter Meadows II Short Plat **Status: RECORDED**

Address: 1811 DUVALL AVE NE

Description: Subdivision of an existing 34,057 square foot (0.78 acre) parcel into 5 lots for single-family residences. An existing residence is proposed to be removed. The subject site is zoned Residential-8 dwelling units per acre (R-8). The proposed lot sizes range from 5,050 square feet to 5,912 square feet in area. 3,599 square feet is proposed for right-of-way dedication. Access to the proposed short plat would be provided through residential driveways onto NE 18th Circle. The subject site is located within Aquifer Protection Area Zone 2.

Applicant: MASTANDREA JOHN
LEGEND DEVELOPMENT LLC
510 RAINIER AVE S
SEATTLE, WA
(206) 276-7124

Tax ID
5169700154

Owner: LEGEND DEVELOPMENT LLC
510 RAINIER AVE S
SEATTLE, WA
(206) 276-7124

Planner: Jill Ding

Reviewer: Arnetta Henninger

LUA05-073 / Cherie Lane I Final Plat **Status: RECORDED**

Submittal Date: 06/10/2005 **Acceptance Date:** 06/20/2005 **Decision Date:** 10/10/2005

Associated Land Use Actions Final Plat

Address: S of southerly terminus of Wells Ave S

Description: 16 lot final plat with wetlands and coal mine hazard area

Subdivision of 4.98-acres for 16 single-family lots including water, storm, road and street lights.

Applicant: WYMAN KEVIN
MACKENZIE RIVER HOMES
1200 5TH AVE, SUITE 1711
SEATTLE WA
(206)15-4500

Tax ID
2923059123

Contact: SCHREI STEPHEN
CORE DESIGN, INC.
14711 NE 29TH PL. SUITE 101
BELLEVUE, WA
(425) 885-7877

Category: Single Family

LUA05-073 / Cherie Lane I Fiinal Plat **Status: RECORDED**

Owner: MACKENZIE RIVER HOMES
1200 5TH AVE, SUITE 1711
SEATTLE WA
(206) 515-4500

Owner: VATH SANDY M+GANNON PETER M
2120 PENINSULA RD
OXNARD CA

Planner: Arnetta Henninger

Reviewer: Susan Fiala

LUA05-069 / FAWCETT LOT LINE ADJUSTMENT **Status: RECORDED**

Submittal Date: 06/02/2005 **Acceptance Date:** 06/15/2005 **Decision Date:** 09/22/2005

Associated Land Use Actions

Address: 4008 MEADOW AVE N

Description: ADJUST BOUNDARY LINE BTWN 2 LOTS TO ALLOW SALE OF PORTION OF PARCEL WITH HOUSE.

The proposal is to adjust lot lines between two existing parcels to accommodate the future platting of Lot 1, provide for a future 26 ft. wide access easement and future Native Growth Protection Easement located to the north of May Creek on Lot 2. An existing single family residence would remain on Lot 2, addressed as 4008 Meadow Ave. NE. Wetlands, steep slopes and May Creek are located within the site.

Applicant: FAWCETT GREG
PO BOX 402
FALL CITY, WA
425-222-7011

Tax ID
3224059043
3224059081

Owner: FAWCETT CLARISSA M
4008 MEADOW AV N
RENTON WA

Planner: Susan Fiala

Reviewer: Mike Dotson

LUA05-067 / TUMBER SHORT PLAT **Status: RECORDED**

Submittal Date: 05/26/2005 **Acceptance Date:** 06/24/2005 **Decision Date:** 07/21/2005

Associated Land Use Actions

Address: 356 THOMAS AVE SW

Category: Single Family**LUA05-067 / TUMBER SHORT PLAT****Status: RECORDED****Description:** 3-LOT SHORT PLAT RETAINING EXISTING HOUSE

Subdivision of an existing 17,522 square foot lot zoned Residential - 8 dwelling units per acre (R-8) into 2 lots for the future construction of single family residences. An existing residence is proposed to remain on Lot 2. Lot 1 area would be 6,261 square feet, Lot 2 area would be 5,000 square feet, and Lot 3 area would be 6,261 square feet. Access to the proposed lots would be through single-family residential driveways onto Thomas Avenue SW.

Applicant: TUMBER TARA
10050 RAINIER AVE S
SEATTLE, WA
206-772-8151

Tax ID

2143700971

Contact: CRAMER NW, INC
945 N CENTRAL #104
KENT, WA
253-852-4880

Owner: TUMBER HARPRIT K
356 THOMAS AV SW
RENTON WA
206-772-8151

Planner: Jill Ding

Reviewer: Michael Dotson

LUA05-065 / VELDYKE SHORT PLAT**Status: EXPIRED****Submittal Date:** 05/17/2005**Acceptance Date:** 06/01/2005**Decision Date:** 08/18/2005**Associated Land Use Actions****Address:**

3819 NE 19TH ST

Description:

The applicant is requesting Hearing Examiner Short Plat approval for a seven-lot subdivision on a 1.87-acre site. All existing structures would be removed/demolished. The site is located within the Residential - 8 (R-8), single-family zoning designation. Proposed lot sizes range from 4,812 sq. Ft. to 6,655 sq. ft. Access to the lots is proposed via a new public street extending south from NE 19th St., terminating in a cul-de-sac. A street modification is requested for a reduction of right of way width and cul-de-sac radius. Tract B "open space" of this plat is reserved for future development upon consolidation with property to the south. Tract B square footage was not included/needed for complying with the density requirements for this short plat.

