



NOTICE OF PUBLIC HEARING

PUBLIC HEARING DATE: JUNE 30, 2008 **TIME: 7:00 PM**

PLACE: CITY COUNCIL CHAMBERS, CITY HALL 15670 NE 85TH Street, Redmond WA 98052

BY: Hearing Examiner, Sharon A. Rice

PROJECT NAME: SYCAMORE PARK

FILE NUMBER: L080151

PERMIT TYPE: Type III, Preliminary Plat

PROPONENT: Steve Burnstead Construction **ADDRESS:** 11980 NE 24th Street, Suite 200, Bellevue, WA 98005

PROJECT DESCRIPTION: The proposed development will include 12 single-family homes on 1.6 acres that are being developed under the City of Redmond's Innovative Housing Ordinance 20C.30.62

PROJECT LOCATION: 16814 NE 122nd Street, Redmond

SIZE OF SUBJECT AREA IN ACRES: 1.60 **ZONING:** R-4

COMPREHENSIVE PLAN DESIGNATION: Single Family Urban

APPLICATION DATE: 5/6/2008

REQUIRED PERMITS, NOT PART OF THIS APPLICATION: Building Permit(s), Misc. Public Works, Clearing & Grading

REQUIRED STUDIES: Stormwater Report, Traffic Analysis, Tree Health Assessment, Wildlife Study, Soils Report

REQUIRED PERMITS: Preliminary Plat

SEPA THRESHOLD DETERMINATION: DNS

PUBLIC COMMENT PERIOD All interested persons who would like to become a Party of Record, are invited to testify at the public hearing to express their views, or to submit written testimony at the hearing. Additionally, you may become a Party of Record by submitting written comments (email is acceptable) to the Development Services Center prior to the hearing to be received no later than **JUNE 30, 2008 by 5:00 PM**. Only Parties of Record will have the right to request reconsideration of the Hearing Examiner's Recommendation and/or appeal of the Decision to City Council. The staff contact for this project, Jeff Churchill, Associate Planner, may be reached at 425-556-2492, FAX 425 556-4242, or email jchurchill@redmond.gov. Mailing address: City Hall, 15670 N.E. 85th Street, Redmond, WA 98073-9710.

INFORMATION AVAILABLE: The application, copy of the Staff Report to the Hearing Examiner, and all documents filed by the Applicant are available for inspection or copying (at the cost of the requestor) and are on file in the Development Services Center. The file may be examined at the Development Services Center during business hours and is located at City Hall, 15670 N.E. 85th Street, Redmond, WA 98073-9710 (425-556-2473).

PUBLIC HEARING INFORMATION AVAILABLE: Following the hearing to be held on **JUNE 30, 2008** a copy of the decision will be sent to parties of record, and can be obtained by contacting the Office of the Hearing Examiner, City of Redmond, MS: 3NFN, P.O. Box 97010, Redmond, WA 98073-9710 Phone: (425) 556-2436. The appeal procedures will be set forth in the Hearing Examiner's Report issued in this matter. If you are hearing or visually impaired, notify the Office of the Hearing Examiner at 425-556-2436 one week in advance of the hearing in order to be provided assistance.

DATE OF NOTICE: June 9, 2008