

Category: Single Family

LUA06-169 / CEDAR AVENUE LLA Status: RECORDED

Submittal Date: 12/19/2006 **Acceptance Date:** 12/28/2006 **Decision Date:** 05/11/2007

Associated Land Use Actions Lot Line Adjustment

Address:

3515 CEDAR AVE S
3511 CEDAR AVE S

Description: The project applicant has requested a lot line adjustment between two existing lots located at 3511 and 3515 Cedar Ave S. This action, if approved, would create two lots that meet the development standards of the Residential 10 zone and allow future development to those standards on both lots.

Applicant: CORE DESIGN
14711 NE 29TH PLACE
SUITE 101
BELLEVUE
425-885-7877
sjs@coredesigninc.com

Tax ID
1441000500
2923059119

Owner: CEDAR AVENUE LLC
611 4TH AVE. SE
SUITE 120
KIRKLAND

Planner: Higgins Elizabeth

Reviewer: Kayren Kittrick

LUA06-159 / WHITE MEADOW SHORT PLAT Status: RECORDED

Submittal Date: 12/12/2006 **Acceptance Date:** 12/20/2006 **Decision Date:** 01/19/2007

Associated Land Use Actions

Address:

3902 MEADOW AVE N

Description: 2-LOT SHORT PLAT REMOVING EXISTING HOUSE

The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 14,656 square foot parcel into two lots. The project site is located within the Residential - 8 (R-8) dwelling unit per acre zoning designation. An existing residence is proposed to be removed. Proposed Lot 1 would be 6,209 square feet in area and proposed Lot 2 would be 8,908 square feet in area. Access to the lots would be provided via residential driveways off of Meadow Avenue N.

Category: Single Family**LUA06-159 / WHITE MEADOW SHORT PLAT****Status: RECORDED**

Applicant: WHITE RHON
4122 58TH PL SW #A
SEATTLE, WA
206-853-9921

Tax ID

3342700556

Owner: WHITE RHON
4122 58TH PL SW #A
SEATTLE, WA
206-853-9921

Planner: Jill Ding

LUA06-158 / ARDMORE LLA**Status: RECORDED****Submittal Date:** 12/12/2006**Acceptance Date:** 12/20/2006**Decision Date:** 04/05/2007**Associated Land Use Actions** Lot Line Adjustment

Address: LOTS 18 AND 19
2017 GLENNWOOD AVE NE
2023 GLENNWOOD AVE NE

Description: The applicant has requested a 6 inch lot line adjustment between two lots located at 2023 and 2017 Glennwood Avenue NE.

Owner: SEATTLE REDEVELOPMENT LLC
PO BOX 2566
RENTON WA

Tax ID

0259500180

0259500190

Owner: ARDMORE, LLC
10519 20TH ST SE #1
EVERETT WA

Planner: Elizabeth Higgins

LUA06-156 / BLUEBERRY MEADOW SHORT PLAT**Status: PENDING****Submittal Date:** 12/05/2006**Associated Land Use Actions**

Address: 1828 NE 20TH ST

Description: 4-LOT SHORT PLAT REMOVING EXISTING HOUSE

Final Notice Sent: July 25, 2012, 6th months after letter project will be void if not action.

Category: Single Family**LUA06-156 / BLUEBERRY MEADOW SHORT PLAT****Status: PENDING**

Contact: EASTSIDE CONSULTANTS INC
415 RAINIER BLVD N
ISSAQUAH, WA
425-392-5351

Tax ID

3343903201

Owner: DUTRO TERRY+SIRI C
10711 SE 30TH ST
BELLEVUE WA
425-454-6340

Planner: Jennifer Henning

Reviewer: Jan Illian

LUA06-155 / BLUEBERRY HAVEN GORDLEY SHORT**Status: WITHDRAW**

Submittal Date: 12/05/2006

Associated Land Use Actions**Address:**

2010 JONES AVE NE

Description: 7 LOT SHORT PLAT WITH CRITICAL AREAS (STREAM).
DUE TO VESTING ISSUES, APPLICATION WAS TAKEN IN ACROSS THE COUNTER AS
INCOMPLETE AND APPLICANTS WERE INFORMED THAT THEY ARE NOT NECESSARILY VESTED
TO THE R-8 ZONE.

6/14/07 - Applicants requested to withdraw their project and refund of application fees.

6/18/07 - Planner processed 80% application fee refund and withdrew the project per the
request of the applicants.

Applicant: GORDLEY RICHARD AND LAURALEE
2010 JONES AVE NE
RENTON

Tax ID

3343903563

Owner: GORDLEY RICHARD+LAURALEE
2010 JONES AV NE
RENTON WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA06-154 / HUNNY SHORT PLAT**Status: RECORDED**

Submittal Date: 12/05/2006

Acceptance Date: 12/19/2006

Decision Date: 03/02/2007

Category: Single Family

LUA06-154 / HUNNY SHORT PLAT **Status: RECORDED**

Associated Land Use Actions Administrative Short Plat

Address:

324 THOMAS AVE SW

Description: The applicant is requesting administrative short plat approval to subdivide a 12,000 sf parcel in the R-8 zone into 2 lots for possible development of 1 additional detached single family home, with a resulting density of 7.4 du/unit. Lot 1 would be 6,112 sf and continue to access from Thomas Ave. SW. Lot 2 would be 5,888 sf and access from SW 3rd Pl. No tree removal is proposed. No critical areas were reported.

Applicant: HUNNY CONSTRUCTION
10050 RAINIER AVE S
SEATTLE, WA
206-772-8151

Tax ID
2143700970

Contact: KONDELIS ALE
CRAMER NW
945 N CENTRAL AVE #104
KENT, WA
253-852-4880

Owner: TUMBER TARA & PUSHMINDER
10058 RAINIER AVE S
RENTON WA
206-772-8151

Planner: Elizabeth Higgins

Reviewer: Mike Dotson

LUA06-143 / HONEYBROOK CIRCLE PREL PLAT **Status: APPROVED**

Submittal Date: 11/20/2006 **Acceptance Date:** 12/01/2006 **Decision Date:** 03/19/2007

Associated Land Use Actions

Address: 4900 BLOCK OF NE 6TH STREET

Description: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for a 14-lot subdivision of an existing 108,972 square foot (2.5 acre) parcel located within the Residential - 8 (R-8) dwelling unit per acre zoning designation. The proposed lots would range in area from 4,500 square feet to 5,014 square feet. Access to the proposed lots would be provided via a new internal public street system, which would access off of NE 6th Street. No critical areas have been identified on the project site.

6/21/10 - SSB6544 grants approved PP 2 year extension.

Category: Single Family

LUA06-143 / HONEYBROOK CIRCLE PREL PLAT Status: APPROVED

Applicant: SEATTLE REDEVELOPMENT LLC
PO BOX 2566
RENTON, WA
425-226-9100

Tax ID
1023059208

Contact: LABRIE ERIC
ESM CONSULTING ENGINEERS
33915 1ST WAY S #200
FEDERAL WAY, WA
253-838-6113

Owner: LEFLER SYLVIA
14110 SE 124TH ST
RENTON WA

Planner: Jill Ding

Reviewer: Arneta Henninger

LUA06-141 / GONG SHORT PLAT Status: APPROVED

Submittal Date: 11/09/2006 **Acceptance Date:** 11/16/2006 **Decision Date:** 12/15/2006

Associated Land Use Actions Administrative Short Plat

Address: 2402 JONES AVE NE

Description: The applicant is requesting administrative short plat approval to divide a 13,626 sf (0.31 acre) site in the R-8 zone into two lots for a resulting density of 6.4 du/acre. The existing house would be retained and the garage would be removed. Lot 1 would be 7,296 sf and Lot 2 would be 5,648 sf. The existing house would retain access from NE 24th St. and the new lot would access from Jones Ave. N. There are no critical areas on the site. The applicant has removed all 9 trees at the site. The applicant proposes 300 cy of fill.

6/5/08 - Request for extension received via email.

6/10/08 - Request for extension approved by Carrie Olson, new expiration date: 12/15/09.

7/28/09 - Planning Director approves 2 year extension request as authorized by extension Ordinance #5452. New expiration date is 12-19-2011.

7/29/09 - Correction letter sent to correct the date of extension which was inaccurately noted on the first correspondence. Correct date of extension is 12-15-2011

Applicant: GONG KENNETH
2224 KENNEWICK PL NE
RENTON
206-295-8833

Tax ID
3343903640

Category: Single Family

LUA06-141 / GONG SHORT PLAT **Status: APPROVED**

Contact: MRK ENGINEERING
MUHAMMAD K. JALALYAR
14218 SE 10TH STREET.
BELLEVUE
206-799-1379

Owner: WILLIAMS RODNEY N & DIANE A
2402 JONES AV NE
RENTON WA

Planner: Andrea Petzel

Reviewer: Arneta Henninger

LUA06-135 / COLEE SPECIAL FENCE VARIANCE **Status: DENIED**

Submittal Date: 10/17/2006 **Acceptance Date:** 10/27/2006 **Decision Date:** 11/15/2006

Associated Land Use Actions Administrative Variance

Address: VARIOUS
330 PARK AVE N

Description: Applicant is requesting a special fence permit for an 8' fence in a side yard. Fence is chain link with light blue privacy slats. Project valued at \$700. Application fee of \$100 was waived by the City Council.

The applicant is requesting a variance from RMC 4-4-040D1(b), which restricts the height of a side yard fence to a maximum of 6 ft.. The applicant is requesting a variance in order to retain an existing 8 ft. chainlink side yard fence with privacy slats. The applicant justifies the variance with the necessity to protect himself from the nuisance of his neighbor's cats and overgrown vegetation. The site is in the R-10 zone.

Applicant: COLEE JEFF
300 PARK AVE. N.
425-277-9009

Tax ID
7224000595

Owner: COLEE JEFFREY J
330 PARK AV N
RENTON WA

Planner: Valerie Kinast

LUA06-132 / PARK VIEW PLACE SHORT PLAT **Status: RECORDED**

Submittal Date: 10/11/2006 **Acceptance Date:** 10/20/2006 **Decision Date:** 11/15/2006

Associated Land Use Actions

Category: Single Family

LUA06-132 / PARK VIEW PLACE SHORT PLAT **Status: RECORDED**

Address: 710 S 23RD ST

Description: Three lot short plat

The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 19,976 square foot parcel into three lots for the future construction of single family residences. The project site is located within the Residential - 8 dwelling unit per acre (R-8) zoning designation. An existing residence is proposed to be removed. The proposed lot sizes would be as follows: Lot 1 6,635 square feet, Lot 2 5,001 square feet, and Lot 3 5,796 square feet. Access to the proposed lots would be provided via residential driveways off of S 23rd Street. No sensitive areas have been identified on the project site.