Chronology of Veldyke (AKA Webber) Short Plat Application
City File #LUA05-065
08-29-2008

05-17-2005 □ Cramer NW, on behalf of Veldyke Realty Inc., applies for a 7-lot short plat.

LUA05-065 / VELDYKE SHORT PLAT**Status: EXPIRED**

06-01-2005 City accepts project as complete and begins public comment period and tentatively schedules public hearing for June 28, 2005.

06-14-2005 City receives comment letter from Paul Barfknecht requesting that his water and power lines, which he alleges cross the subject site, be relocated at the developers expense.

06-15-2005 Public comment period ends

06-24-2005 Comments received from Property Services regarding need for plat revision from a private access tract to a publically dedicated right of way.

06-24-2005 Planner sends letter to applicant advising that the public hearing has been rescheduled for July 19, 2005.

07-19-2005 Public hearing held.

08-18-2005 Hearing Examiner issues decision to conditionally approve the short plat. Approval is normally valid for 2 years with the possibility of a one year extension by the original approval body.

09-01-2005 Appeal period ends.

09-26-2005 Planner sends letter to applicant advising that no appeals had been filed and enclosing our standard instructions about how to proceed with short plat recording.

01-20-2006* Applicant submits revisions (calculations, an updated title report, revised plans, etc.) for review. In absence of project planner, Public Works asks another planner to review the submittals for planning-related issues.

01-26-2006 Alternate planner sends an email to the applicant requesting revisions to the plans submitted on January 20th (e.g. show street as right of way, not tract; indicate functions/types of other proposed tracts, revise density analysis indicating plat complies with maximum density).

01-31-2006 January 20th plans, etc. routed to Property Services for review.

02-14-2006 Applicant submits revisions in response to planner's comments.

02-15-2006 Alternate planner submits memo to Public Works stating that the type of tracts had still not been identified.

03-06-2006 Property Services sends comments to Public Works (assumedly based upon the January 20th plans)

03-10-2006 Public Works sends City comments to applicant via letter.

04-04-2006 Applicant submits revised plans/legal documents for review.

04-10-2006 Public Works routes revised plans/docs to Property Services and City Attorney for review.

04-11-2006 Public Works sends email to applicant apprising of unresolved planning issues/conditions of Hearing Examiner approval.

04-12-2006 City Attorney sends memo to Public Works approving dedication document.

04-26-2006 Dedication taken to City Council on consent agenda.

04-26-2006 Property Services sends their comments to Public Works (assembly on the 4-4-06 submittal).

04-26-2006 Public Works sends memo to Property Services requesting that they complete an excise tax form to complete the dedication.

05-03-2006 Property Services returns a completed excise tax form to Public Works.

05-03-2006 Building Section Sends memo to Public Works requesting that addresses be added to the plat and enclosing the correct address information to be passed on to the applicant.

05-03-2006 Public Works sends a letter to the applicant summarizing the changes needed by the various reviewers.

06-15-2006 Planning Manager sends applicant an email clarifying that a new fence must be installed per Hearing Examiner condition.

07-07-2006 Email exchange between applicant and alternate planner. Planner notes that fees still need to be paid, demo permits have been finalized and proof of fence install still

Category: Single Family**LUA05-065 / VELDYKE SHORT PLAT****Status: EXPIRED**

needed.

08-14-2007□Planning Manager extends expiration period of short plat from 08-18-2007 to 08-18-2008 and notes that no further extensions are possible.

02-21-2008 □Public Works faxes applicant another copy of their 05-03-2006 letter listing outstanding items and corrections needed.

04-11-2008□Surveyor prepares revised calcs (no date stamp)

05-08-2008□Applicant submits revised plans and legal documents to Public Works for review.

05-09-2008□Public Works routes plans to Property Services and Public Works Plan Review (for street/utility installation verification)

06-17-2208□Property Services submits memo to Public Works listing needed corrections (majority, if not all, appear were same issues noted in 05-02-2006 memo)

06-17-2008□Public Works sends a letter to applicant listing the corrections still needed by Property Services.

07-15-2008□Applicant sends an email to City Surveyor relative to an "encroachment issue". Surveyor responds same day that this will need to be resolved prior to recording. No further documents in official file.

08-18-2008□Plat expires.

08-28-2008□Appraiser calls front counter to check status of plat.

Contact: CRAMER NW INC
945 N CENTRAL #104
KENT, WA
253-852-4880

Tax ID

0423059231

Owner: VELDYKE REALTY INC
5500 RAINIER AV S
SEATTLE WA
206-725-5791

Planner: Andrea Petzel

Reviewer: Illian Jan

LUA05-063 / LAURELHURST PHASE 1 LLA**Status: RECORDED****Submittal Date:** 05/13/2005**Acceptance Date:** 05/31/2005**Decision Date:** 07/12/2005**Associated Land Use Actions** Lot Line Adjustment

Address: 14007 144TH AVE SE
220 CHELAN CT NE

Description: LOT LINE ADJUSTMENT BTWN LOT 32 (PHASE 1) AND LANDSCAPE TRACT F TO ACCOMODATE HOUSE PROPOSED FOR LOT 32.

The applicant is proposing a lot line adjustment between the northern property line of Lot 32 and the southern property line of Tract F of Laurelhurst, Division 1. The proposal is to move the property line 2 feet to the north increasing the square footage of Lot 32. Tract F is a dedicated open space.

