



Notice of Decision for a Short Plat Vacation

Jim Tosti Short Plat Vacation - PLN2010-00002

Project Description: The applicant is proposing to vacate a previously approved short plat to eliminate two lots created by recorded short plat SHP001012 on 01/30/03 and return the property to its original configuration of one lot, with the exception of the 3.5 feet of right-of-way previously dedicated by the short plat to the City for road purposes will remain dedicated. The applicant previously purchased both subject lots, plus an adjacent parcel to the west, for development of a 30-lot subdivision (Pine Ridge PLN2006-00088) which received preliminary plat approval on 4/18/08. The subject site is currently developed with one single family home.

The applicant (Jim Tosti) applied for the above project on **January 27, 2010**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on February 9, 2010. On February 16, 2010, the City issued a Notice of Application, which identified a public comment period from **February 16, 2010** through **March 9, 2010**. The City of Sammamish issued a decision on March 26, 2010. This Notice of Decision was issued on **March 26, 2010** and public notice has been provided via: 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. The application has been **Approved with Conditions**.

Applicant: Jim Tosti, Windward Real Estate Services
Public Comment Period: February 16, 2010 through March 9, 2010
Project Location: 4617 Issaquah-Pine Lake Road, Sammamish
Tax Parcel Number: 1524069088 & 1524069040

Existing Environmental Documents: Short Plat vacation map by Group Four, Inc. received 1/27/10

Other Permits Included: None associated with short plat vacation.

SEPA Review: The City of Sammamish has determined that this development is SEPA exempt.

Public Hearing: A Public Hearing is not required for this project.

Appeal Period: **March 26, 2010** through **April 16, 2010**

Staff Member Assigned:

Mona Davis, Senior Planner
(425) 295-0529
mdavis@ci.sammamish.wa.us

Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 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.