Applicant: MASTERBUILDER CONSTRUCTION
TERRY DUTRO
10711 SE 30TH ST.
BELLEVUE
425-830-5628

Tax ID
7222000090

Owner: OTT ROBERT P+RENEE L
710 S 23RD ST
RENTON WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA06-131 / LAURELHURST DIVISION 3 PP **Status: APPROVED**

Submittal Date: 10/09/2006 **Acceptance Date:** 10/19/2006 **Decision Date:** 02/26/2007

Associated Land Use Actions Environmental (SEPA) Review, Preliminary Plat

Address: 272 BREMERTON

Description: The applicant has requested review and approval of a 14-lot preliminary plat (long subdivision) on a 2.4 acre property in northeast Renton. The property is zoned for single-family residential development. The proposed housing density is 7.14 dwelling units per net acre.

6/21/10 - SSB6544 grants PP 2 year extension.

Applicant: CONNOR HOMES
846 108TH AVE NE
SUITE 202
BELLEVUE
John Skochdopole

Tax ID
4219600730
1523059015
4219600710
4219600720

Contact: STEVENS ROB
CORE DESIGN, INC
425-885-7877
rhs@coredesigninc.com

Category: Single Family

LUA06-131 / LAURELHURST DIVISION 3 PP **Status: APPROVED**

Owner: CONNER HOMES COMPANY
846 108TH AV NE STE 202
BELLEVUE WA
KC Assessor Account NOT FOUND

Owner: FUE AND MEE VANG VUE

Planner: Elizabeth Higgins

Planner: Wasser Jerry (assigned 2-8-10)

Reviewer: Juliana Fries

Reviewer: Arnetta Henninger

Reviewer: Henninger Arnetta (after Juliana)

LUA06-127 / SAVANNAH AT THE PARK FINAL PLA **Status: RECORDED**

Submittal Date: 09/27/2006 **Acceptance Date:** 10/12/2006 **Decision Date:** 12/11/2006

Associated Land Use Actions Final Plat

Address: 909 UNION AVE NE

Description: 10 LOT FINAL PLAT

Applicant: SAVANNAH AT THE PARK LLC
12708 195TH PL SE
ISSAQUAH, WA
(425) 228-8868

Tax ID 0923059012

Owner: SAVANNAH AT THE PARK
12708 195TH PL SE
ISSAQUAH WA

Planner: Mike Dotson

LUA06-119 / DEWITT SHORT PLAT **Status: RECORDED**

Submittal Date: 09/19/2006 **Acceptance Date:** 10/18/2006 **Decision Date:** 11/07/2006

Associated Land Use Actions

Address: 1411 N 26TH ST

Description: TWO LOT SHORT PLAT; NO CRITICAL AREAS.

The applicant is proposing to subdivide an 11,000 sf parcel in the R-8 zone into two lots for the future development of detached single family homes. The existing house would be

Category: Single Family

LUA06-119 / DEWITT SHORT PLAT **Status: RECORDED**

removed. The resulting density would be 7.92 du/acre. The proposed lots are 5,000 sf and 6,000 sf in size and would be accessed directly from Meadow Ave. N or N 26th St. Of the three significant trees on site, one large cedar would be retained. No significant grading is proposed.

Applicant: DEWITT MARK AND TANYA
PO BOX 59763
RENTON
206-718-3343

Tax ID
2296500120

Owner: SHAY ALICE MAY
1411 N 26TH ST
RENTON WA

Planner: Valerie Kinast

Reviewer: Jan Illian

LUA06-118 / CINDY'S PLACE SHORT PLAT **Status: RECORDED**

Submittal Date: 09/14/2006 **Acceptance Date:** 10/17/2006 **Decision Date:** 12/11/2006

Associated Land Use Actions

Address: 3401 BENSON DR S

Description: The applicant is requesting Hearing Examiner Short Plat approval and Environmental (SEPA) Review for the subdivision of a 14,425 square foot parcel into two lots for the future construction of single family residences. The subject site is located within the Residential - 8 dwelling (R-8) unit per acre zoning designation. Proposed Lot 1 would be 7,081 square feet in area and proposed Lot 2 would be 5,361 square feet in area. Access to the proposed lots would be provided off of S 34th Street via residential driveways. A protected slope area is located along the southeast corner of the project site. An exception through modification to the critical areas regulations has been requested to allow a portion of the protected slope to be regraded. The average slope across the site exceeds 20 percent, therefore the project will be reviewed as a Hillside Subdivision and requires approval by the Hearing Examiner.

6/13/08 - Sent notice of expiration letter to applicant/owner/contact.

7/9/09 - Received request for extension. Extension granted, new expiration date 12/11/09.

9/3/09 - Planning Director approves 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 12-11-2011

Applicant: HANSON CONSTRUCTION
17446 MALLARD COVE LANE
MT VERNON
360-422-5056

Tax ID
9485740460

Category: Single Family**LUA06-118 / CINDY'S PLACE SHORT PLAT** **Status: RECORDED**

Owner: KARTES CYNTHIA
3401 BENSON DR S
RENTON WA

Planner: Jill Ding

Planner: Timmons Rocale (as Of 8-16-11)

Reviewer: Mike Dotson

Reviewer: Jan Illian

LUA06-117 / SLED LOT LINE ADJUSTMENT **Status: RECORDED**

Submittal Date: 09/11/2006 **Acceptance Date:** 10/03/2006 **Decision Date:** 01/18/2007

Associated Land Use Actions Lot Line Adjustment

Address: 3401 BENSON DR S

Description: LOT LINE ADJUSTMENT FOR CINDY'S PLACE SHORT PLAT

The proposal is to adjust the property lines between Tract B and Lot 46 of the Winsper II plat for the purpose of creating a subdividable parcel on the west side of Lot 46.

Applicant: HANSON CONSTRUCTION
17446 MALLARD COVE LANE
MT VERNON
360-422-5056

Tax ID

9485740460

Owner: KARTES CYNTHIA
3401 BENSON DR S
RENTON WA

Planner: Jill Ding

Reviewer: Mike Dotson

LUA06-116 / SORTO SPECIAL FENCE PERMIT **Status: ISSUED**

Submittal Date: 09/08/2006 **Acceptance Date:** 10/10/2006 **Decision Date:** 10/25/2006

Associated Land Use Actions Special Fence Permit

Address: 809 MONROE AVE NE

Description: SPECIAL FENCE PERMIT

Applicant requests a special fence permit for a 6 ft. front yard fence along Monroe Avenue NE. Material to be used included red brick columns separated by black wrought iron fencing. Proposed fence will be set back approximately 9 ft. 7 in. from the sidewalk.

Category: Single Family

LUA06-116 / SORTO SPECIAL FENCE PERMIT

Status: ISSUED

1/22/07 - Landscape plan approved by Planner.

Applicant: SORTO-FUENTES EUFEMIA
3607 NE 7TH PL.
RENTON
206-697-9687

Tax ID
7809200065

Owner: FUENTES EUFEMIA SORTO+KARLA
809 MONROE AV NE
RENTON WA

Planner: Andrea Petzel

LUA06-109 / GEIGER SETBACK VARIANCES

Status: APPROVED

Submittal Date: 08/14/2006

Acceptance Date: 09/07/2006

Decision Date: 10/23/2006

Associated Land Use Actions

Address:

3415 BURNETT AVE N

Description: The applicant is requesting variances to reduce the minimum front, side and rear yard setbacks on a 3,528 sf lot in the R-8 zone in order to have a reasonable amount of buildable area to construct a new house. Next to the parcel is a section of unimproved N 35th St. that requires a 15 ft. setback. The variances requested are: Front yard reduced from 15 ft. for the primary structure and 20 ft for the garage, to 10.5 ft.; side yard along a street reduced from 15 ft. to 5 ft.; rear yard reduced from 20 ft. to between 8 and 20 ft.

October 23, 2006. The Administrative Setback Variances for the Geiger Setback Variances, are approved, except for the variance to reduce the front yard setback from 20 feet to 10.5 feet.

9-22-08 Udpate: Planning Manager extends period of validity to 10-23-2009.

11-16-2009: Planning Director extends period of validity to 11-23-2011 based upon special ordinance #5452 allowing additional 2-year extensions beyond any other period of validity

Applicant: GEIGER DEAN & SARAH
359 LYONS AVE NE
RENTON
425-227-5109

Tax ID
3342100010

Owner: KRAMER MELISSA
3415 BURNETT AV N
RENTON WA

Planner: Valerie Kinast

Reviewer: Jan Illian

Category: Single Family**LUA06-105 / FIX SME AND TEMP. USE****Status: APPROVED****Submittal Date:** 08/09/2006**Acceptance Date:** 08/25/2006**Decision Date:** 09/11/2006**Associated Land Use Actions** Shoreline Exemption, Temporary Use Permit**Address:**

3007 MOUNTAIN VIEW AVE N

Description: SHORELINE EXEMPTION PERMIT AND TEMPORARY USE PERMIT

Application for a Temporary Use Permit and associated Shoreline Exemption Permit to use existing single-family residence for the duration of construction on a new single-family residence on the same lot. The old residence will be demolished upon completion of new residence.

Applicant:

FIX MONICA
3007
MOUNTAIN VIEW AVE NORTH
RENTON
425-271-8094

Tax ID

3342103930

Contact:

KELLE INGHAM
TERHUNE HOMES
PO BOX 1267
KENT, WA
253-854-8500
kelle@terhunehomes.com

Owner:

FIX M MONICA
3007 MOUNTAIN VIEW AV N
RENTON WA

Planner:

Andrea Petzel

Reviewer:

Kayren Kittrick

LUA06-104 / Monterey Place II**Status: APPROVED****Submittal Date:** 08/09/2006**Acceptance Date:** 08/28/2006**Decision Date:** 10/19/2006**Associated Land Use Actions****Address:**

2008 NE 16TH ST

Description: Two lot preliminary plat from the original Monterey Place Short Plat. No critical areas.

The applicant is requesting Preliminary Plat approval for the subdivision of an existing 11,459 square foot parcel into two lots located within the Residential - 8 dwelling unit per acre zoning designation for the future construction of two new single family residences. The subject property was previously subdivided as a short plat under LUA00-113 within the past 5 years, therefore the current subdivision request is reviewed as a Preliminary Plat. Proposed Lot 1 would be 5,269 square feet in area and proposed Lot 2 would be 6,143 square feet in area. Access to the proposed lots would be provided directly off of NE 16th Street. No

Category: Single Family

LUA06-104 / Monterey Place II Status: APPROVED

sensitive areas have been identified on the project site.