Category: Single Family

LUA05-063 / LAURELHURST PHASE 1 LLA Status: RECORDED

Applicant: CONNER HOMES CO
846 108TH AVE NE #202
BELLEVUE, WA
425-455-9280

Owner: CONNER HOMES COMPANY
846 108TH NE
BELLEVUE WA

KC Assessor Account NOT FOUND

Owner: MERRITT JASON
7602 NE 140TH ST
BOTHHELL WA

Planner: Nancy Weil

Reviewer: Juliana Fries

Tax ID
1523059125
4219600320

LUA05-060 / MB SHORT PLAT Status: RECORDED

Submittal Date: 04/26/2005 **Acceptance Date:** 05/09/2005 **Decision Date:** 06/23/2005

Associated Land Use Actions

Address: 276 DUVALL AVE NE

Description: 6-LOT SHORT PLAT

The applicant is proposing to subdivide a 0.91 acre site into six lots intended for the eventual development of detached single-family homes. The lots range in size from 5,863 sq. ft. to 7,255 sq. ft. The site is located within the Residential - 8 (R-8) zoning designation with a net density of 7.7 du/ac. Access is proposed via Duvall Ave. NE to a private access easement. A non-regulated Category 3 wetland is proposed to be filled.

Applicant: BABOLDASHTIAN MOHAMMED
1038 S WALKER AVE #1
SAN PEDRO, CA
253-632-7392

Tax ID
1523059075

Owner: STEPP JAMES N
3920 152ND AVE SE
BELLEVUE, WA
425-957-0769

Planner: Susan Fiala

Reviewer: Juliana Fries

Category: Single Family**LUA05-056 / Kristen Woods Prelim Plat **Status: APPROVED******Submittal Date:** 04/22/2005**Acceptance Date:** 06/13/2005**Decision Date:** 09/26/2005**Associated Land Use Actions****Address:** 3200 Block of Benson Drive S**Description:** 21 lot preliminary plat in R-8 zone

Subdivision of a 165,961 square foot site zoned Residential-8 dwelling units per acre (R-8) into 20 lots, a drainage tract (Tract B), and an open space tract (Tract A). Lot areas range from 4,500 square feet to 8,365 square feet in area. Stormwater runoff from the new impervious surfaces will be collected and piped into two drainage vaults, one will be located within a private access easement and the other will be located within Tract B. Access to proposed lots 1-13 would be provided through an interior access road, and access to proposed lot 14-20 would be provided off of 104th Avenue SE. A 20-foot right of way dedication is proposed along 104th Avenue SE. The site contains steep slope areas.

Applicant: DAVIS MIKE
DAVIS REAL ESTATE GROUP
1201 MONSTER ROAD, SUITE #320
RENTON, WA
(425) 228-5959

Tax ID

2923059010

Contact: TAMBUNELLI JOHN
DAVIS REAL ESTATE GROUP
1201 MONSTER ROAD SW, SUITE 320
RENTON, WA
(425) 228-5959 ex 226

Owner: EASTEY RICHARD F
9275 42ND AV S
SEATTLE WA

Planner: Jill Ding**Reviewer:** Mike Dotson**LUA05-055 / HONEY BROOKE WEST PRELIM PLAT **Status: APPROVED******Submittal Date:** 04/21/2005**Acceptance Date:** 05/04/2005**Decision Date:** 01/09/2006**Associated Land Use Actions****Address:**

4912 NE 5TH ST
525 HOQUIAM AVE NE
4925 NE 6TH ST
5004 NE 5TH ST
4930 NE 5TH ST
569 HOQUIAM AVE NE
519 HOQUIAM AVE NE

Category: Single Family

LUA05-055 / HONEY BROOKE WEST PRELIM PLAT Status: APPROVED

Description: 51 lot preliminary plat in the R-8

The applicant is requesting Environmental (SEPA) Review and Preliminary Plat approval for a 51-lot subdivision of a ten parcel, 8.3 acre site. Three tracts for open space and storm drainage are included. The site is zoned Residential - 8 du/ac. The lots range in size from 4,500 sq. ft. to 14,996 sq. ft. Existing buildings would be removed/demolished except for one house to remain on new Lot 51. Access is proposed via Hoquiam Ave. NE to new internal public streets and private access easements.

Appealed 8/9/2005

Applicant: FOSTER THOMAS C.
 LANGLEY DEVELOPMENT GROUP, INC.
 6450 SOUTHCENTER BLVD.SUITE #106
 SEATTLE, WA
 (206) 244-0122 ex 120

Contact: CHEN MICHAEL
 CORE DESIGN, INC.
 14711 NE 29TH PLACE, SUITE 101
 BELLEVUE, WA
 (425) 885-7877

Owner: BUSH SUSIE A
 4930 NE 5TH ST
 RENTON WA
 BROWN MICHAEL

Owner: CHRISTIANSON KATHLEEN J
 18602 SE MAY VALLEY RD
 ISSAQUAH WA

Owner: DYKEMAN ROBERT E
 4925 NE 6TH ST
 RENTON WA

Owner: HERTEL MICHAEL J
 4912 NE 5TH ST
 RENTON WA

Owner: JOHNSON JAMES C+YUKO T
 519 HOQUIAM AV NE
 RENTON WA

Owner: LANE NORMAN AND TRACY
 14106 SE 124TH ST
 RENTON, WA

Owner: MADISON J J & J A
 569 HOQUIAN AV NE
 RENTON WA

Owner: MEAD HENRY AND LAVERNE
 PARCEL 1023059125

Planner: Susan Fiala

Tax ID
1023059036
1023059015
1023059070
1023059098
1023059123
1023059125
1023059176
1023059177
1023059291
1023059385

