

Appellant's Exhibit 69

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

Laing, Aaron M.

From: Gary Lee
Sent: Tuesday, February 28, 2017 11:14 AM
To: Carol Lewis
Cc: Steve Fischer; Jason Lynch; Cameron A. Zapata
Subject: RE: 16390 Cleveland, Permit #BLDG-2016-09802 - Lack of Parking for addition - Issue Stop Work Order/Correction

Categories: Red Category

Carol,

I spoke to Jason about the emails below and he has directed me to have you issue a stop work order on the Mezzanine portion of the work, until it is corrected, as the permit was issued in error.

Basically, we did not require the addition of one parking stall for the size of the new mezzanine. The 459 square foot mezzanine requires 1 parking stall. To keep the mezzanine, they will need to provide an off-site parking agreement/easement for 1 parking stall, from a neighbor.

Or they can reduce the size of the mezzanine to 250 square feet, maximum.

Please let me know if you have any questions.

Thanks,

Gary Lee,

Senior Planner
(425) 556-2418
City of Redmond, MS: 25PL PO Box 97010 Redmond WA 98073-9710

From: Gary Lee
Sent: Monday, February 27, 2017 11:49 AM
To: Jason Lynch <JLYNCH@REDMOND.GOV>
Cc: Steve Fischer <SFISCHER@REDMOND.GOV>
Subject: FW: 16390 Cleveland, Permit #BLDG-2016-09802 - Lack of Parking for addition
Importance: High

Jason,

After further review of this application, Steve and I have concluded that we have issued the permit in error, as the 459 square foot mezzanine requires the addition of one parking stall, which has not been provided for.

Please let me know if we should/can issue a Stop Work order, or how else to proceed with official notifying the applicant of this error.

Gary Lee,

Senior Planner
(425) 556-2418

City of Redmond, MS: 2SPL PO Box 97010 Redmond WA 98073-9710

From: Gary Lee
Sent: Friday, February 24, 2017 1:38 PM
To: Jason Lynch <JLYNCH@REDMOND.GOV>
Cc: Steve Fischer <SFISCHER@REDMOND.GOV>
Subject: RE: 16390 Cleveland, Permit #BLDG-2016-09802

Jason,

Can we talk about this before you leave today. There may be an issue regarding the addition of the mezzanine, without adding parking.

I am free today, except between 2:30 and 3:00.

Gary

From: Jason Lynch
Sent: Friday, February 24, 2017 12:00 PM
To: Kevin Wallace <kwallace@wallaceproperties.com>; Gary Lee <GLEE@REDMOND.GOV>
Cc: Laing, Aaron M. (ALaing@SCHWABE.com) <alaing@schwabe.com>; Robert Wallace <rwallace@wallaceproperties.com>; Courtney Skony <cskony@wallaceproperties.com>; mreimers@schwabe.com
Subject: Re: 16390 Cleveland, Permit #BLDG-2016-09802

Mr. Wallace,
Next week is fine, thank you.

Jason G Lynch
Asst Director Planning
City of Redmond
425-556-2483 office
425-444-2372 Cell

On Fri, Feb 24, 2017 at 11:48 AM -0800, "Kevin Wallace" <kwallace@wallaceproperties.com> wrote:

Jason, thanks for your voicemail. I am in Phoenix today and my land use attorney, Aaron Laing, is in Hawaii. Both of us are back on Monday. If the reason you called is urgent please contact Milt Reimers at Schwabe Williamson & Wyatt. 206-407-1572. Otherwise an attorney from Schwabe can reach out to you as soon as possible next week.

Sent from my iPhone

On Feb 24, 2017, at 9:01 AM, Kevin Wallace <kwallace@wallaceproperties.com> wrote:

Mr. Lee,

I represent the owner of the property at 16330 Cleveland, where the Prime restaurant is located. Two days ago we became aware of construction work being undertaken in the warehouse that neighbors our property, and that the City of Redmond had issued a permit for the construction. As a courtesy to our neighbor I am alerting you to the fact that we will be filing an appeal of the permit next week. I encourage you to inform the owner of 16390 Cleveland so that they can decide whether to continue to spend additional money on construction in the warehouse.

Kevin R. Wallace

Wallace Properties, Inc.
330 112th Ave. NE #200
Bellevue, WA 98004
(425) 278-6363 (Direct)
(425) 802-5701 (Cell)

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