Applicant: MONTEREY PLACE LLC
SUITE 150
13427 NE 20TH STREET
BELLEVUE

Tax ID
3343901845

Owner: MONTEREY PLACE LLC
3113 FAIRWEATHER PL
BELLEVUE WA

Planner: Jill Ding

Reviewer: Jan Illian

LUA06-103 / ROZEL LOT LINE AJUSTMENT Status: WITHDRAW

Submittal Date: 08/08/2006 **Acceptance Date:** 08/24/2006 **Decision Date:** 01/09/2007

Associated Land Use Actions Lot Line Adjustment

Address:
617 CEDAR AVE S
611 CEDAR AVE S

Description: CONSOLIDATE TWO EXISTING LOTS INTO ONE TO ALLOW CONSTRUCTION OF A LARGE SF RESIDENCE (ACTUALLY, TO COMBINE TWO EXISTING SF HOMES INTO A SINGLE LARGE SF RESIDENCE).

2/14/07 - Planner placed project on-hold per applicant's request.

8/28/07 - Planner sent letter requesting that the applicant give direction as to whether they want to pursue to the lot line adjustment. If no response from applicant within 30 days, project will be closed out and application materials will be returned.

10/29/07 - No response from applicant, planner returned application materials and closed the project file out.

Owner: ROZEL PATRICE T
611 CEDER ST
RENTON WA

Tax ID
7221400250
7221400245

Planner: Andrea Petzel

Reviewer: Kayren Kittrick

LUA06-101 / FARKAS SPECIAL FENCE PERMIT Status: COMPLETE

Category: Single Family

LUA06-101 / FARKAS SPECIAL FENCE PERMIT **Status: COMPLETE**

Submittal Date: 08/04/2006 **Acceptance Date:** 08/29/2006 **Decision Date:** 09/26/2006

Associated Land Use Actions Special Fence Permit

Address: 2509 NE 18TH ST

Description: Applicant requests a Special Fence Permit for a 6 ft. fence with 7 ft. columns along the front and side yards along a street, clear vision area must be maintained; distance from fence to property line ranges from 3.0 ft to 3.5 ft.

Permit issued 9/26/06
Permit was appealed on 10/10/06
Hearing Examiner heard appeal on 11/7/06
Hearing Examiner decision issued on 11/20/06 - remanded back to the Planning Director to review and appropriately condition the design and functioning of the two gates proposed adjacent to the driveways on the subject site.
Reconsideration received 12/4/06
Hearing Examiner reviewed reconsideration - decided not to alter original decision of 11/20/06. Appeal period ends 12/18/06

Owner: FARKAS TIBERIU M+MARIANA D
2509 NE 18TH ST
RENTON WA

Tax ID
5358200010

Planner: Andrea Petzel

Reviewer: Kayren Kittrick

LUA06-100 / Wedgewood Lane Div 4 & 5 Final **Status: RECORDED**

Submittal Date: 08/04/2006 **Acceptance Date:** 08/22/2007 **Decision Date:** 02/12/2007

Associated Land Use Actions Final Plat

Address: 1002 HOQUIAM AVE NE

Description: FINAL PLAT FOR WEDGEWOOD LANE DIVISIONS 4&5. 23 PROPOSED LOTS. 7230 SQUARE FEET OF WETLANDS.

A final plat for a total of 23 single-family residences installing sanitary sewer, storm, street lights and street improvements. Water is Water District 90. Site is located on both north and south side of NE 10th Street and on the east side of Hoquiam Avenue NE.

- LUA03-053: DIV 1 PREL PLAT
- LUA05-009: DIV 2 PREL PLAT
- LUA05-086: DIV 3 PREL PLAT
- LUA05-017: DIV 4 PREL PLAT
- LUA05-166: DIV 5 PREL PLAT

LUA06-065: DIVS 1-3 FINAL PLAT

Category: Single Family

LUA06-100 / Wedgewood Lane Div 4 & 5 Final **Status: RECORDED**

LUA06-100: DIVS 4-5 FINAL PLAT

Applicant: GILROY, PATRICK
LANDTRUST, INC
1560 140TH AVE NE # 100
BELLEVUE
425-747-1726

Tax ID
1023059051
1023059092

Owner: PL DEVELOPMENT
PO BOX 376
MERCER ISLAND WA

Planner: Arnetta Henninger

Reviewer: Jennifer Henning

LUA06-093 / WILLIAMS LOT LINE ADJUSTMENT **Status: CANCELED**

Submittal Date: 07/21/2006

Associated Land Use Actions Lot Line Adjustment

Address: 766 FIELD AVE NE

Description: ADJUST LINES BETWEEN 4 PARCELS TO CREATE 3 REVISED PARCELS.

Project planner gave 3 notices of incomplete submittal application. No response, therefore, the project was closed out and the application materials returned to the applicant.

Applicant: WILLIAMS CECIL
766 FIELD AVE NE
RENTON WA
206-963-7176

Tax ID
1023059209
1023059126
1023059210
1023059229

Owner: WILLIAMS CECIL
12006 140TH AV SE
RENTON WA

Planner: Andrea Petzel

Reviewer: Arnetta Henninger

LUA06-090 / 902 UNION (TAYLOR) SHORT PLAT **Status: RECORDED**

Submittal Date: 07/20/2006

Acceptance Date: 08/16/2006

Decision Date: 09/29/2006

Associated Land Use Actions

Address:

Category: Single Family

LUA06-090 / 902 UNION (TAYLOR) SHORT PLAT Status: RECORDED

902 UNION AVE NE

Description: An application has been submitted requesting approval of a two-lot short plat on a 20,037 sf lot. An existing house is proposed to remain on Lot 1. The second lot is intended for future construction of a single-family residence, which is allowed in the Residential 8 zone. There are no known critical areas on or in the vicinity of the property. The process is an administrative short plat review.

6/10/08 - Sent notice to contact/owner/applicant of expiration date.
8/1/08 - Received request for extension. Extension granted, new expiration date 9/29/09.

Applicant: BARGHAUSEN CONSULTING ENGINEERS
1812 72ND AVE S.
KENT
wayne potter

Tax ID
1023059243

Owner: TAYLOR KOLIN B+JACKI F
902 UNION AV NE
RENTON WA

Planner: Elizabeth Higgins

Reviewer: Arneta Henninger

LUA06-089 / THOMAS SHORT PLAT Status: RECORDED

Submittal Date: 07/19/2006 **Acceptance Date:** 08/17/2006 **Decision Date:** 09/13/2006

Associated Land Use Actions

Address: 3338 PARK AVE N

Description: TWO LOT SHORT PLAT MAINTAINING EXISTING HOUSE.

The applicant is requesting administrative short plat approval to divide a 12,763 sf, 0.29 acre parcel into two lots for the future development of single family homes. The existing house has been removed. The site is in the R-8 zone and two homes would result in a density of 6.83 units/acre. Lot 1 would be 6,834 sf and Lot 2 would be 5,929 sf. Lot 1 would access from N 34th St. and Lot 2 would access from Park Ave. N.

Applicant: ARTHUR HARRISON LLC
18531 SE 224TH STREET
KENT

Tax ID
3342103185

Owner: FAWCETT E G
3338 PARK AV N
RENTON WA

Owner: KEVIN THOMAS
18531 SE 224TH ST
KENT WA

Category: Single Family

LUA06-089 / THOMAS SHORT PLAT **Status: RECORDED**

Planner: Andrea Petzel
Reviewer: Mike Dotson

LUA06-088 / BRETZKE-ROGERS LLA **Status: RECORDED**

Submittal Date: 07/12/2006 **Acceptance Date:** 07/31/2006 **Decision Date:** 01/18/2007

Associated Land Use Actions

Address: 5521 & 5603 NE 10TH ST
5603 NE 10TH ST
5521 NE 10TH ST

Description: LLA FOR BRETZKE-ROGERS, PRIOR TO SHORT PLAT.

The applicant is proposing to adjust the lot lines between four lots in the R-4 zone. The net density of the four lots is approx. 1.74 units/acre. The site contains 34,160 sq. ft. of wetlands. The applicant proposes to reconfigure the lots so that the wetlands would be protected, two buildable lots would be made and two lots would be created that could be short platted in the future. The lot sizes would be: Lot A 11,431.83 sq ft, Lot B 8,676.24 sq ft, Lot C 83,130.91 sq ft, and Lot D 36,901.87 sq ft. Although all lots would have direct access from NE 10th St., the applicant would provide an access easement for the future short plats at this time.

AREA HAS WETLANDS AND BORDERS THE WEDGEWOOD PLAT THAT HAS A MITIGATION PLAN.

Applicant: BRETZKE, DANIEL
1313 33RD AVE S
SEATTLE

Owner: RYNNING DAVID L+HEIDI A
14619 SE 116TH ST
RENTON WA

Planner: Andrea Petzel
Reviewer: Arneta Henninger

Tax ID
1023059359
1023059357
1023059358
1023059360

LUA06-087 / LANGLEY MEADOWS PRELIM PLAT **Status: APPROVED**

Submittal Date: 07/11/2006 **Acceptance Date:** 11/03/2006 **Decision Date:** 03/19/2007

Associated Land Use Actions

Address: 12204 142nd Ave SE
620 HOQUIAM AVE NE

Category: Single Family

LUA06-087 / LANGLEY MEADOWS PRELIM PLAT Status: APPROVED

626 HOQUIAM AVE NE
650 HOQUIAM AVE NE
664 HOQUIAM AVE NE
670 HOQUIAM AVE NE
698 HOQUIAM AVE NE

Description: The applicant is requesting preliminary plat approval and environmental review (SEPA) to subdivide five existing parcels, a total of 486,261 sq.ft. (11 acres), into 70 lots for the future development of detached single-family homes. Six of seven existing homes and eight accessory structures on the site would be removed. The plat is in the R-8 zone and would result in a density of 7.7 units/acre. The lot sizes would be from 4,500 sq. ft. to 8,000 sq. ft. in size, and one would be 30,270 sq ft. Access would be from new public roads that would loop through the plat and connect to Hoquiam Ave. NE and NE 6th St.. Lots 1-4 would access via an access easement to Hoquiam. No critical areas were identified on the site. Of the 185 significant trees on site, 43 would be retained. Surface water would be collected in detention vaults.

Contact: OFFE DARRELL
OFFE ENGINEERS
(425) 260-3412
darrell.offe@comcast.net

Tax ID
1023059222
1023059049
1023059113
1023059151
1023059179
1023059371

Owner: PRUMMER FRANCIS J
12227 142ND AV SE
RENTON WA

Owner: GUSTIN WILLIAM+TIFFANY
12204 142ND AVE SE
RENTON WA

Owner: MOORE MONTE D+KAREN L
12226 142ND AV SE
RENTON WA

Owner: WATERS THOMAS M
12220 142ND AV SE
RENTON WA

Owner: ZERBY MR AND MRS
12208 142ND AV SE
RENTON WA

Planner: Jill Ding

Reviewer: Arneta Henninger

LUA06-082 / CONNER BULKHEAD SME Status: ISSUED

Submittal Date: 06/30/2006 **Acceptance Date:** 07/10/2006 **Decision Date:** 07/28/2006

Associated Land Use Actions Shoreline Exemption

Address: 3001 MOUNTAIN VIEW AVE N

Category: Single Family**LUA06-082 / CONNER BULKHEAD SME****Status: ISSUED**

Description: A land use permit master application has been submitted requesting an exemption from the requirements that would otherwise apply for a Shoreline Substantial Development Permit (SSDP). The applicant believes that the requirements of the proposed project, normal maintenance of an existing bulkhead along the shoreline of Lake Washington, are below what would be required for a SSDP. This action requires administrative review and decision. The proposed work must be consistent with the Shoreline Management Act. Conditions may be required.