Category: Single Family**LUA05-055 / HONEY BROOKE WEST PRELIM PLAT Status: APPROVED****Reviewer:** Arnetta Henninger**LUA05-053 / POOL SETBACK VARIANCE Status: APPROVED****Submittal Date:** 04/19/2005**Acceptance Date:** 05/05/2005**Decision Date:** 10/05/2005**Associated Land Use Actions** Administrative Variance**Address:** 3601 LAKE WASHINGTON BLVD N**Description:** FRONT YARD SETBACK VARIANCE FOR NEW POOL SF RESIDENCE

The applicant is requesting approval of an administrative variance from the required front yard setback in the R-8 zone. The R-8 zone requires a 20 ft. front yard setback from the structure to the front property line or access easement. The applicant is proposing a reduction to zero feet due to the configuration of lots along the Lake Washington shoreline and the boulevard. The existing home currently has a zero front lot line and would be demolished to accommodate the construction of a new single family home.

Applicant: POOL BROTHERS CONSTRUCTION LLC
 PO BOX 3023
 RENTON, WA
 POOL, MATTHEW C
 253-405-3475

Tax ID

3342700355

Owner: PEATE GARFIELD
 3601 LAKE WASHINGTON BL N
 RENTON WA

Planner: Keri Weaver**Reviewer:** Jan Illian**LUA05-052 / OPPFELT SHORELINE EXEMPTION Status: APPROVED****Submittal Date:** 04/18/2005**Acceptance Date:** 04/25/2005**Decision Date:** 04/28/2005**Associated Land Use Actions** Shoreline Exemption**Address:** 3119 MOUNTAIN VIEW AVE N**Description:** SHORELINE PERMIT EXEMPTION FOR NEW SINGLE FAMILY HOME. EXISTING HOME TO BE DEMOLISHED AS PART OF THIS PROJECT

The applicant is requesting a shoreline exemption to demolish and existing 1,000 square foot cottage and construct a new 4,300 square foot residence with a 500 square foot detached garage. All new structures will not exceed the permitted height of 35 feet and will be located no closer than 25 feet from the Lake Washington Shoreline.

Category: Single Family**LUA05-052 / OPFELT SHORELINE EXEMPTION Status: APPROVED**

Owner: OPFELT W CHRIS+ HOLLY J
3119 MOUNTAIN VIEW AV N
RENTON WA
425-891-4592

Tax ID

3342103845

Planner: Jill Ding

LUA05-050 / ROBERSON 24TH ST SHORT PLAT Status: RECORDED

Submittal Date: 04/14/2005

Acceptance Date: 05/23/2005

Decision Date: 06/21/2005

Associated Land Use Actions**Address:**

1601 NE 24TH ST

Description: 4-LOT SHORT PLAT RETAINING EXISTING HOUSE. WETLANDS AND STREAM ON SITE

The applicant is requesting Administrative Short Plat approval Environmental (SEPA) Review to subdivide an existing 44,680 sq ft lot zoned Residential -8 (single-family R-8 dwelling units per acre) into 4 lots. An existing residence on proposed Lot 1 would remain. A Class 3 wetland requiring a 25-foot buffer bisects the property north to south along the eastern side of the property. The site is located at the southwest corner of NE 24th Street and Jones Avenue NE. All lots would have direct public road access.

**PROJECT EXPIRED. A. PETZEL SENT NOTICE THAT THEY HAVE UNTIL JULY 16, 2007 TO APPLY FOR AN EXTENSION.

One year extension granted, new expiration date: 6/21/08

Contact: GEO DATUM

Tax ID

3344500220

425-837-8083

Owner: ROBERSON WILLIAM R
16834 31ST PL S
SEATTLE WA
(206) 459-6279

Planner: Andrea Petzel

Reviewer: Rick Moreno

LUA05-049 / Maureen Highlands Div 3 Status: RECORDED

Submittal Date: 04/12/2005

Acceptance Date: 04/20/2005

Decision Date: 06/13/2005

Category: Single Family

LUA05-049 / Maureen Highlands Div 3

Status: RECORDED

Associated Land Use Actions Final Plat

Address: East of Rosario Ave NE, North of NE 4th

Description: 19 lot final plat of 201,477 sf lot in the R-5 zone. Division III of Maureen Highlands.

Final plat of Maureen Highlands Divisions III with 19 single-family residential lots. The plat includes installation of sanitary sewer main, storm drainage, sidewalks, street lighting and paving.

Applicant: MANNELLY BRIAN
HARBOUR HOMES
(238) 838-8305
bmannelly@harbourhomes.com

Tax ID
5214500800

Owner: HARBOUR HOMES INC
1300 DEXTER AV N #500
SEATTLE WA

Owner: HARBOUR HOMES INC.
1300 DEXTER AV N #500
SEATTLE WA

Planner: Juliana Fries

Reviewer: Jennifer Henning

LUA05-048 / Pool Residence SME

Status: APPROVED

Submittal Date: 04/07/2005

Acceptance Date: 04/28/2005

Decision Date: 04/28/2005

Associated Land Use Actions Shoreline Exemption

Address: 3601 LAKE WASHINGTON BLVD N

Description: The applicant is proposing to demolish an existing 1,600 sq. ft. daylight rambler and construct a new 3,200 to 4,000 sq. ft. single family residence with a daylight basement. All work proposed is landward of the ordinary high water mark (OHWM) and outside of the required 25-foot setback from Lake Washington. The subject site is located within the Urban Shoreline Environment.

