



July 10, 2014

**RE: Notice of Public Hearing, Beuca PPL, LAND-2014-00816
Public Hearing before the Hearing Examiner**

Thara:

Attached is the public notice to be posted no later than MONDAY, July 14, 2014, at the following location:

1 public notice to be posted on the project site.

The Office of the Hearing Examiner has posted a copy at City Hall and the Redmond Library. Please find included a RCTV notice and a Certification of Public Notice for you to sign and include in your Technical Committee Report.

Additionally, I'll send you a copy of the public notice from the Seattle Times for inclusion in your tech report. Please let me know if you have any questions.

Sincerely,

CITY OF REDMOND
MICHELLE M. HART, MMC *M.*
CITY CLERK

Cheryl Xanthos
CHERYL XANTHOS
DEPUTY CITY CLERK



City of Redmond Notice of Public Hearing

For more information about this project visit www.redmond.gov/landuseapps

Project Information

Project Name: Beuca Preliminary Plat
Application Type: Land Division Subdivision
File Number: LAND-2014-00816
Project Description: Subdivide 3.59 acres into 14 single family lots with 15 units

Project Location: NE 122nd Street and 166th Place

Site Address, If Applicable: 16628 NE 122ND ST
REDMOND, WA 98052

Size of Subject Area in Acres: 3.59 Sq. Ft.:
156,247.00

Applicant: James Olsen

Process Type: III

SEPA Threshold Determination: Exempt

Required Permits not a part of this application:
Public Works Permits, Building Permits

Required Studies: Geologic Hazard Report, Stormwater Report, Traffic Study, Tree Health Assessment

Existing Environmental Documents relevant to this application: SEPA Checklist

City Contact Information

Project Planner Name: Thara Johnson

Phone Number: 425-556-2470

Email: tmjohnson@redmond.gov

Regulatory Information

Zoning: R-4

Consistent with Comprehensive Plan: Yes

Applicable Development Regulations: Redmond Municipal Code & Zoning Code

Comprehensive Plan Designation: Single-Family Urban

Important Dates

Application & Completeness: May 06, 2014

Public Hearing Date & Time: August 4, 2014 7:00 pm or as soon thereafter as possible

Place: City Council Chambers, City Hall 15670 NE 85th Street, Redmond WA 98052

By: Hearing Examiner, Sharon Rice, The Offices of Sharon Rice Hearing Examiner, PLLC

Date of Notice: 07/14/2014

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, please include mailing address to become a Party of Record) to the Development Services Center located at City Hall at 15670 NE 85th Street, P.O. Box 97010, mail stop 2SPL, Redmond, WA 98073-9710, or fax to 425-556-2400.

Written comments must be submitted prior to the hearing to be received no later than **August 4, 2014, by 5 PM**. Only Parties of Record will have the right to request reconsideration of the Hearing Examiner's Recommendation and/or appeal the decision to City Council.

INFORMATION AVAILABLE: A copy of the Staff Report will be available 21 days prior to the hearing (copies can be provided at the requestor's cost). The application 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.

PUBLIC HEARING INFORMATION AVAILABLE:

Following the hearing to be held on **August 4, 2014**, a copy of the recommendation 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) 556-2191; or available at

www.redmond.gov/Government/HearingExaminer. 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 425-556-2191 one week in advance of the hearing in order to be provided assistance.



Certification of Public Notice

FILE: Beuca – PPL #LAND-2014-00816

CERTIFICATE OF MAILING

A Notice of a Public Hearing to be held on AUGUST 4, 2014, was sent to the Applicant, Parties of Record, and property owners whose name and addresses appear on the attached list that has been provided to the Office of the Hearing Examiner by the City of Redmond Development Services Center by first class mail, on or before JULY 14, 2014.

CERTIFICATE OF NEWSPAPER PUBLICATION

On JULY 10, 2014, a copy of the attached Notice of Public Hearing was sent to the Seattle Times (the City's official newspaper) to be published on JULY 14, 2014.

CERTIFICATE OF POSTING AND PUBLIC NOTICE (Public Places)

On JULY 14, 2014, a copy of the attached Notice of Public Hearing was posted at:
Redmond City Hall: X Redmond Regional Library: X

I hereby certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed: My. Hart Title: City Clerk

Date: 7/10/14 Place: City of Redmond

CERTIFICATE OF POSTING AND PUBLIC NOTICE (On-Site)

On _____ I posted a copy of the attached Notice of Public Hearing on or near the site.