Owner: CONNER HOMES COMPANY
3003 MOUNTAIN VIEW AV N
RENTON WA

Tax ID

3342103940

Planner: Elizabeth Higgins

Reviewer: Kayren Kittrick

LUA06-081 / MECKENZIE SPECIAL FENCE**Status: COMPLETE**

Submittal Date: 06/30/2006

Acceptance Date: 07/13/2006

Decision Date: 08/04/2006

Associated Land Use Actions Special Fence Permit

Address:

614 QUEEN AVE NE

Description: 6' FENCE ON THE SIDE YARD (STREET) OF SF RESIDENCE

The 6' fence they are requesting to keep sits on top of a 2' berm, which is not readily apparant from their site plan. Total height from sidewalk is 6'. Applicant will also be required to landscape the area along the street.

CODE COMPLIANCE CITATION FROM PAUL BAKER.

Application is for a special fence permit for a 6 ft. fence along a side yard street. Applicant will be required to landscape along public right-of-way.

Applicant: MCKENZIE MICHELLE
614 QUEEN AVE NE
RENTON, WA
425-793-9372

Tax ID

0420000095

Contact: RISENGER ROB
425-417-6004

Owner: MCKENZIE MICHELLE
614 QUEEN AVE NE
RENTON, WA
425-793-9372

Planner: Andrea Petzel

Reviewer: Kayren Kittrick

Category: Single Family**LUA06-079 / CONNER GAZEBO REPAIR****Status: ISSUED****Submittal Date:** 06/27/2006**Acceptance Date:** 07/10/2006**Decision Date:** 07/28/2006**Associated Land Use Actions** Shoreline Exemption**Address:** 3001 MOUNTAIN VIEW AVE N

Description: A land use permit master application has been submitted requesting an exemption from the requirements that would otherwise apply for a Shoreline Substantial Development Permit (SSDP). The applicant believes that the requirements of the proposed project, normal maintenance of an existing structure (gazebo) located twenty feet (20') from the shoreline of Lake Washington, are below what would be required for a SSDP. This action requires administrative review and decision. The proposed work must be consistent with the Shoreline Management Act. Conditions may be required.

Owner: CONNER HOMES COMPANY
3003 MOUNTAIN VIEW AV N
RENTON WA

Tax ID

3342103940

Planner: Elizabeth Higgins**Reviewer:** Kayren Kittrick**LUA06-078 / EMERSON SHORT PLAT****Status: RECORDED****Submittal Date:** 06/26/2006**Acceptance Date:** 07/12/2006**Decision Date:** 09/12/2006**Associated Land Use Actions****Address:**

801 FIELD AVE NE

Description: FIVE LOT SHORT PLAT MAINTAINING EXISTING HOUSE.

The applicant is requesting Hearing Examiner approval to short plat a 29,959 sf, 0.69 acre, parcel into five lots in the R-8 zone. The existing house would be retained on proposed Lot 1. The resulting density would be 7.27 du/acre. Lot sizes would be Lot 1 - 6,422 sf, Lot 2 - 5,128 sf, Lot 3 - 5,592 sf, Lot 4 - 8,101 sf, and Lot 5 - 5,200 sf. Access to Lots 1 through 3 would be directly from Field Ave NE. Lot 4 would be accessed via a pipestem from a new City of Renton right-of-way, which runs along the south of the site. Lot 5 would access directly from that new right-of-way. The applicant has indicated no significant trees on the site.

Applicant: EMERSON, GARY & RENEE
801 FIELD AVE NE

Tax ID

1437650280

Contact: VINEYARD CONSTRUCTION
CLIFF WILLIAMS
PO BOX 2401
KIRKLAND
206-714-7161

Category: Single Family

LUA06-078 / EMERSON SHORT PLAT **Status: RECORDED**

Owner: EMERSON GARY M+RENEE L
11927 140TH AV SE
RENTON WA
Planner: Valerie Kinast
Reviewer: Mike Dotson

LUA06-075 / DIXON LOT LINE ADJUSTMENT **Status: RECORDED**

Submittal Date: 06/15/2006 **Acceptance Date:** 07/07/2006 **Decision Date:** 09/06/2006

Associated Land Use Actions Lot Line Adjustment

Address: 150 OAKESDALE AVE SW

Description: This land use action, a lot line adjustment, would result in the creation of a building lot formed from an otherwise developed, existing parcel located at 150 Oakesdale Avenue SW. Currently, two abutting parcels of 19,422 square feet (developed with one single-family residence) and 2,107 s.f. (vacant) are divided by a north-south boundary line. The lot line adjustment would relocate the boundary line so that it runs east-west. The resulting reconfigured parcels would be 12,384 s.f. (developed) and 9,145 s.f. (vacant). The zoning, Residential 8, allows up to eight dwelling units per net acre (du/a). The density resulting from this land use action, if a single-family residential structure were constructed on the newly formed parcel, would be 4 du/a.

Owner: ERICKSON KARL E+DIXON BEVER
150 OAKESDALE AV SW
RENTON WA
425-227-8111

Tax ID
1323049056

Planner: Elizabeth Higgins
Reviewer: Kayren Kittrick

LUA06-072 / MADISON PLACE SHORT PLAT **Status: RECORDED**

Submittal Date: 06/08/2006 **Acceptance Date:** 07/20/2006 **Decision Date:** 10/03/2006

Associated Land Use Actions

Address: NE 3RD STREET & NILE AVE NE

Description: The applicant is requesting administrative short plat approval to short plat a 77,255 sf, 1.77 acre parcel into six lots for the future development of single family homes. The parcel is in the R-4 zone and six homes would result in a density of 3.7 units/acre. The lots would range from 10,290 sf to 21,466 sf. A 26 ft. wide access easement from Nile Ave. NE would be used to access the lots. Of the approx. 100 trees, 25% must be retained.

Category: Single Family

LUA06-072 / MADISON PLACE SHORT PLAT **Status: RECORDED**

Hearing Examiner reconsideration resulted in approval of a new design in which three lots access directly to Nile Ave. NE and three lots access via a 20 ft. wide access easement along the west property line.

6/12/08 - Sent notice of expiration letter to owner/applicant/contact.

7/9/08 - Received request for extension. Request approved, new expiration date 10/3/09.

6/1/09 - Planning Director approved additional 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 10-3-2011

Applicant: BASIC VENTURES
18211 240TH AVE SE
MAPLE VALLEY

Tax ID
0847100040

Contact: BAIMA & HOLMBERG
100 FRONT STREET S
ISSAQUAH
TOM REDDING
425-392-0250

Owner: SPOON JANICE M
16701 SE MAY VALLEY RD
RENTON WA

Planner: Petzel Andrea Then Jennifer Henning

Reviewer: Arnetta Henninger

LUA06-070 / LAURELHURST PHASE 2, LOT1 LLA **Status: RECORDED**

Submittal Date: 06/06/2006 **Acceptance Date:** 06/28/2006 **Decision Date:** 09/05/2006

Associated Land Use Actions Lot Line Adjustment

Address: 4701 NE 2ND ST

Description: LOT LINE ADJUSTMENT TO ALLOW FOR MORE ROOM FOR THE MONUMENT.

Lot line adjustment between Tract A and Lot 1 Laurelhurst Division 2. Adjustment is necessary to enlarge Tract A for entry monument.

Owner: CONNER HOMES COMPANY
846 108TH AV NE STE 202
BELLEVUE WA
KC Assessor Account NOT FOUND

Tax ID
1523059015

Planner: Andrea Petzel

Reviewer: Juliana Fries

Category: Single Family

LUA06-065 / WEDGEWOOD FINAL PLAT (DIVS 1-3) Status: RECORDED

Applicant: NORTHWARD HOMES
 PATRICK GILROY
 1560 140TH AVENUE NE #100
 BELLEVUE, WA
 425-747-1726

Contact: GILROY PATRICK
 LANDTRUST, INC.
 1560 140TH AVE NE #100
 BELLEVUE, WA
 425-747-1726 x102

Owner: WEDGEWOOD AT RENTON INC
 1560 140TH AV NE #100
 BELLEVUE WA

Planner: Arnetta Henninger

Reviewer: Elizabeth Higgins

Tax ID
1023059145
1023059004
1023059017
1023059141
1023059158
1023059257
1023059317
1023059335
1023059450

LUA06-064 / COOK SHORT PLAT Status: RECORDED

Submittal Date: 06/01/2006 **Acceptance Date:** 06/27/2006 **Decision Date:** 07/21/2006

Associated Land Use Actions

Address: 3714 PARK AVE N

Description: Applicant is requesting Administrative Short Plat approval for the subdivision of an existing 22,443 square foot (0.52 acre) parcel into two lots. The subject property is located within the Residential - 8 dwelling units per acre (R-8) zoning designation. An existing residence is proposed to remain on Lot 1. A 581 square foot detached garage is proposed to be removed. Proposed Lot 1 area would be 17,061 square feet and proposed Lot 2 would be 5,382 square feet in area. Access to the proposed lots would be provided via a 20-foot wide access easement off of Park Avenue N. No sensitive areas have been identified on the subject property.

6/6/08 - Sent notice of expiration to Contact/Owner/Applicant. 1 year extension allowed if request for extension is received by 7/21/08.

6/13/08 - Received request for extension. Extension granted, new expiration date: 7/21/09.

Applicant: COOK, WILLIAM & RHONDA
 3712 PARK AVE. N.
 RENTON
 425-271-1751

Tax ID
3342700485

Category: Single Family

LUA06-064 / COOK SHORT PLAT Status: RECORDED

Contact: HANSON CONSULTING
17446 MALLARD COVE LN
MT VERNON
360-422-5056
jchanson@verizon.net
Owner: COOK WILLIAM J+RHONDA S
3712 PARK AV N
RENTON WA
Planner: Jill Ding
Reviewer: Juliana Fries

LUA06-063 / KENNYDALE COURT FINAL PLAT Status: RECORDED

Submittal Date: 06/01/2006 **Acceptance Date:** 06/12/2006 **Decision Date:** 09/18/2006

Associated Land Use Actions Final Plat

Address: 2008 EDMONDS AVE NE
2024 EDMONDS AVE NE
Description: 29-LOT FINAL PLAT-REMOVE 4 EXISTING HOMES.