Applicant: POOL BROTHERS CONSTRUCTION LLC
PO BOX 3023
RENTON, WA
POOL, MATTHEW C
253-405-3475

Tax ID
3342700355

Owner: PEATE GARFIELD
3601 LAKE WASHINGTON BL N
RENTON WA

Planner: Susan Fiala

Category: Single Family**LUA05-047 / INDEX SHORT PLAT****Status: RECORDED****Submittal Date:** 04/06/2005**Acceptance Date:** 04/19/2005**Decision Date:** 06/14/2005**Associated Land Use Actions****Address:**

2822 NE 7TH ST

Description: 3-LOT SHORT PLAT

Administrative Short Plat Review for a 0.33 acre site located at 2822 NE 7th Street, corner of Index Avenue NE. The site is proposed to be subdivided into three lots for the eventual development of single-family dwellings. The existing residence is to be removed. All lots have direct access to public right of way, NE 7th Street. The property is zoned Residential-10 dwelling units per acre (R-10) with a proposed density of 9.0 du/ac. According to City's Critical Areas Map, the site does not contain any critical areas.

Project placed on hold by planner on 5/12/05 due to a moratorium on the permitting or construction of residential development in the R-10 and RM-F zone within the Highlands Sub-Area Plan study area that has been adopted by City Council May 2, 2005.

Taken off hold on 6/1/05.

Applicant: DEMPS, KEITH
A & D QUALITY CONSTRUCTION
220 SW SUNSET BLVD # E202
RENTON, WA

Tax ID

7227800920

Contact: TOM TOUMA
TOUMA ENGINEERS
6632 S 191 ST PL, STE 102
KENT, WA

Owner: DANIELSON LESTER I
2204 NE 24TH ST
RENTON WA

Planner: Andrea Petzel

Reviewer: Mike Dotson

LUA05-045 / 3003 Mt. View Shoreline Exempt**Status: APPROVED****Submittal Date:** 04/06/2005**Acceptance Date:** 04/11/2005**Decision Date:** 04/12/2005**Associated Land Use Actions** Shoreline Exemption**Address:** 3003 MOUNTAIN VIEW AVE N**Description:** Replacement of single family house

Exemption from a Shoreline Substantial Development Permit to demolish and rebuild a single-family residence along the Urban Shoreline of Lake Washington. All work will occur outside of

Category: Single Family**LUA05-045 / 3003 Mt. View Shoreline Exempt Status: APPROVED**

the 25 foot setback from the ordinary high water mark (OHWM).

Applicant: CONNER CHARLES
846 108TH NE
BELLEVUE WA
(425) 417-5846

Tax ID

3342103940

Owner: SHANE FAMILY LTD PARTNERSHI
2519 6TH AV
SEATTLE WA

Planner: Jill Ding

LUA05-036 / Wu Special Fence Permit Status: ISSUED

Submittal Date: 03/28/2005

Acceptance Date: 03/30/2005

Decision Date: 10/10/2005

Associated Land Use Actions Special Fence Permit

Address: 5212 NE 4TH PL

Description: The proposal is to exceed the 48-inch height limit within the side yard along a street setback to construct a 72-inch high fence. The fence was previously installed 3 inches from the side yard along a street property line without a permit. The current proposal is to move the fence back 3 feet from the side yard along a street property line and install landscaping within the 3-foot setback consisting of flowers, grass, beauty bark, and 4 cherry blossom trees.

Owner: WU YI LISA
5212 NE 4TH PL
RENTON WA
253 838 8305

Tax ID

3448700090

Planner: Jennifer Henning

Reviewer: Kayren Kittrick

LUA05-034 / Standley Special Fence Permit Status: ISSUED

Submittal Date: 03/23/2005

Acceptance Date: 03/28/2005

Decision Date: 07/29/2005

Associated Land Use Actions Special Fence Permit

Address: 5933 NE 1ST PL

Description: Special Fence Permit for 6' fence in the front yard setback

The request is for a Special Fence Permit to allow for the construction of a 6-foot high fence within the required front yard setback. The fence will be setback 5 feet from the front property line and landscaping consisting of 1 existing maple tree, 3 Emerald Green Aboruitae,

Category: Single Family**LUA05-034 / Standley Special Fence Permit** **Status: ISSUED**

and 5 Rhododendrons is proposed between the fence and the property line.

Owner: STANDLEY CRAIG+HEIDI
5933 NE 1ST PL
RENTON WA

Tax ID
5126301020

Planner: Jill Ding

Reviewer: Kayren Kittrick

LUA05-032 / Zetterberg SP/Prelim. Plat **Status: APPROVED**

Submittal Date: 03/15/2005

Acceptance Date: 03/31/2005

Decision Date: 05/10/2005

Associated Land Use Actions**Address:**

755 S 21ST ST

Description: 9 LOT PLAT, REMOVING EXISTING HOUSE

The applicant is requesting Hearing Examiner Short Plat approval for the subdivision of a 1.39 acre site into 9 lots and one storm drainage tract. The lots are intended for the eventual development of detached single-family homes on lots ranging in size from 4,737 to 6,211 sq. ft. The site is located within the Residential - 8 (R-8) zoning designation with a proposed density of 7.9 du/ac. Access is proposed via a new public road extending south from So. 21st St. terminating in a cul-de-sac. Existing structures would be removed/demolished to accommodate the short plat.

