



October 15, 2015

RE: Notice of Public Hearing, Duke's Landing - PPL, LAND-2015-00496 and Right-of-Way Vacation, LAND-2015-01716 Public Hearings before the Hearing Examiner

Sarah:

Attached is the public notice to be **posted no later** than MONDAY, October 19, 2015, 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 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 records. Please let me know if you have any questions.

Sincerely,

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



CHERYL XANTHOS
DEPUTY CITY CLERK



Certification of Public Notice

FILE: DUKE'S LANDING – PPL LAND-2015-00496 and RIGHT-OF-WAY VACATION LAND-2015-01716

CERTIFICATE OF MAILING

A **Notice of a Public Hearing** to be held on NOVEMBER 9, 2015, 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 OCTOBER 19, 2015.

CERTIFICATE OF NEWSPAPER PUBLICATION

On OCTOBER 15, 2015, a copy of the attached Notice of Public Hearing was sent to the Seattle Times (the City's official newspaper) to be published on OCTOBER 19, 2015.

CERTIFICATE OF POSTING AND PUBLIC NOTICE (Public Places)

On OCTOBER 19, 2015, 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: *Michelle M. Hart* Title: City Clerk

Date: 10/15/15 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)

CITY OF REDMOND NOTICE OF PUBLIC HEARING ATTACHMENT 4

PROJECT INFORMATION

PROJECT NAME: DUKE'S LANDING PPL APPLICATION TYPE: LAND DIVISION SUBDIVISION / RIGHT-OF-WAY VACATION

FILE NUMBERS: LAND-2015-00496 / LAND-2015-01716

PROJECT DESCRIPTION: SUBDIVIDE A 4.27 ACRES SITE INTO 18 RESIDENTIAL LOTS AND VACATE RIGHT-OF-WAY ON EASTERN PERIMETER OF THE SITE.

PROJECT LOCATION: 16410 NE 47TH ST, REDMOND, WA, 98052

SITE ADDRESS, IF APPLICABLE: N/A SIZE OF SUBJECT AREA IN ACRES: 4.27 SQ.FT. 185,745

APPLICANT: ESM CONSULTING PROCESS TYPE: TYPE III

SEPA THRESHOLD DETERMINATION: DNS

REQUIRED PERMITS, NOT A PART OF THIS APPLICATION: BUILDING PERMITS

REQUIRED STUDIES: GEOLOGIC HAZARD REPORT, STORMWATER REPORT, STREAM RECONNAISSANCE REPORT, TRAFFIC STUDY, TREE HEALTH ASSESSMENT, WETLAND REPORT, WILDLIFE REPORT

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION: SEPA CHECKLIST

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: SARAH VANAGS

PHONE NUMBER: 425-556-2426

EMAIL: SVANAGS@REDMOND.GOV

REGULATORY INFORMATION

ZONING: RESIDENTIAL CONSISTENT W/COMPREHENSIVE PLAN: YES APPLICABLE DEVELOPMENT REGULATIONS: REDMOND MUNICIPAL CODE & ZONING CODE COMPREHENSIVE PLAN DESIGNATION: SINGLE-FAMILY URBAN

IMPORTANT DATES

APPLICATION & COMPLETENESS DATE: AUGUST 4, 2015

PUBLIC HEARING DATE & TIME: NOVEMBER, 9TH 2015 (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

DATE OF NOTICE: ~~OCTOBER 19, 2015~~

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 **NOVEMBER 9TH, 2015, BY 5PM**. 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 **NOVEMBER 9TH, 2015**, 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.