A plat for 29 single-family residences; installing water, sanitary sewer, storm, street lights and street improvements. Site is located on the east side of Edmonds Avenue NE at NE 21st Street. NE 21st Street connects Edmonds Avenue NE to Glenwood Avenue NE.

Applicant: ARDMORE, LLC
10519 20TH ST SE
EVERETT, WA
425-397-8070

Tax ID
0423059056
0423059021

Contact: WESCOTT HOMES
10519 20TH ST SE
EVERETT, WA
425-397-8070

Owner: ARDMORE, LLC
10519 20TH ST SE
EVERETT, WA
425-397-8070

Planner: Arneta Henninger
Reviewer: Jennifer Henning

LUA06-059 / AMBERWOOD II FINAL PLAT Status: RECORDED

Category: Single Family

LUA06-059 / AMBERWOOD II FINAL PLAT

Status: RECORDED

Submittal Date: 05/25/2006

Acceptance Date: 06/12/2006

Decision Date: 01/08/2007

Associated Land Use Actions Final Plat

Address:

6135 NE 4TH ST
6123 NE 4TH ST
6129 NE 4TH ST

Description: FINAL PLAT FOR 17 LOTS.

Applicant: AMBERWOOD II LLC
SHCREI, STEPHEN
CORE DESIGN
14711 NE 29TH PLACE
SUITE 101
BELLEVUE

Tax ID
1423059094
0200900200
1423059065
1423059068

Owner: BALES LIMITED PARTNERSHIP
PO BOX 3015
RENTON WA

Planner: Juliana Fries

Reviewer: Henninger Arnetta

Reviewer: Jennifer Henning

LUA06-058 / NYE HOBBY KENNEL LICENSE

Status: APPROVED

Submittal Date: 05/25/2006

Acceptance Date: 06/05/2006

Decision Date: 08/11/2006

Associated Land Use Actions

Address: 1815 SE 18TH PL

Description: HOBBY KENNEL LICENSE TO HAVE UP TO 4 SHIH TZU DOGS AT A SINGLE FAMILY RESIDENCE. CITY REGULATIONS IMPOSE A THREE PET LIMIT PER RESIDENCE UNLESS A HOBBY KENNEL LICENSE IS OBTAINED. License issued 8/11/06. License valid as long as operator is in compliance of City requirements.

Applicant: NYE EDWARD B JR+SHARON A
1815 SE 18TH PL
RENTON WA
425-272-5077

Tax ID
7399200610

Owner: NYE EDWARD B JR+SHARON A
1815 SE 18TH PL
RENTON WA

Planner: Paul Baker

Category: Single Family

LUA06-056 / LU SHORT PLAT

Status: RECORDED

Submittal Date: 05/16/2006

Acceptance Date: 05/31/2006

Decision Date: 06/30/2006

Associated Land Use Actions

Address:

3441 LINCOLN DR NE

Description: The applicant is requesting approval of a proposal to short plat one lot zoned R-8 (8 dwelling units per acre) into three lots. The site is 25,737 sq. ft. (0.59 acres) in area. Proposed lot areas would be: Lot 1 - 6,067 sf, Lot 2 - 8,961 sf, and Lot 3 - 12,110 sf. The proposed lots would be accessed from Newcastle's 112th Pl SE/114th Ave SE via an unimproved segment of right-of-way officially named Lincoln Dr NE. Lot 1 would access directly from this ROW and Lots 2 and 3 would access via a 20' wide access easement over Lot 2. The applicant proposes to retain the existing house on what would be Lot 3. Of the 33 trees on site, at least 25% are required to be retained.

6/6/08 - Sent notice of project expiration to Contact/Owner/Applicant. Allowed 1 year extension if request for extension received by 6/30/08.

6/18/08 - Received request for 1 year extension. Extension granted, new expiration date 6/30/09.

5/27/09 - Planning Director approves 2 year extension request as authorized by extension Ordinance #5452. New expiration date is 6-30-2011

Applicant:

LU GARY & RENA

Contact:

ALEANNA KONDELIS
CRAMER NW, INC.
945 N CENTRAL AVENUE #104
KENT
253-852-4880

Tax ID
3345100053

Owner:

LU GARY+RENA
3441 LINCOLN DR NE
RENTON WA

Planner:

Petzel Andrea/Jennifer Henning

Reviewer:

Armeta Henninger

LUA06-054 / HUDSON ANNEXATION PREZONE

Status: APPROVED

Submittal Date: 05/09/2006

Acceptance Date: 05/16/2006

Decision Date: 02/12/2008

Associated Land Use Actions Environmental (SEPA) Review, Rezone

Address:

E AND W OF BENSON RD S AT SE 168TH ST
16819 108TH AVE SE
16827 108TH AVE SE
16813 108TH AVE SE
16801 108TH AVE SE

Category: Single Family

LUA06-054 / HUDSON ANNEXATION PREZONE Status: APPROVED

16807 108TH AVE SE
 16651 108TH AVE SE
 16611 BENSON RD S
 16627 BENSON RD S
 16655 108TH AVE SE
 16623 BENSON RD S
 10915 SE 168TH ST
 10917 SE 168TH ST
 16818 108TH AVE SE
 10945 SE 168TH ST
 10815 SE 168TH ST
 11101 SE 168TH ST
 10831 SE 168TH ST
 16810 108TH AVE SE
 10901 SE 168TH ST
 10907 SE 168TH ST

Description: Prezoning of 14.6 acres to R-8 and R-10 from King County R-8, R-12 and R-18 in Renton's potential annexation area. This area is currently being considered for annexation into the City of Renton using the 60% direct petition method. RCW 35A.14.330-390 provides for rezoning of potential annexation areas.

Applicant: CITY OF RENTON ENSDP
Contact: ERICKSON DON
 CITY OF RENTON EDNSP
 425-430-6581
 derickson@ci.renton.wa.us

Owner: BERG GENE
 1725 N LIME
 ORANGE CA

Owner: BERG GENE T
 1725 N LIME
 ORANGE CA

Owner: BOLDT GREGORY B
 16801 108TH AV SE
 RENTON WA

Owner: CASPERS THOMAS A+N ADRIANNE
 16653 108TH AV SE
 RENTON WA

Owner: CULVER TERRI A+MICHAEL S P
 10915 SE 168TH ST
 RENTON WA

Owner: GAYLOR YONG CHAE+GARY W GAYLOR
 10917 SE 168TH ST
 RENTON WA

Owner: GERSTEL MERRILL
 8636 N MERCER WY
 MERCER ISLAND WA

Tax ID
0087000320
0087000315
0087000316
0087000321
0087000322
0087000325
0087000327
0087000330
0087000332
0087000333
0087000335
0087000337
2923059019
2923059047
2923059057
2923059058
2923059059
2923059060
2923059064
2923059065
2923059066
2923059070
2923059071

Category: Single Family**LUA06-054 / HUDSON ANNEXATION PREZONE** **Status: APPROVED**

Owner: HARRIS DARWIN L+KRISTEN R
10945 SE 168TH ST
RENTON WA

2923059082

2923059137

Owner: HINTON RORY D+DILISE S
10815 SE 168TH ST
RENTON WA

Owner: HUDSON BRUCE C
16627 BENSON RD S
RENTON WA

Owner: HUDSON BRUCE CLIFFORD
16627 BENSON RD
RENTON WA

Owner: MCKINNEY DAVID JOHN
11101 SE 168TH
RENTON WA

Owner: QUINN-UNDERWOOD LLC
16655 108TH AV SE
RENTON WA
QUINN RICHARD

Owner: SCHWARTZENBERGER DENNIS C
20106 SE 210TH ST
MAPLE VALLEY WA

Owner: SHERWOOD JEANNETTE M
22121 276TH SE
MAPLE VALLEY WA

Owner: SIMMS DONNA C
10901 SE 168TH ST
RENTON WA

Owner: TURLA MARIA THERESA
10907 SE 168TH ST
RENTON WA

Owner: WHITTEN DREW
PO BOX 374
SNOQUALMIE WA

Planner: Erika Conkling

LUA06-053 / MAGNUSSEN PREL PLAT **Status: APPROVED**

Submittal Date: 05/04/2006

Acceptance Date: 05/17/2006

Decision Date: 12/11/2006

Associated Land Use Actions

Address: 4715 NE 2ND PL
4802 NE 2ND PL

Category: Single Family

LUA06-053 / MAGNUSSEN PREL PLAT Status: APPROVED

4724 NE 2ND PL
 4805 NE 2ND PL
 4703 NE 2ND PL
 4808 NE 2ND ST

Description: 49-LOT PRELIMINARY PLAT WITH STREAM TO EAST OF SITE

The applicant is requesting environmental review and Hearing Examiner preliminary plat approval to subdivide a 8.36 acre site into 49 single-family lots. The proposal, in the R-8 zone, would result in a density of 7.46 du/acre. All existing structures on the site would be demolished. The new lots would range in size from 4,500 sf to 8,540 sf. To serve the new lots, NE 2nd Pl. would be extended and connected with Field Ave. NE and a new looped road would be built within the development. Most lots would access from the new roads, 6 would access from NE 2nd St. and 8 would be served by access easements. There is one small segment of an unregulated wetland on the northwestern edge of the property, and wetlands and a stream east of the property with buffers extending partially onto the site. Of the approx. 150 trees on the site, the applicant is proposing to retain approx. 50.

5/24/07 - Request for minor modifications received
 6/13/07 - Request for minor modification decision - approval of all requests except the landscape plan (subject to further review).

Applicant: ROUSSO MARC
 SEATTLE REDEVELOPMENT LLC
 PO BOX 2566
 RENTON WA
 206-948-8899

Contact: SEE DEVELOPMENT

Owner: BUSCH FREDERICK L & JUDY R
 13843 SE 132ND ST
 RENTON WA

Owner: GRAHAM PATRICK J+SARAH R
 13809 SE 131ST ST
 RENTON WA

Owner: LINDBERG STEPHEN J+GENA R
 13832 SE 131ST ST
 RENTON WA

Owner: LINDBERG TIMOTHY J+JENNIFER
 13845 SE 131ST ST
 RENTON WA

Owner: SEE DEVELOPMENT

Owner: SHEWCHUK BETH
 2105 N MARGUERITE
 SPOKANE VALLEY WA

Planner: Andrea Petzel

Reviewer: Juliana Fries

Tax ID
1523059205
1523059044
1523059048
1523059082
1523059206
1523059222
1523059223

Category: Single Family

LUA06-052 / HIGHLANDS PARK LOT LINE ADJUST **Status: RECORDED**

Submittal Date: 05/03/2006 **Acceptance Date:** 05/12/2006 **Decision Date:** 06/23/2006

Associated Land Use Actions Lot Line Adjustment

Address: 225 VESTA AVE SE

Description: LOT LINE ADJUSTMENT

Applicant: BURNSTEAD CONSTRUCTION CO.
1215 120TH AVE NE
BELLEVUE, WA
(425) 454-1900 x233

Tax ID
1423059047
1423059059

Contact: CORE DESIGN
14711 NE 29TH PL SUITE 101
BELLEVUE
425-885-7877
STEPHEN SHREI

Owner: COLONY HOMES INC
1215 120TH AV NE #201
BELLEVUE WA

Owner: HILL EDWARD J JR AND JUNE
13527 156TH SE
RENTON WA

Planner: Jennifer Henning

Reviewer: Juliana Fries

LUA06-051 / SYRBU SHORT PLAT **Status: RECORDED**

Submittal Date: 05/03/2006 **Acceptance Date:** 05/11/2006 **Decision Date:** 06/06/2006

Associated Land Use Actions

Address: 1917 JONES AVE NE

Description: TWO LOT SHORT PLAT, KEEPING EXISTING HOUSE. SITE HAS PROTECTED SLOPES AND SETBACK VARIANCE.