1-25-07 Update: This project was originally submitted as a short plat, but the Director today determined that the project must be finalized via the final plat process. A separate file will be established and the final decision will lie with the City Council.

Applicant: FEUERBORN MICHAEL
DREAMCRAFT HOMES
215 EAST MEAKER
KENT, WA
(253) 859-9697

Tax ID
7222000075

Contact: CECIL ROGER
SDA ENGINEERS
18322 BOTHEL WAY NE
BOTHEL, WA
(425) 486-6533

Owner: ZETTERBERG KATHIE M
755 S 21ST
RENTON WA

Planner: Susan Fiala

Reviewer: Jan Illian

Category: Single Family**LUA05-030 / WILKINSON 2 FINAL PLAT** **Status: RECORDED****Submittal Date:** 03/11/2005 **Acceptance Date:** 03/18/2005 **Decision Date:** 05/23/2005**Associated Land Use Actions** Final Plat**Address:** 2245 SHATTUCK AVE S**Description:** 5-LOT FINAL PLAT (NOT ABLE TO SHORT PLAT DUE TO PREVIOUS PLAT)

Final plat of Wilkinson 2 formerly lot 4 of Wilkinson Short Plat (LUA99-021) with 5 single family residential lots. The plat includes installation of sanitary sewer main, water main, storm drainage, and street lighting.

Owner: CAIRNES CONSTRUCTION LLC
14845 SE 264TH ST
KENT WA
206-200-6370

Tax ID

7222000430

Planner: Juliana Fries**LUA05-028 / MAUREEN HIGHLANDS DIV 3 LLA** **Status: RECORDED****Submittal Date:** 03/11/2005 **Acceptance Date:** 03/15/2005 **Decision Date:** 04/21/2005**Associated Land Use Actions** Lot Line Adjustment**Address:** NE 4th St east of Rosario Ave
6118 NE 4TH ST**Description:** ADJUST LOT LINE SEVERAL FEET BETWEEN TWO EXISTING LOTS.

Proposed lot line adjustment between Tract B Parcel A and Lot 1 Parcel B for the Maureen Highlands Div. 2 & 3 subdivisions.

Owner: HARBOUR HOMES INC
33400 9TH AVE S
FEDERAL WAY, WA
253-838-8305

Tax ID

1123059004

Planner: Jill Ding**Reviewer:** Juliana Fries**LUA05-027 / FINSETH SHORT PLAT** **Status: RECORDED****Submittal Date:** 03/07/2005 **Acceptance Date:** 03/22/2005 **Decision Date:** 07/11/2005**Associated Land Use Actions****Address:**

Category: Single Family

LUA05-027 / FINSETH SHORT PLAT

Status: RECORDED

1616 MORRIS AVE S

Description:

Administrative Short Plat Review for a 0.5 acre site located at 1616 Morris Avenue S. The site is proposed to be subdivided to create 3 lots for the eventual development as single-family dwellings. The existing residence is to remain on one of the newly created lots. Access to the new lots via a 20-foot wide private access easement off of Morris Avenue S. The property is zoned Residential-8 dwelling units per acre (R-8) with a density of 6.8 du/ac. According to City's Critical Areas Map, the site does not contain any critical areas.

Applicant: FINSETH RUSSELL
1616 MORRIS AVE S
RENTON, WA
206-412-2717

Tax ID
7222000285

Owner: FINSETH RUSSELL
19815 SE 311TH CT
KENT WA
206-412-2717

Planner: Andrea Petzel

Reviewer: Jan Illian

LUA05-026 / Taylor Short Plat

Status: RECORDED

Submittal Date: 03/07/2005

Acceptance Date: 03/23/2005

Decision Date: 04/21/2005

Associated Land Use Actions

Address: 261 TAYLOR AVE NW

Description: Administrative Short Plat Review for a 0.37 acre site located at 261 Taylor Avenue NW. The site is proposed to be subdivided into two lots for the eventual development of one single-family dwelling as the existing residence is to remain. Both lots have direct access to public right of way, Taylor Avenue NW. A shared driveway is proposed to serve both lots. The property is zoned Residential-8 dwelling units per acre (R-8) with a density of 5.5 du/ac. According to City's Critical Areas Map, the site does not contain any critical areas.

Owner: MALESIS ALEX E+CYNTHIA A
13831 SE 77TH PL
NEWCASTLE WA

Tax ID
8093600015

Owner: MALESIS LOUIS AND MARY
216 TAYLOR AVE NW
RENTON WA

Planner: Nancy Weil

Reviewer: Jan Illian

Category: Single Family**LUA05-021 / Porter Residence Shoreln Exemp** **Status: APPROVED****Submittal Date:** 02/18/2005**Acceptance Date:** 02/24/2005**Decision Date:** 02/28/2005**Associated Land Use Actions** Shoreline Exemption**Address:** 3205 MOUNTAIN VIEW AVE N**Description:** Shoreline Exemption for new single-family house on Lake Washington

The applicant is requesting a letter of Exemption from a Shoreline Substantial Development Permit to demolish an existing single family residence and construct a new single family residence outside of the required 25 foot setback from the ordinary high water mark of Lake Washington.

