



February 25, 2015

Heather Maiefski, Associate Planner
 Planning Department
 City of Redmond MS: 2SPL
 15670 85th Street
 Redmond, WA 98073

**RE: Nouri Preliminary Short Plat
 Exception Request Letter for Landmark Tree Removal #1 (of 2)
 LAND 2014-01980
 PACE Project No. 14-501**

Dear Ms. Maiefski,

On behalf of the project applicant Mr. Hamid Nouri, we request that the City of Redmond grant this exception request required per RZC 21.72.060(A)(2) for removal of a Landmark 32-inch caliper douglas fir tree.

The tree is referenced as #6 in the arborist report prepared for this project by Shoffner Consulting, provided separately as part of the subdivision application. A copy of the Tree Preservation Plan created for the subdivision application has been attached for tree location reference and impact by the proposed project.

Based on the exception criteria listed in RZC 21.72.090(B)(1)(a-e) we believe that an exception should be granted. The following criteria is referenced directly from the RZC followed by an explanation of how the project / development meets that criteria:

RZC 21.72.090(B)(1)(a-e)

1. *The exception is necessary because:*
 - a. *There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or*

Special circumstances include: the limited depth of the property approximately 67' feet (dripline of tree measured at 40 feet) and the location of the tree within the property which is an area requiring import material and grading to allow for a new driveway and building pad for the duplex building.

- - b. *Strict compliance with the provisions of this code may jeopardize reasonable use of property; or*

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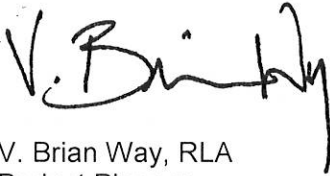
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Please let us know if you should have any questions or require any additional information. We look forward to a favorable response from to our request for an exception to the City of Redmond tree protection requirements.

Sincerely,

PACE Engineers, Inc.

A handwritten signature in black ink, appearing to read "V. Brian Way". The signature is fluid and cursive, with the first name "V." and last name "Way" clearly distinguishable.

V. Brian Way, RLA
Project Planner

Attachments: Plan Sheet C8.0 Tree Protection Plan



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Heather Maiefski, Associate Planner
Planning Department
City of Redmond MS: 2SPL
15670 85th Street
Redmond, WA 98073

**RE: Nouri Preliminary Short Plat
Exception Request Letter for Landmark Tree Removal #2 (of 2)
LAND 2014-01980
PACE Project No. 14-501**

Dear Ms. Maiefski,

On behalf of the project applicant Mr. Hamid Nouri, we request that the City of Redmond grant this exception request required per RZC 21.72.060(A)(2) for removal of a Landmark 34-inch caliper douglas fir tree.

The tree is referenced as #7 in the arborist report prepared for this project by Shoffner Consulting, provided separately as part of the subdivision application. A copy of the Tree Preservation Plan created for the subdivision application has been attached for tree location reference and impact by the proposed project.

Based on the exception criteria listed in RZC 21.72.090(B)(1)(a-e) we believe that an exception should be granted. The following criteria is referenced directly from the RZC followed by an explanation of how the project / development meets that criteria:

RZC 21.72.090(B)(1)(a-e)

1. *The exception is necessary because:*

a. *There are special circumstances related to the size, shape, topography, location, or surroundings of the subject property; or*

Special circumstances include: the limited depth of the property approximately 67' feet (dripline of tree measured at 44 feet) and the location of the tree within the property which is an area requiring import material and grading to allow for a new driveway and building pad for the duplex building.

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Please let us know if you should have any questions or require any additional information. We look forward to a favorable response from to our request for an exception to the City of Redmond tree protection requirements.

Sincerely,

PACE Engineers, Inc.



V. Brian Way, RLA
Project Planner

Attachments: Plan Sheet C8.0 Tree Protection Plan