



# **NOTICE OF APPLICATION**

## **Revision to the Preliminary Approval for the Pine Ridge Subdivision**

### **Pine Ridge Preliminary Plat Revision - PLN2011-00042**

**Project Description:** The applicant is proposing a plat revision to modify the hearing examiner's conditions of approval, specifically conditions 12 and 14 of the decision dated 4/18/08. Compliance with these conditions requires access to the adjacent tax parcel 1524069023 by constructing an off-site slope bank and reconfiguring the landowner's access off the new plat road. The adjacent landowner is not willing to grant permission for these conditions to be accomplished; therefore, the applicant is proposing a revision to the preliminary plat.

The applicant (Windward Development, Inc.) applied for the above revision on October 27, 2011; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on December 30, 2011. On January 6, 2012, the City issued this Notice of Application by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

**Applicant:** Windward Development, Inc. (Representative: Greg Krabbe)  
**Public Comment Period:** January 6, 2012 through January 27, 2012  
**Project Location:** 4631 Issaquah-Pine Lake Road, Sammamish, WA 98075  
**Tax Parcel Number:** 1524069038, 1524069040, 1524069088  
**Existing Documents:** Criterion Compliance Document dated 10/25/11; Proposed Plat Revision plan set by Group Four received 10/27/11  
**Other Permits Included:** Site Development  
**SEPA Review:** Determination of Non-Significance (DNS) issued on February 7, 2008 under the Pine Ridge preliminary plat file PLN2006-00088. A copy of the SEPA threshold determination for the proposal may be obtained upon request.

**Staff Member Assigned:** Mona Davis, Senior Planner  
(425) 295-0529  
[mdavis@ci.sammamish.wa.us](mailto:mdavis@ci.sammamish.wa.us)

*A public hearing will be scheduled for this application. Interested persons are invited to submit written comments on the application by no later than 5:00 p.m. on the last day of the comment period identified above at Sammamish City Hall. Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*