Owner: PORTER NANCY AND STEVE
3205 MOUNTAIN VIEW AVE N
RENTON, WA
(425) 277-5949
stevep@cplinc.com

Tax ID

3342103840

Planner: Jill Ding**Reviewer:** Jan Illian**LUA05-019 / BLESSING SHORT PLAT** **Status: EXPIRED****Submittal Date:** 02/17/2005**Acceptance Date:** 03/04/2005**Decision Date:** 07/27/2005**Associated Land Use Actions****Address:** 5224 NE 5TH PL**Description:** 4 LOT SHORT PLAT, RETAINING EXIST HOUSE

Administrative Short Plat Review for a 6.15 area site located at 5224 NE 5th Place. The site is proposed to be subdivided to create 4 lots for the eventual development as single-family dwellings. The existing residence is to remain on one of the newly created lots. Access to the new lots will be extension of Jericho Avenue NE. The property is zoned Residential-8 dwelling units per acre (R-8) with a density of 6.15 du/ac. The proposed lots range in square footage of 4,551 to 13,038 sq ft. According to City's Critical Areas Map, the site does not contain any critical areas. Front yard setback variance also requested.

12/21/06 - Approved request for Short Plat extension by Dev. Svcs. Director. Expires 7/27/08

Applicant: J&M LAND DEVELOPMENT, INC
MARC ROUSSO
PO BOX 2566
RENTON, WA
(206) 948-8899

Tax ID

1023059308

Category: Single Family

LUA05-019 / BLESSING SHORT PLAT Status: EXPIRED

Contact: JAEGER JIM
JAEGER ENGINEERING
9419 S 204TH PL
KENT, WA
(253) 850-0934
Owner: BLESSING EMERY A
5224 NE 5TH PL
RENTON WA
Planner: Andrea Petzel
Reviewer: Rick Moreno

LUA05-018 / Sandy Lane Short Plat Status: RECORDED

Submittal Date: 02/16/2005 **Acceptance Date:** 02/23/2005 **Decision Date:** 03/21/2005

Associated Land Use Actions

Address: 2142 UNION AVE NE

Description: 4-lot short plat, removing existing house

The proposal is to subdivide an existing 40,325 square foot (0.93 acre) parcel zoned Residential -- 8 dwelling units per acre (R-8) into 4 lots for single-family residences. An existing residence to be removed is located on the subject site. The area of the proposed lots will be Lot 1 at 5,018 square feet, Lot 2 7,278 square feet, Lot 3 10,074 square feet, and Lot 4 at 6,263 square feet. Access to the proposed lots will be through a 26-foot wide access easement off of the east side of Union Avenue NE. The proposed project is located within Aquifer Protection Zone 2.

Applicant: K & M CONSTRUCTION
1615 NE 28TH ST
RENTON, WA
(206) 697-3787

Tax ID
0323059041

Owner: MENGES MICHELLE AND KEITH
K&M CONSTRUCTION
1615 NE 28TH ST
RENTON, WA
(206) 697-3787

Planner: Jill Ding

Reviewer: Arneta Henninger

LUA05-017 / WEDGEWOOD DIV #4 PREL PLAT Status: APPROVED

Category: Single Family

LUA05-017 / WEDGEWOOD DIV #4 PREL PLAT **Status: APPROVED**

Submittal Date: 02/15/2005 **Acceptance Date:** 03/23/2005 **Decision Date:** 07/18/2005

Associated Land Use Actions

Address: 990 HOQUIAM AVE NE

Description: The applicant is requesting Environmental (SEPA) Review and Preliminary Plat approval for a 10-lot subdivision of a 2.5 acre site. The site is zoned Residential - 8 du/ac with a proposed density of 5.3 du/ac. The lots range in size from 5,002 sq. ft. to 8,093 sq. ft. and are intended for detached single family residences. All existing buildings would be demolished. Access is proposed via the extension of NE 10th Street easterly from Hoquiam Ave. NE and a private access easement. A Category 3 wetland is on-site and would include a 25 ft. buffer. A seasonal drainage course crosses the south portion of the site. The applicant is requesting a modification to the street standards for a reduced half street right-of-way from 35 ft. to 30 ft.

- LUA03-053: DIV 1 PREL PLAT
- LUA05-009: DIV 2 PREL PLAT
- LUA05-086: DIV 3 PREL PLAT
- LUA05-017: DIV 4 PREL PLAT
- LUA05-166: DIV 5 PREL PLAT

- LUA06-065: DIVS 1-3 FINAL PLAT
- LUA06-100: DIVS 4-5 FINAL PLAT

Applicant: CAMERON SCOTT
BENT NOSE, LLC
4 102ND AVE NE #201
BELLEVUE, WA
(425) 445-0887

Tax ID
1023059092

Contact: OFFE DARRELL
OFFE ENGINEERS, PLLC
13932 SE 159TH PL
RENTON, WA
(425) 260-3412
DARRELL.OFFE@COMCAST.NET

Owner: RUTLEDGE KAREN N
990 HOQUIAM AV NE
RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA05-016 / PETTET MEADOWS SHORT PLAT **Status: RECORDED**

Submittal Date: 02/02/2005 **Acceptance Date:** 02/16/2005 **Decision Date:** 04/18/2005

Associated Land Use Actions

Category: Single Family

LUA05-016 / PETTET MEADOWS SHORT PLAT **Status: RECORDED**

Address: NE 21st between Redmond Ave NE and Union
Description: 7-LOT SHORT PLAT, NO EXISTING HOME, POSSIBLE WETLANDS

The applicant is requesting Hearing Examiner Short Plat approval for the subdivision of a 1.3 acre site into 7 lots and one storm drainage tract. The lots are intended for the eventual development of detached single-family homes on lots sized as 5,780 sq. ft. The site is located within the Residential - 8 (R-8) zoning designation. Access to the lots is proposed via NE 21st Street.