I, the undersigned, declare that Public Notice was given as required in the Redmond Zoning Code, 21.76.080(D) and certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed: _____ Title: _____

Date: _____ Place: _____

(City, State)



REDMOND PUBLIC, EDUCATION AND GOVERNMENT (PEG) ACCESS CHANNEL
REQUEST FOR USE OF CHARACTER GENERATOR

Thank you for your interest in using the City of Redmond's PEG Access Channel. The following information and clauses are necessary in order to protect the City and to make sure we have all the information we need to convey your message.

AGENCY City of Redmond DEPT: Hearing Examiner
 SUBMITTED BY: Cheryl Xanthos
 PHONE 556-2191

OFFICE USE ONLY

No. _____	Format _____
Date Entered _____	
by _____	
Date Removed _____	
by _____	

ALL MESSAGES MUST BE TYPEWRITTEN. COMPOSE THE MESSAGE THE WAY YOU WOULD LIKE IT DISPLAYED. LIMIT YOUR MESSAGE TO 7 LINES WITH 30 CHARACTERS PER LINE.

PUBLIC HEARING August 4, 2014, at 7 pm

At the Redmond City Hall Council Chambers for a public hearing on an application for a Type III Preliminary Plat for the subdivision of 3.59 acres of R-4 zoned property into 14 single-family lots with 15 units

Project: Beuca PPL, LAND-2014-00816

Location: NE 122nd Street & 166th Place

Contact 425 556-2470 / tmjohnson@redmond.gov

DISPLAY DATES FOR MESSAGE ON THIS FORM:

BEGIN Monday, July 14, 2014 END Monday, August 4, 2014

User agrees to hold harmless the City of Redmond, its officials, employees, agents and operators for any and all liability, damages or losses incurred because of actions, errors, or omissions related to the use of the character generator.

Cheryl Xanthos
 Signed

July 10, 2014

Date

LAND201400816-TJ
KHAN MUHAMMAD H+RABIA
12228 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
KHAN NUZHAT SALIM
12214 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
KOLOMIETS ALEXEI+XIN LIU
12132 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
KOSKINEN-MOFFETT LEENA
12225 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
KRISHNAMURTHY HARISH KUMAR
12216 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
KUMAR DILEEP+PRASEEDA NAIR
16693 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
LEE TING WEI+LI XING
12224 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
LEE YONG+GLORIA C
16688 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
LESUEUR CHARLES M+VANEETA
12203 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
LI JIE+LINGLING TONG
12208 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
LINGAM SANDEEP+MITHUNA+SOUN
12221 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
LO YI HSUAN
12215 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
LOW TERANCE+ANGELA
12308 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
MA CONG
12202 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
MADALA ASHOK S+PAVANI GUDAP
12159 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
MAKAGON BELLA+ ARTY
16681 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
MANI SESHADRI+VIDHYA SESHAD
12123 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
MARGRAVE DAVID T
12250 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
MERCHANT SANDRA L & KEVIN
16554 NE 121ST ST
REDMOND, WA 98053

LAND201400816-TJ
MINHAS SANDIP
130 WINDSOR DR SE
SAMMAMISH, WA 98074

LAND201400816-TJ
MOGHIS SOBIA+MOGHIS UDDIN
17214 NE 126TH PL
REDMOND, WA 98052

LAND201400816-TJ
MORTON STEPHANIE+LIEBERMAN
12147 167TH PL NE
REDMOND, WA 98053

LAND201400816-TJ
MUKHERJEE VICK B
16780 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
MURAIRA JUAN P+REBECCA
12117 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
NELSON JOHN A+CINDY D
17411 NE 140TH PL
REDMOND, WA 98052

LAND201400816-TJ
NITTA BRYSTON+JENNIFER
12316 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
OAKCREST HOMES LLC
14410 BEL-RED RD
BELLEVUE, WA 98007

LAND201400816-TJ
OKUBO KENNETH S
BOX 2526
FPO, AP 96379

LAND201400816-TJ
OZLER SERDAR+OZLER AYSUN
12348 164TH CT NE #2
REDMOND, WA 98052

LAND201400816-TJ
PARK JASON S
12148 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
PARK SEUNGWOOK
16795 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
PURKAYASTHA PRANANKUR PIJUS
16799 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
QUADRANT CORPORATION
14725 SE 360TH ST STE 100
BELLEVUE, WA 98006