The applicant is requesting environ. review and short plat approval to divide one 23,286 sf, 0.54 acre parcel into 2 lots in the R-8 zone. The existing 2,255 sf house would be retained. The resulting density would be 4.01 du/acre. Lot 1 would be 14,269 sf and Lot 2 would be 9,016 sf. Access to Lot 1 would be directly from Jones Ave NE. Lot 2 would access from Jones Ave. NE via an access easement over the neighboring lot to the north, and Lot 1. There are 887.5 sf of protected steep slopes on the site. Both significant trees on the site are proposed to be retained.

The applicant is also requesting a rear yard setback variance to reduce the required distance of the existing house from the access easement from 20 ft to 10 ft.

Category: Single Family

LUA06-051 / SYRBU SHORT PLAT

Status: RECORDED

Applicant: VYACHESLAV & NATALYA SYRBU
Contact: HANSON CONSULTING
17446 MALLARD COVE LANE
MT. VERNON
360-422-5056
Owner: SYRBU VYACHESLAV G+NATALYA
1917 JONES AV NE
RENTON WA
Planner: Andrea Petzel
Reviewer: Mike Dotson

Tax ID
3344500121

LUA06-050 / DOBSON SHORT PLAT

Status: RECORDED

Submittal Date: 04/28/2006 **Acceptance Date:** 05/11/2006 **Decision Date:** 06/21/2006

Associated Land Use Actions

Address: 20XX JONES AVENUE NE
Description: 3 LOT SHORT PLAT ZONED R-8

The applicant is requesting to short plat a 25,448 sf, 0.48 acre, vacant parcel into three lots in the R-8 zone. The resulting density would be 5.14 du/acre. Lot 1 would be 5,000 sf, Lot 2 would be 14,856 sf, and Lot 3 would be 5,592 sf. Access to Lots 1 and 3 would be directly from Jones Ave NE. Lot 2 would access from Jones Ave. NE via a pipestem. The applicant has not indicated any significant trees on the site.

Contact: TOM TOUMA
TOUMA ENGINEERS
6632 S 191ST PL
KENT, WA
425-251-0665
Owner: DOBSON WYMAN K. & VICKI L.
4735 NE 4TH STREET
RENTON, WA
425-254-1234
Planner: Andrea Petzel
Reviewer: Mike Dotson

Tax ID
3344500130

LUA06-047 / PARKSIDE FINAL PLAT

Status: RECORDED

Submittal Date: 04/24/2006 **Acceptance Date:** 04/28/2006 **Decision Date:** 06/05/2006

Category: Single Family

LUA06-047 / PARKSIDE FINAL PLAT **Status: RECORDED**

Associated Land Use Actions Final Plat

Address: 2204 NE 24TH ST

Description: 15-lot final plat

A plat for 15 single-family residents intalling storm, street improvements, street lights, sanitary sewer and water mains. Site is located north side of NE 24th Street on Blaine Avenue NE.

Applicant: DEMPS KEITH AND ANNETTE
A&D QUALITY CONSTRUCTION CO. LLC
PO BOX 2552
RENTON, WA
(425) 226-6632

Tax ID
3343901280

Contact: TOUMA TOM
TOUMA ENGINEERS
6632 S 191ST PL, SUITE E102
KENT, WA
425-251-0665

Owner: DEMPS KEITH D+ANNETTE B
220 SW SUNSET BL #A101
RENTON WA

Planner: Arnetta Henninger

LUA06-046 / Burton-Torres/Holt LLA **Status: ON HOLD**

Submittal Date: 04/21/2006 **Acceptance Date:** 05/03/2006

Associated Land Use Actions Lot Line Adjustment

Address: 505 BURNETT AVE S
511 BURNETT AVE S

Description: **** THIS PROJECT WAS PLACED ON HOLD JUNE 8, 2006 *****

Lot line adjustment between two lots.

Applicant: GARRISON GERRY
STEWART PERMIT SERVICES
11019 SE 318TH CT.
AUBURN, WA
(206) 293-8408

Tax ID
7839300110
7839300105

Owner: HOLT FON C & JACQUELYN
505 BURNETT AV S
RENTON WA

Category: Single Family

LUA06-046 / Burton-Torres/Holt LLA **Status: ON HOLD**

Owner: MILLMANN JEANETTE M
10620 SE 186TH ST
RENTON WA
Planner: Jennifer Henning
Reviewer: Jan Illian

LUA06-043 / WILLS SHORT PLAT **Status: RECORDED**

Submittal Date: 04/14/2006 **Acceptance Date:** 04/28/2006 **Decision Date:** 07/06/2006

Associated Land Use Actions

Address: 2009 TALBOT RD S

Description: 7-LOT SHORT PLAT RETAINING EXISTING HOUSE.

Applicant is requesting Hearing Examiner Short Plat approval for the subdivision of an existing 52,301 square foot site zoned Residential - 8 dwelling units per acre (R-8) into 7 lots. The proposed lots would be for the future construction of single family residences. An existing residence is proposed to remain on Lot 7. Access to proposed lots 2-6 would be provided via a 26-foot wide access easement located along the northern property line, access to Lot 1 would be provided via a driveway onto Shattuck Avenue S and access to Lot 7 would be provided via a driveway onto Talbot Road S. Moderate Coal Mine Hazard areas have been identified in the project vicinity.

Applicant: GREG WILLS
11250 SE 293RD STREET
AUBURN

Tax ID
7222000180

Contact: SHUPE HOLMBERG
BAIMA & HOLMBERG
100 FRONT STREET
ISSAQUAH
425-392-0250

Owner: SAUNDERS ALICE C
2009 TALBOT RD S
RENTON WA

Planner: Jill Ding

Reviewer: Mike Dotson

LUA06-042 / Ada Rosa Lot Line Adjustment **Status: RECORDED**

Submittal Date: 04/13/2006 **Acceptance Date:** 05/03/2006 **Decision Date:** 07/19/2006

Category: Single Family

LUA06-042 / Ada Rosa Lot Line Adjustment **Status: RECORDED**

Associated Land Use Actions

Address: 226 S 15TH ST
201 S 14TH ST

Description: Lot line adjustment between four lots

The applicant is proposing to adjust the lot lines between four lots in order to rectify lot lines that currently run through an existing home and increase the size of one substandard lot. The resulting lots would be: Lot A 6,080 sq.ft., Lot B 6,820 sq.ft., Lot C 8,865 sq.ft., Lot D 11,054 sq.ft. Three single-family homes on lots A, B and D would be retained. An existing shed on Lot C would be required to be removed.

The applicant is also requesting an administrative variance to reduce the rear yard setback of the existing house on Lot A from 20 ft. to 15.5 feet and the front yard setback of the house on Lot B from 20 ft. to 16 ft., in order to be able to carry out the lot line adjustment.

Applicant: ROSA ADA AND RAYMOND
307 S 19TH ST
RENTON, WA
(425) 226-9894

Tax ID
3340401555
3340401530
3340401535
3340401545

Applicant: HOOPER DAMIEN
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE S
KENT, WA
(425) 251-6222

Contact: ADA ROSA

Owner: ROSA RAYMOND P+ADA A
307 S 19TH
RENTON WA

Planner: Valerie Kinast

Reviewer: Mike Dotson

LUA06-041 / COTTAGES AT HONEY CREEK FINAL **Status: RECORDED**

Submittal Date: 04/11/2006 **Acceptance Date:** 04/18/2006 **Decision Date:** 12/11/2006

Associated Land Use Actions Final Plat

Address: 4821 NE SUNSET BLVD

Description: 27-LOT FINAL PLAT FOR 26 DETACHED SINGLE FAMILY RESIDENCES AND ONE TRIPLEX IN TOWNHOUSE STYLE. SITE HAS STREAM

Final plat with 27 new single-family homes. Improvements include sewer main, water main, stormwater system and roadway improvements.

Category: Single Family

LUA06-041 / COTTAGES AT HONEY CREEK FINAL **Status: RECORDED**

Applicant:	GOUGH THOMAS 3002 S. WALKER ST. SEATTLE, WA	Tax ID 5169700070
Contact:	DAVIS CONSULTING INC. 1201 MONSTER RD. SW #320 RENTON, WA 425-228-5959	
Owner:	COTTAGES AT HONEY CREEK LLC 27013 PACIFIC HW #353 DES MOINES WA 425-228-5959	
Planner:	Juliana Fries	
Reviewer:	Keri Weaver	

LUA06-040 / VARMA SHORT PLAT & VARIANCE **Status: RECORDED**

Submittal Date: 04/07/2006 **Acceptance Date:** 04/20/2006 **Decision Date:** 05/24/2006

Associated Land Use Actions

Address:
2216 EDMONDS AVE NE
2601 NE 23RD ST

Description: 4-lot short plat, retaining two existing houses, variances for yard setbacks to retain existing homes on Lots 2 and 4. Subdivision of an existing 32,242 square foot (0.74 acre) parcel zoned Residential - 8 dwelling units per acre (R-8) into 4 lots. Two existing residences are proposed to remain on Lots 2 and 4. An existing detached garage is proposed to be removed. The proposed lots would allow for the future construction of single family residences. The proposed lot areas would range from 5,037 square feet in area to 15,698 square feet in area. Access to the proposed lots would be provided via residential driveways onto NE 23rd Street. The project area is located within an Aquifer Protection Area 2, no other sensitive areas have been identified on the subject site.