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: SARAH VANAGS

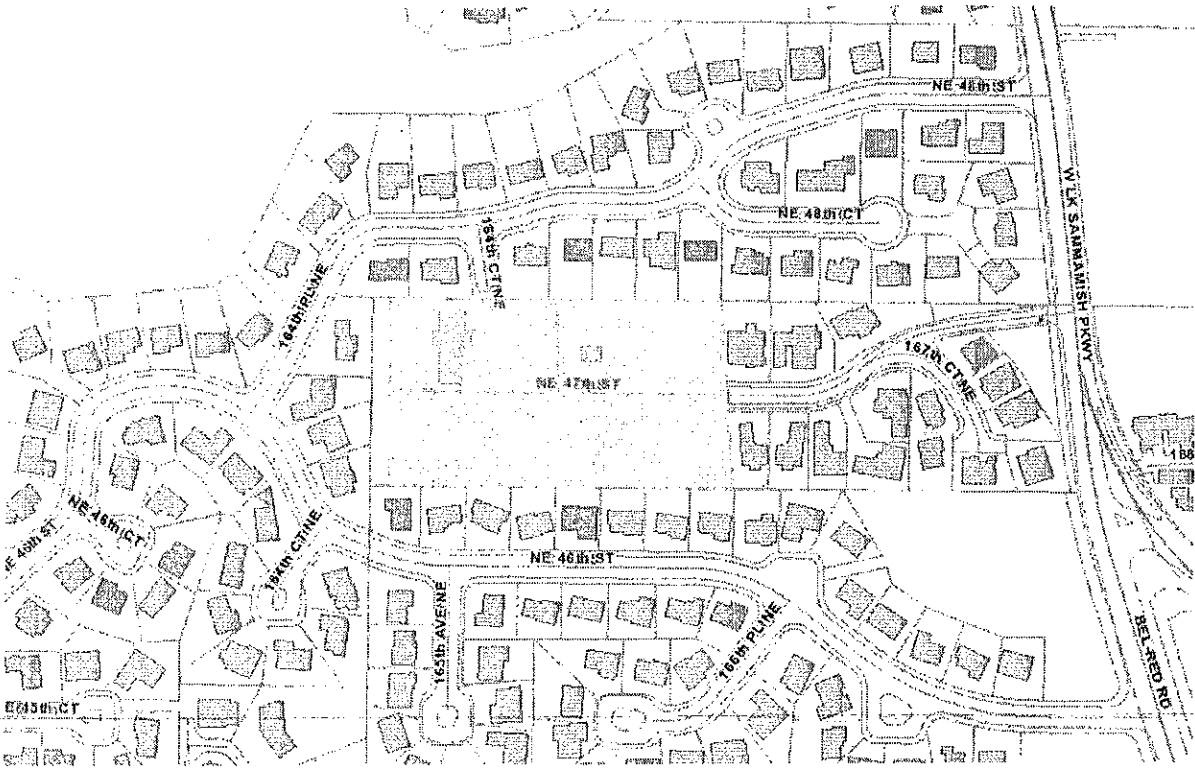
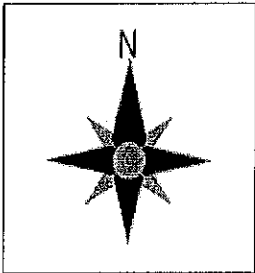
PHONE NUMBER: 425-556-2426