LAND201400816-TJ
RAVINDRAN KARTHIK+SANGEETHA
12210 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
REDMAN DENNIS
27318 NE 116TH ST
DUVALL, WA 98019

LAND201400816-TJ
REN LIMING+SHUYING LI
12109 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
RICE MARK+PAULA
12105 166TH PL
REDMOND, WA 98052

LAND201400816-TJ
S & I PROPERTIES LLC
16828 NE 122ND ST
REDMOND, WA 98052

LAND201400816-TJ
SHANKAR DEEPAK+NAGARAJAN PA
12136 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
SINTEPPADON PAPP N+SINTEPPA
12238 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
SKINNER SONNY
12300 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
STAPLETON STEPHEN R+JANE C
16810 NE 123RD WAY
REDMOND, WA 98052

LAND201400816-TJ
STEVE BURNSTEAD CONSTRUCTIO
11980 NE 24TH ST #200
BELLEVUE, WA 98005

LAND201400816-TJ
STEVE BURNSTEAD CONSTRUCTION
11980 NE 24TH ST #200
BELLEVUE, WA 98005

LAND201400816-TJ
SYCAMORE PARK HOA
11980 NE 24TH ST #200
BELLEVUE, WA 98005

LAND201400816-TJ
TARIQ SOHAIL+DANDAN YIN
12140 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
TKACHENKO ROMAN+INNA GURESH
16662 NE 121ST ST
REDMOND, WA 98052

LAND201400816-TJ
VISHNUHOTLA SRIDHAR
12101 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
WENTZ TYSON+SARAH R
12604 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
WIERER JEFFREY J+PADMA
12204 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
WOODLANDS RIDGE HOA
9720 NE 120TH PL #100
KIRKLAND, WA 98034

LAND201400816-TJ
ZHEN ZHANG
12211 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
ZHOU YIDING+YING CAL
12324 164TH CT NE
REDMOND, WA 98052

Parties of Record and Applicant
Across and Below (in bold)