Applicant: AMERICAN CLASSIC HOMES LLC
644 STRANDER BLVD #271
TUKWILA, WA
(206) 818-1028

Tax ID
0423059133

Contact: GLADSTEIN ROBERT
AMERICAN CLASSIC HOMES LLC
(206) 818-1028

Owner: PETETT RONALD D
2015 UNION AV NE
RENTON WA

Planner: Susan Fiala

Reviewer: Arnetta Henninger

LUA05-015 / HARRINGTON SQR LOT LINE ADJUST **Status: RECORDED**

Submittal Date: 01/31/2005 **Acceptance Date:** 02/10/2005 **Decision Date:** 04/07/2005

Associated Land Use Actions

Address: 914 HARRINGTON AVE NE
926 HARRINGTON AVE NE

Description: LOT LINE ADJUSTMENT BETWEEN TWO LOTS

The proposal is to adjust the existing boundary lines of Lot 3 and re-establish a new Lot 3 that encompasses the north corner of the site abutting NE Sunset Blvd. and Harrington Ave. NE. This corner is currently developed with two restaurants, Pizza Hut and Kentucky Fried Chicken.
The remaining portion of the site is currently developed with two commercial/retail buildings proposed to be demolished as part of the redevelopment known as Harrington Square (LUA03-066), a mixed-use development. An existing access driveway from Harrington Ave. NE to the Safeway Store property to the east separates this site.
The proposed lot line adjustment would not create any additional lots and would allow the current businesses, Kentucky Fried Chicken and Pizza Hut, to acquire the portion of the site proposed as new Lot 3 rather than lease. The lot line adjustment would eliminate an existing boundary line that will underlie the new Harrington Square development and unify the parcel.

Category: Single Family

LUA05-015 / HARRINGTON SQR LOT LINE ADJUST Status: RECORDED

Applicant: CABBAGE NEIL
PACE
1601 2ND AVE #1000
SEATTLE, WA
(206) 441-1855

Tax ID
7227801024
7227801025

Owner: HARRINGTON SQUARE ASSOCIATE
1020 108TH AV NE #215
BELLEVUE WA
C/O REIS GROUP

Planner: Susan Fiala

Reviewer: Jan Illian

LUA05-013 / CORBETT BOAT LIFT Status: APPROVED

Submittal Date: 02/02/2005 **Acceptance Date:** 02/17/2005 **Decision Date:** 06/09/2005

Associated Land Use Actions

Address: 2811 MOUNTAIN VIEW AVE N

Description: REMOVE EXISTING PILINGS AND INSTALL NEW BOAT LIFT FOR SF RESIDENCE

The applicant is requesting Environmental (SEPA) Review, a Shoreline Conditional Use Permit and a Shoreline Substantial Development Permit for the construction of a residential boatlift. The property contains a single family residence with a 432 square-foot pier and an existing boatlift station. The proposed project would remove the existing 9' by 15' boat lift and 3 mooring piles and install a new 12' by 18' boat lift along the north side of the pier. The boatlift and pilings to be removed are located on the neighboring property and this proposal would relocate the boatlift to within the lot boundaries and bring it into compliance with setback regulations. The boatlift is a freestanding structure that would sit directly on the lakebed. It would not be attached to the existing pier. Two existing mooring piles (not shown on site plan) are located to the north of the pier. These would remain and no changes are proposed to the existing pier.

Applicant: CORBETT RICK
2811 MOUNTAIN VIEW AVE N
RENTON, WA
425-793-5065

Tax ID
3342104029

Owner: CORBETT RICK
2811 MOUNTAIN VIEW AVE N
RENTON, WA
425-793-5065

Planner: Susan Fiala

Reviewer: Jan Illian

Category: Single Family

LUA05-012 / PRITCHARD DOCK REPAIR **Status: APPROVED**

Submittal Date: 01/28/2005 **Acceptance Date:** 02/11/2005 **Decision Date:** 02/11/2005

Associated Land Use Actions Shoreline Exemption

Address: 2807 MOUNTAIN VIEW AVE N

Description: REPAIR OF EXISTING SINGLE FAMILY RESIDENTIAL DOCK

The applicant is proposing to replace and/or repair existing 490 sq. ft. pier/dock associated with the single-family use on the site. The structure has 10 existing pilings. The repairs will include replacement of deteriorated structural framework, decking and piling. Proposed work to be completed between July 16 - December 31, as set by the Washington State Department of Fish & Wildlife and the Army Corps of Engineers.

Applicant: PRITCHARD MARC & KAAREN
2807 MOUNTAIN VIEW
RENTON, WA
206-793-4050

Tax ID 3342104040

Owner: PRITCHARD MARC & KAAREN
2807 MOUNTAIN VIEW AV N
RENTON WA

Planner: Nancy Weil