5/20/08 - Request for extension from applicant received.
5/23/08 - Planning Manager approved request for extension. New expiration date 5/24/09.
1/7/2009 Plat recorded under recording no. 20090107900009

5/20/09 - Request for extension from applicant received.
5/21/09 - Planning Director approves 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 5-24-2011

Category: Single Family

LUA06-040 / VARMA SHORT PLAT & VARIANCE **Status: RECORDED**

Applicant: VARMA RAM
 2103 KENNEWICK PL NE
 RENTON, WA
 (206) 353-3168

Contact: TOUMA TOM
 TOUMA ENGINEERS
 6632 S 191ST PL., SUITE E102
 KENT, WA
 (425) 251-0665

Owner: RAM KAJAL A+VARMA KUSHAL S
 22615 114TH AV SE
 KENT WA

Owner: SOARES CALVIN & SIMONETTE
 2601 NE 23RD
 RENTON WA

Planner: Jill Ding

Reviewer: Arnetta Henninger

Tax ID
0423059135
0423059238

LUA06-039 / ABC SHORT PLAT **Status: RECORDED**

Submittal Date: 04/07/2006 **Acceptance Date:** 04/24/2006 **Decision Date:** 06/09/2006

Associated Land Use Actions

Address: 1753 NEWPORT AVE NE

Description: 2-LOT SHORT PLAT RETAINING EXISTING HOUSE

The applicant is requesting administrative short plat approval to subdivide one lot into two lots. The property lies within the recent Elle Rain subdivision. The resulting density would be 6.24 units/acre for the short plat, and 7.82 units/acre for the Elle Rain plat. The existing house would be retained and would be accessed via an access easement toward the east. The new Lot 1 would be accessed directly from Monroe Ave. NE.

Applicant: TOUMA ENGINEERS
 6632 S 191ST PL #E102
 KENT, WA
 425-251-0665

Applicant: MENGES KEITH
 1615 NE 28TH ST
 RENTON, WA
 206-697-3787

Owner: MARTIN LESLIE AND GLENN
 3420 NE 17TH PLACE
 RENTON, WA
 425-390-1500

Tax ID
2311000090

Category: Single Family**LUA06-039 / ABC SHORT PLAT****Status: RECORDED****Planner:** Valerie Kinast**Reviewer:** Mike Dotson**LUA06-038 / Foster Short Plat & Variance****Status: RECORDED****Submittal Date:** 04/05/2006**Acceptance Date:** 07/13/2006**Decision Date:** 08/10/2006**Associated Land Use Actions****Address:**

1916 TALBOT RD S

Description: Three-lot short plat and variances from lot width requirement

The applicant is requesting Administrative Short Plat approval and Variance approval for the subdivision of an existing 20,338 square foot lot into 3 lots for the future construction of single family residences. An existing residence is proposed to be removed. The subject property is located within the Residential - 8 dwelling unit per acre (R-8) zoning designation. The proposed lot sizes would be 5,578 square feet for Lot 1, 6,779 square feet for Lot 2, and 7,981 square feet for Lot 3. Access to the proposed lots would be provided via residential driveways off of Talbot Road S. A Variance has been requested to reduce the minimum lot width required from 50 feet down to 49.99 feet for each lot.

Applicant: ANARDI DEBRA AND PAT
PO BOX 58233
RENTON, WA
(425) 228-4335

Tax ID

7222000125

Contact: ANARDI PAT
253-332-1636

Owner: BRIGGS DOUGLAS J JR+JOANNE
1911 MARION AV
NOVATO CA

Planner: Jill Ding**Reviewer:** Arneta Henninger**LUA06-037 / NAZARIAN SHORT PLAT (REVISED)****Status: RECORDED****Submittal Date:** 04/05/2006**Acceptance Date:** 05/08/2006**Decision Date:** 06/29/2006**Associated Land Use Actions** Hearing Examiner Short Plat**Address:**

2322 DUVALL AVE NE

Description: Lot line adjustment and 5 lot short plat with one detention pond tract

Category: Single Family

LUA06-037 / NAZARIAN SHORT PLAT (REVISED) Status: RECORDED

The applicants request administrative approval of a lot line adjustment to join two lots, one of which is a tract in an existing subdivision. The resulting lot would have an area of 42,707 sq.ft.

Hearing Examiner approval is requested to then divide the lot into five lots and one drainage tract, for future development of five single-family homes. The existing house and accessory buildings would be demolished. The resulting density would be 6.60 units per acre. Access would be from Duvall Ave. NE via a 26 ft. wide access easement along the north property line.

6/6/08 - Sent notice of project expiration to Contact/Applicant/Owner. Allow a 1 year extension if request for extension is received by 6/29/08.

6/10/08 - Rcvd call from contact - Ale Kondelis (Cramer NW) - received a letter from Carrie Olson granting a 1 year extension on April 1, 2008. New expiration date: 6/29/09.

6/8/09 - Planning Director approves 2-year extension request as authorized by extension Ordinance #5452. New expiration date is 6-29-2011

Applicant: NAZARIAN AVEDIS
1202 U STREET NW
AUBURN, WA
(206) 999-8282

Tax ID
0323059089

Owner: MOUNTAIN PACIFIC BANK
3732 BROADWAY
EVERETT WA

Owner: NAZARIAN AVEDIS
1202 U ST NW
AUBURN WA

Planner: Jennifer Henning

Reviewer: Arneta Henninger

LUA06-035 / PARK AVE SHORT PLAT Status: RECORDED

Submittal Date: 03/28/2006 **Acceptance Date:** 04/21/2006 **Decision Date:** 05/11/2006

Associated Land Use Actions Administrative Short Plat

Address: 2631 PARK AVE N
2631 PARK AVE N

Description: SUBDIVISION OF A 21,970 LOT INTO 2 LOTS

The applicant is requesting administrative short plat approval to subdivide one, 21,970 sf, 0.50 acre, lot into two lots for the future development of two homes. The project is located in the R-4 zone and would result in a density of 4 units/acre. The existing house and garage would be removed. Both lots would access directly from Park Ave. N. The two existing trees

Category: Single Family

LUA06-035 / PARK AVE SHORT PLAT **Status: RECORDED**

would be retained.

Applicant: ERIC ISAACSON
SADLER/BARNARD & ASSOC. INC.
717 WEST STEWART
PUYALLUP WA
253-848-5170

Tax ID
1644510110

Owner: HEARTHSTONE HOMES
PO BOX 3023
RENTON, WA
253-405-3475

Planner: Andrea Petzel

Reviewer: Arnetta Henninger

LUA06-034 / KEHAYES RESIDENTIAL ADDITION **Status: ISSUED**

Submittal Date: 03/24/2006 **Acceptance Date:** 04/14/2006 **Decision Date:** 05/03/2006

Associated Land Use Actions Shoreline Exemption

Address: 3313 SE 7TH ST

Description: SHORELINE EXEMPTION FOR SINGLE FAMILY ADDITION

The applicants are requesting a shoreline exemption in order to enclose an existing deck on their single-family home. The deck is approximately 50 feet from the Cedar River and outside the 25-foot shoreline setback zone.

Owner: KEHAYES CORINNE MARIA GRAND
3313 SE 7TH ST
RENTON WA
206-229-0942

Tax ID
1471400030

Planner: Valerie Kinast

Reviewer: Jan Illian

LUA06-031 / KD PROP. - DUVALL SHORT PLAT **Status: RECORDED**

Submittal Date: 03/20/2006 **Acceptance Date:** 03/31/2006 **Decision Date:** 08/10/2006

Associated Land Use Actions

Address: NW CORNER OF DUVALL AVE NE AND NE 10TH S

Description: APPLICANT PROPOSES AN 8-LOT SHORT PLAT ON UNDEVELOPED 1.12 AC PARCEL LOCATED AT THE NW SIDE OF THE INTERSECTION OF DUVALL AVE NE AND NE 10TH STREET. LOTS

Category: Single Family**LUA06-031 / KD PROP. - DUVALL SHORT PLAT Status: RECORDED**

RANGE FROM 5,100-10,200 SQ FT. ALLEY ACCESS WILL BE PROVIDED FOR LOTS 1-6. A STORMWATER DETENTION VAULT WILL BE LOCATED BELOW THE ALLEY. NO WETLANDS OR OTHER SENSITIVE AREAS ARE LOCATED ON THE SITE.

6/10/08 - Request for extension received from Andy Cairnes of Cairnes Construction.

6/10/08 - Approved request for extension, new expiration date: 8/10/09.

5/27/09 - Planning Director approves 2 year extension request as authorized by extension Ordinance #5452. New expiration date is 8-10-2011

Applicant: NGUYEN MICHAEL
19219 138TH AVE SE
RENTON, WA
206-218-5146

Tax ID

1023059005

Contact: DAVIS REAL ESTATE GROUP
1201 MONSTER ROAD SW #320
RENTON, WA
425-246-5200

Owner: NGUYEN MICHAEL
19219 138TH AVE SE
RENTON, WA
206-218-5146

Planner: Petzel Andrea/Jennifer Henning

Reviewer: Arnetta Henninger

LUA06-029 / ROBERTSON SPECIAL FENCE PERMIT Status: ISSUED

Submittal Date: 03/15/2006

Acceptance Date: 04/04/2006

Decision Date: 04/17/2006

Associated Land Use Actions Special Fence Permit

Address: 579 BRONSON WAY NE

Description: SIX-FOOT FENCE IN FRONT/SIDE YARDS ALONG STREETS FOR SINGLE FAMILY RESIDENCE REQUIRES SPECIAL FENCE PERMIT. LOT FRONTS ON THREE DIFFERENT PUBLIC STREETS.

The applicants are requesting a Special Fence Permit in order to construct a 6-foot high fence in their front yard and side yard along a street. The lot fronts on three public streets.

Owner: ROBERTSON JERMAINE+JULIA
579 BRONSON WY NE
RENTON WA

Tax ID

9476200005

Planner: Valerie Kinast

Reviewer: Arnetta Henninger

Category: Single Family

LUA06-026 / BLADEN/LANGLEY LOT LINE ADJ **Status: RECORDED**

Submittal Date: 03/13/2006 **Acceptance Date:** 03/30/2006 **Decision Date:** 05/23/2006

Associated Land Use Actions Lot Line Adjustment

Address: 2533 ILWACO AVE NE
2906 ILWACO AVE NE

Description: REVISE LOT LINES BETWEEN 2 PARCELS - BOTH PARCELS ARE PART OF THE APPROVED LANGLEY RIDGE PRELIMINARY PLAT

Lot line adjustment between two parcels to permit the Langley Development to own the property where plat improvements would be installed for the approved Langley Redge Preliminary Plat. The proposed lot line adjustment would not impact the boundary of the approved preliminary plat, however it would change the boundaries of the underlying existing lots within the plat. The subject site is zoned Residential - 1 dwelling unit per acre (R-1) and is located within an Urban Separator.

