



**Department of Community Development**

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

# Notice of Decision for a Short Plat

Dadvar Short Plat PLN2009-00046

**Project Description:** Subdivision of an approximate 0.68 acre parcel zoned Residential 4 (R-4) into three residential lots with an existing single-family residence remaining on one lot.

The applicants (Brian & Mahnaz Dadvar) applied for the above project on **November 3, 2009**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on November 20, 2009. On December 1, 2009, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from December 1, 2009 through December 22, 2009. This Notice of Decision was issued on **May 27, 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 **Preliminarily Approved with Conditions**.

**Applicant:** Brian & Mahnaz Dadvar  
**Public Appeal Period:** **May 27, 2010 through June 17, 2010**  
**Project Location:** 423 205<sup>th</sup> Avenue NE, Sammamish, WA 98074  
**Tax Parcel Number:** 3225069304

**Existing Environmental Documents:** Critical Areas Affidavit dated 07/28/09; Technical Information Report prepared by Western Engineers, Inc. dated 08/04/09 and revised 02/25/10; Conceptual Development Plans (preliminary short plat, road and drainage plans) by Western Engineers, Inc. dated 02/17/10.

**Other Permits Included:** Future Building, Clearing & Grading, Rights-of-Way permits  
**SEPA Review:** Exempt per WAC 197-11-800(6)(a)  
**Public Hearing:** A Public Hearing is not required for this project.

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