James Olsen
14711 NE 29th Place #101
Bellevue, WA 98007

Mona Renner
12233 – 168th Pl NE
Redmond, WA 98052

Sanjai Bijawat
12222 – 168th Pl NE
Redmond, WA 98052

Amy & Jason Adams
16788 NE 123rd Way
Redmond, WA 98052

ATTACHMENT 10

LAND201400816-TJ
 ABBAS ZAFAR+SHEHWAR FATIMA
 112135 167TH PL NE
 REDMOND, WA 98052

LAND201400816-TJ
 ADAMS JASON +AMY
 16788 NE 123RD WAY
 REDMOND, WA 98052

LAND201400816-TJ
 Current Resident
 16456 NE 122ND ST
 REDMOND, WA 98052

LAND201400816-TJ
 BAIYYA VIJAY+SHANTHI KANCHI
 12268 168TH CT NE
 REDMOND, WA 98052

LAND201400816-TJ
 BATCHU NARAYANA V+LAKSHMI S
 12168 168TH CT NE
 REDMOND, WA 98052

LAND201400816-TJ
 BADARIN MAJDI+ALA HASSAN
 12151 167TH PL NE
 REDMOND, WA 98052

LAND201400816-TJ
 BEUCA PETRU+MARIA
 16628 NE 122ND ST
 REDMOND, WA 98052

LAND201400816-TJ
 BEUKES DIEDERIK J+JOHANNA M
 12249 164TH CT NE
 REDMOND, WA 98052

LAND201400816-TJ
 BERG DELL+HE DING
 16687 NE 121ST WAY
 REDMOND, WA 98052

LAND201400816-TJ
 BISCHOFF JAMES E JR+MELISSA
 16836 NE 121ST WAY
 REDMOND, WA 98052

LAND201400816-TJ
 BOLISETTY SRIKANTH
 12163 168TH CT NE
 REDMOND, WA 98052

LAND201400816-TJ
 BIJAWAT SANJAI K
 12222 168TH PL NE
 REDMOND, WA 98052

LAND201400816-TJ
 BUECA PETRU+MARIA
 16632 NE 122ND ST
 REDMOND, WA 98052

LAND201400816-TJ
 BURNSTEAD CONSTRUCTION LLC
 11980 NE 24TH ST #200
 BELLEVUE, WA 98005

LAND201400816-TJ
 BONNER DANIEL T
 18038 NE 116TH ST
 REDMOND, WA 98052

LAND201400816-TJ
 CHELLEW BRAD+HONG ZHAO
 12144 167TH PL NE
 REDMOND, WA 98052

LAND201400816-TJ
 CHEN CHI-PING TED+IALAN
 12237 164TH CT NE
 REDMOND, WA 98052

LAND201400816-TJ
 CHEEMALAVAGUPALLI KRISHNA N
 16682 NE 121ST WAY
 REDMOND, WA 98052

LAND201400816-TJ
 CLAUS VERONICA B
 12332 164TH CT NE
 REDMOND, WA 98052

LAND201400816-TJ
 COLEMAN ROSALIE A+RENNER RA
 12233 168TH PL NE
 REDMOND, WA 98052

LAND201400816-TJ
 CHIN JREN-CHT+LIXIA LIU
 16670 NE 121ST WAY
 REDMOND, WA 98052

LAND201400816-TJ
 CRUZ JULIO L
 12212 164TH CT NE
 REDMOND, WA 98052

LAND201400816-TJ
 Current Resident
 16538 NE 122NS ST
 REDMOND, WA 98052

LAND201400816-TJ
 CONNER KATHLEEN ANN
 16676 NE 121ST WAY
 REDMOND, WA 98052

LAND201400816-TJ
 Current Resident
 12105 166TH PL NE
 REDMOND, WA 98052

LAND201400816-TJ
 Current Resident
 12139 167TH PL NE
 REDMOND, WA 98052

LAND201400816-TJ
 Current Resident
 16831 NE 121ST WAY
 REDMOND, WA 98052

LAND201400816-TJ
 Current Resident
 16802 NE 123RD WAY
 REDMOND, WA 98052

LAND201400816-TJ
 Current Resident
 12200 164TH CT NE
 REDMOND, WA 98052

LAND201400816-TJ
 Current Resident
 12348 164TH CT NE
 REDMOND, WA 98052

LAND201400816-TJ
Current Resident
12246 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
12247 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
Current Resident
12265 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
DATAR ASEEM D+AMRUTA A
16788 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
DAYBERRY LENNY R+MARIE A FR
12209 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
DELA CRUZ EPHIGENIE B+EMERS
12167 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
DOWLURU KIRAN KUMAR+PADMA [
16835 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
DUNHAM GREGORY J
16792 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
FAN JOHN D+JING WANG
12131 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
FERNANDES AARON B+LOBO DIAN
12127 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
FERRERA CAROL A
16530 NE 122ND ST
REDMOND, WA 98052

LAND201400816-TJ
FITZGERALD EDWARD
16668 NE 121ST ST
REDMOND, WA 98052

LAND201400816-TJ
FNAG NICHOLAS JIE
16794 NE 123RD WAY
REDMOND, WA 98052

LAND201400816-TJ
FURQAN ZEESHAN
12236 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
GADGIL HARSHAWARDHAN+PRAJAK
12111 166TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
GANJI YUSOF+HANIEH AGHIGHI
12228 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
GAUTHIER MATTHEW C+TRACEY M
12143 167TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
GAVRILA ROBERT+CAMELIA
12229 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
GHOSH ARIJIT+SINDHURA BANDH
16694 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
GOPISETTY RAJESH
16558 NE 121ST ST
REDMOND, WA 98052

LAND201400816-TJ
GUNARDI LISA+AU
12340 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
GUPTA KAMINI P
12258 168TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
HAMMOND BRYAN T+ANGELA K
16796 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
HANEGRAAFF ROBERT J+JOLANDA
16840 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
HENDERSON PHIL+MARIANNE
16436 NE 122ND ST
REDMOND, WA 98052

LAND201400816-TJ
HILL DAVID+LESLEY
12211 164TH CT NE
REDMOND, WA 98052

LAND201400816-TJ
HSU HSIEN-CHUNG+HUEI-JIUAN
16675 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
HUMPHREY DOMINIC R+BETHANY
16784 NE 121ST WAY
REDMOND, WA 98052

LAND201400816-TJ
IONITSA ARTEM K+KATIA G ATZ
12234 168TH PL NE
REDMOND, WA 98052

LAND201400816-TJ
JI YUANQING+ZHANG HONG
12227 168TH PL NE
REDMOND, WA 98052