Applicant: LANGLEY DEVELOPMENT
Owner: BLAYDEN ROBERT E & SHIRLEY
PO BOX 3029
RENTON WA
Owner: FOSTER C THOMAS+MARYL C
6450 SOUTHCENTER BL STE 106
SEATTLE WA
Planner: Jill Ding
Reviewer: Mike Dotson

Tax ID
0323059247
0323059073

LUA06-025 / ASPEN WOODS FINAL PLAT **Status: RECORDED**

Submittal Date: 03/08/2006 **Acceptance Date:** 03/23/2006 **Decision Date:** 09/11/2006

Associated Land Use Actions Final Plat

Address: 864 HOQUIAM AVE NE
852 HOQUIAM AVE NE

Description: 46-LOT FINAL PLAT IN THE R-8 ZONE

Applicant: LAGERS JUSTIN
HARBOUR HOMES
33400 9TH AVE S. #120
FEDERAL WAY, WA
(253) 838-8305

Tax ID
1023059344
1023059058
1023059435

Category: Single Family

LUA06-025 / ASPEN WOODS FINAL PLAT Status: RECORDED

Contact: JOUDI MAHER
DR STRONG CONSTR. ENGINEERS
10604 NE 38TH PL., SUITE 101
KIRKLAND, WA
(425) 827-3063
MAHER.JOUDI@DRSTRONG.COM

Owner: HARBOUR HOMES INC
33400 9TH AV S #120
FEDERAL WAY WA

Planner: Juliana Fries

Reviewer: Keri Weaver

LUA06-024 / Provost Shrln & Hght Variance Status: APPROVED

Submittal Date: 03/07/2006 **Acceptance Date:** 04/12/2006 **Decision Date:** 06/20/2006

Associated Land Use Actions

Address: 3707 LAKE WASHINGTON BLVD N

Description: Variances from shoreline setback, front yard setback and height requirements

Applicant has requested a Shoreline Setback Variance, Front Yard Setback Variance, and a Height Variance for the construction of a 3,951 square foot 3-story single family residence on a 3,363 square foot parcel located along the shoreline of Lake Washington. The subject property is zoned Residential -8 dwelling units per acre (R-8). The subject site is currently developed with an existing detached garage, garden shed, and boat house. The garage and shed are proposed to be removed and the boat house is proposed to remain on the. The shoreline designation of the property is urban.

6/20/06 Front Yard & Shoreline Variances approved by HEX
6/20/06 Height Variance denied by HEX
10/9/06 - Planning & Development Committee overturned HEX decision by majority recommendation to approve the height variance.

Applicant: PROVOST AL AND CYNDIE
PO BOX 1492
RENTON, WA
(425) 430-5668

Tax ID 3342700260

Applicant: PROVOST VARIANCES

Owner: PROVOST ALAN E+CYNTHIA M
PO BOX 1965
GIG HARBOR WA

Planner: Jill Ding

Reviewer: Jan Illian

Category: Single Family**LUA06-022 / PARK TERRACE LOT LINE ADJUSTM** **Status: RECORDED****Submittal Date:** 02/28/2006**Acceptance Date:** 03/16/2006**Decision Date:** 03/31/2006**Associated Land Use Actions** Lot Line Adjustment**Address:** 4704 & 4710 NE 7th Place
4710 NE 7TH PL**Description:** Adjust lot line 11.36' between two lots

Lot Line Adjustment between two parcels to create two suitably sized parcels for potential future development.

Applicant: VINYARDS CONSTRUCTION, LLC
PO BOX 2401
KIRKLAND, WA
(425) 893-8478**Tax ID**

6649500120

6649500130

Contact: WILLIAMS CLIFF
VINYARDS CONSTRUCTION LLC
206 714-7161
cliff@belmonthomeswa.com**Owner:** SAMSON GEORGE T+KAREN L
13812 SE 121ST ST
RENTON WA**Planner:** Jill Ding**Reviewer:** Mike Dotson**LUA06-021 / TRAVERSO SHORT PLAT** **Status: RECORDED****Submittal Date:** 02/28/2006**Acceptance Date:** 03/17/2006**Decision Date:** 04/13/2006**Associated Land Use Actions****Address:**

3802 NE 19TH ST

Description: Three-lot short plat retaining existing house, and front yard setback variance

The applicants are requesting approval to subdivide one 21,118 square foot (0.48 acre) lot into three lots for the future development of two additional single-family homes. The existing house would be retained on Lot 1. The attached garage and detached shed would be demolished. Lots 1 and 3 would access off of Redmond Ave. NE and Lot 2 would access off of NE 19th St.

The applicants are also requesting a front yard setback variance in order to retain the existing house, which would not meet the 15-foot front yard setback requirement after dedication of right-of-way for Redmond Ave. NE.

1/29/08 - Notice of expiration letter sent out to applicant

2/11/08 - Request for extension received - forwarded to Carrie Olson

Category: Single Family

LUA06-021 / TRAVERSO SHORT PLAT

Status: RECORDED

Contact: BAIMA & HOLMBERG
100 FRONT STREET S
ISSAQUAH, WA
425-392-0250

Tax ID
0423059136

Owner: TRAVERSO MARK T
3802 NE 19TH ST
RENTON WA
206-595-7577

Planner: Andrea Petzel

Reviewer: Jan Illian

LUA06-019 / LAKE VIEW SHORT PLAT

Status: RECORDED

Submittal Date: 02/23/2006 **Acceptance Date:** 03/09/2006 **Decision Date:** 05/23/2006

Associated Land Use Actions Hearing Examiner Short Plat, Hearing Examiner Variance

Address: 312 S 15TH ST
306 S 15TH ST

Description: 8-LOT SHORT PLAT W/2 HOUSES TO REMAIN AND AN ADMINISTRATIVE SIDE YARD ALONG A STREET SETBACK VARIANCE FROM THE ACCESS EASEMENT

Subdivision of a site consisting of two parcels totaling 55,341 square feet in area located within the Residential-8 dwelling units per acre (R-8) zoning designation into 8 lots. Two existing residences would remain on proposed lots 1 and 8. Access to the proposed lots would be provided via a 26-foot wide access easement off of S 15th Street, in addition a 20-foot wide access easement would be provided to to site off of Shattuck Avenue S over the parcels to the west of the subject site. A variance has been requested to permit the existing homes to be located within the required 15-foot side yard along a street setback from the proposed access easement.

Contact: TOM TOUMA
TOUMA ENGINEERS
6632 S 191ST PLACE, SUITE E-102
KENT, WA

Tax ID
3340401580
3340401570

Owner: MALESIS LOUIS G+MARY K
1718 SE 7TH CT
RENTON WA
425 228-0400

Owner: CHRISTINA AGOO
1401 SHATTUCK AVE S
RENTON, WA
425 271-2021

Planner: Jill Ding

Category: Single Family

LUA06-019 / LAKE VIEW SHORT PLAT **Status: RECORDED**

Reviewer: Jan Illian

LUA06-016 / ALLAN PRELIMINARY PLAT **Status: APPROVED**

Submittal Date: 02/21/2006 **Acceptance Date:** 07/17/2006 **Decision Date:** 01/22/2007

Associated Land Use Actions

Address:

3629 NE 19TH ST

Description: 16-LOT PRELIM PLAT WITH 2 EXISTING HOUSES (TO BE DEMOLISHED)

The applicant is requesting Preliminary Plat approval, Environmental (SEPA) Review, and Hearing Examiner Variance approval for the subdivision of an existing 214,000 square foot (4.9 acre) site located within the Residential - 8 dwelling unit per acre (R-8) zoning designation into 16 lots. Two existing residences are located on the subject property and are proposed to be removed. The proposed lots would range in size from 4,524 square feet to 7,835 square feet. Access to proposed lots 1-11 would be provided via a proposed street (Queen Ct NE), which would terminate in a cul-de-sac turnaround. Access to proposed lots 12-16 would be provided via a proposed 26-foot wide private access easement, which would terminate in a hammerhead turnaround. A Class 3 stream and Protected Slope areas are located on the southern portion of the subject property. A variance from the critical areas regulations has been requested to permit a stormwater pipe and a sewer pipe to be located on the protected slope and within the stream buffer.

9/21/06 Hearing Examiner recommended resubmittal of proposed plat - does not recommend sending on to Council for decision.

11/14/06 - Hearing reopened - applicant resubmitted a new plat map with explanatory materials. Hearing Examiner recommended approval of preliminary plat with conditions (see officelink for copy of decision with conditions).

7/2/10 - Received a request for extension under SSB 6544.

7/7/10 - Planning Director granted 2 year extension under SSB 6544. New expiration date: 1/22/14.

Applicant: CHRISTELLE, INC
12515 HWY 209
LEAVENWORTH, WA
206 300-5911

Tax ID
0423059038

Contact: TOUMA TOM
TOUMA ENGINEERS
6632 S 191ST PLACE, SUITE E102
KENT, WA
425 252-0665

Category: Single Family

LUA06-016 / ALLAN PRELIMINARY PLAT **Status: APPROVED**

Owner: ALLAN ROGER AND PATRICIA
4100 12TH ST SE
EAST WENATCHEE, WA
206 255-7191

Planner: Jennifer Henning

Reviewer: Rick Moreno

LUA06-015 / BEACH SHORT PLAT **Status: RECORDED**

Submittal Date: 02/16/2006 **Acceptance Date:** 07/06/2006 **Decision Date:** 08/15/2006

Associated Land Use Actions

Address: 1333 MONROE AVE NE

Description: The requested land use action is to subdivide an existing 0.34 acre residential lot (1333 Monroe Avenue NE) into 3 lots. Two new single-family residential structures would be constructed on lots at the rear (west) of the existing lot. An existing house will be retained. A variance from side yard setback regulations has been requested to allow an existing carport to remain. A modification from street standards has been approved to provide access to the two new lots via a new alley from Monroe Ave NE. The property is zoned Residential 10, which allows ten dwelling units per net acre (du/a). The residential density of the proposed project would be 8.8 du/a. A deferral of frontage improvements to Monroe Ave NE will be requested.

Applicant: BEACH RONALD J
1333 MONROE AVE NE
RENTON, WA
(425) 255-2344

Tax ID 0423059111

Contact: HANSON JIM
HANSON CONSULTING
17446 MALLARD COVE LN
MT VERNON, WA
(360)422-5056

Owner: BEACH RONALD
1333 MONROE AV NE
RENTON WA

Planner: Elizabeth Higgins

Reviewer: Jan Illian

LUA06-012 / RIDGEVIEW COURT FINAL PLAT **Status: RECORDED**

Category: Single Family

LUA06-012 / RIDGEVIEW COURT FINAL PLAT **Status: RECORDED**

Submittal Date: 02/09/2006 **Acceptance Date:** 02/28/2006 **Decision Date:** 06/26/2006

Associated Land Use Actions Final Plat

Address: 327 BREMERTON AVE NE

Description: 20-LOT FINAL PLAT VESTED UNDER CS ZONE WITH DISTRICT B RESIDENTIAL DEMONSTRATION OVERLAY

Applicant: RIDGEVIEW COURT LLC
PO BOX 2401
KIRKLAND, WA
206-714-6707

Tax ID 5182100042

Owner: RIDGEVIEW COURT LLC
P O BOX 2401
KIRKLAND WA
206-714-7161

Planner: Mike Dotson

Reviewer: Valerie Kinast