EMAIL: SVANAGS@REDMOND.GOV

Vicinity Map

Project number: LAND-2015-00496

Parcel numbers: 5556300067, 68, & 69



AKERLUND LENNART
16539 NE 48TH ST
REDMOND, WA 98052

ALMOSNINO DAN
16548 NE 46TH ST
REDMOND, WA 98052

ANGLISS GLENN
4541 166TH PL NE
REDMOND, WA 98052

ASHKENAZI OFER Z+RONIT
16532 NE 46TH ST
REDMOND, WA 98052

BARYSHNIKOV BORIS
4502 166TH PL NE
REDMOND, WA 98052

BENOIT PAUL F+JOYCE L
4918 166TH CT NE
REDMOND, WA 98052

BLACK, JASON E+TERINA BECKWITH
BLACK
16638 NE 48TH CT
REDMOND, WA 98052

BROWN JAMES FEARON+CORDULA
16538 NE 48TH ST
REDMOND, WA 98052

CAFFEY KELLIE LYNN
227 BELLEVUE WAY NE #174
BELLEVUE, WA 98004

CHAMBERS WILLIAM J+NANCY S
16627 NE 48TH CT
REDMOND, WA 98052

CHEN MAO HSIUNG
16372 NE 44TH CT
REDMOND, WA 98052

CHENG TAO+HUANG YING
16603 NE 47TH ST
REDMOND, WA 98052

CLARKE JAMES E+VICTORIA E
16632 NE 46TH ST
REDMOND, WA 98052

COHEN DANIEL+COHEN VICKY S
16540 NE 46TH ST
REDMOND, WA 98052

COSTELLO GEROLD L
4518 166TH PL NE
REDMOND, WA 98052

COURTRIGHT JOHN M
16518 NORTHEAST 46TH STREET
REDMOND, WA 98052

CROSIER PETER R+ALISON C
16376 NE 44TH CT
REDMOND, WA 98052

Current Resident
16631 NE 48TH ST
REDMOND, WA 98052

Current Resident
5011 W LK SAMMAMISH PKWY
REDMOND, WA 98052

Current Resident
5015 W LK SAMMAMISH PKWY
REDMOND, WA 98052

Current Resident
16547 NE 48TH CT
REDMOND, WA 98052

Current Resident
16611 NE 48TH CT
REDMOND, WA 98052

Current Resident
16560 NE 48TH CT
REDMOND, WA 98052

Current Resident
16620 NE 48TH ST
REDMOND, WA 98052

Current Resident
16530 NE 48TH ST
REDMOND, WA 98052

Current Resident
16306 NE 46TH ST
REDMOND, WA 98052

Current Resident
16379 NE 44TH CT
REDMOND, WA 98052

Current Resident
16207 NE 46TH ST
REDMOND, WA 98052

Current Resident
16316 NE 46TH CT
REDMOND, WA 98052

Current Resident
16308 NE 46TH ST
REDMOND, WA 98052

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Current Resident
4523 164TH CT NE
REDMOND, WA 98052

Current Resident
0 No Address
REDMOND, WA 98052

Current Resident
16518 NE 46TH ST
REDMOND, WA 98052

Current Resident
16613 NE 46TH ST
REDMOND, WA 98052

FORD JEFFREY+JONOBIE
16507 NE 48TH ST
REDMOND, WA 98052


GERDES NORMA J
4515 164TH CT NE
REDMOND, WA 98052

GOLUB VITALIY+TETYANA
16608 NE 46TH ST
REDMOND, WA 98052

HASEGAWA HIROSHI & MASAKO
16554 NE 48TH ST
REDMOND, WA 98052

HINCKLEY KENNETH+ANGELA
4504 165TH AVE NE
REDMOND, WA 98052

HSU BARTHOLOMEW Y
4529 165TH AVE NE
REDMOND, WA 98052

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Current Resident
4624 167TH CT NE
REDMOND, WA 98052

Current Resident
16410 NE 47TH ST
REDMOND, WA 98052

Current Resident
16488 NE 46TH ST
REDMOND, WA 98052

ELO PAUL J+JOANN M
16323 NE 46TH ST
REDMOND, WA 98052

FOWKES RAYMOND E
16410 NE 48TH ST
REDMOND, WA 98052

GILLESPIE KATHRYN
4605 167TH CT NE
REDMOND, WA 98052

GOYAL SOMIT+CHARU GOEL
16609 NE 47TH ST
REDMOND, WA 98052

HAYMAN SCOTT E+BALEJA DIANE
16635 NE 48TH CT
REDMOND, WA 98052

HITCH SHANNON M+STEPHEN J
16535 NE 46TH ST
REDMOND, WA 98052

HSU WILLIAM M+SHARI A
16615 NE 47TH ST
REDMOND, WA 98052

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Current Resident
4633 167TH CT NE
REDMOND, WA 98052

Current Resident
16616 NE 46TH ST
REDMOND, WA 98052

Current Resident
4511 165TH AVE NE
REDMOND, WA 98052

FENDER SARAH+SCHMUTZ SHAD R
16434 NE 48TH ST
REDMOND, WA 98052

GEDGE NICHOLAS+YANG CHENYIN
16543 NE 46TH ST
REDMOND, WA 98052

GLOVER PRISCILLA G M
16472 NE 46TH ST
REDMOND, WA 98052

GRUNKEMEYER BRIAN
16527 NE 46TH ST
REDMOND, WA 98052

HENDERSON JASON T+CORRINNE
4720 164TH PL NE
REDMOND, WA 98052

HOOD TIM D+ELIZABETH A
4509 164TH CT NE
REDMOND, WA 98052

HU HUANHUI+CHEN TANG
16634 NE 48TH ST
REDMOND, WA 98052

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REDMOND, WA 98052

HUNTER JASON
4632 167TH CT NE
REDMOND, WA 98052

HYDER RONALD D+BENITA M
4521 165TH AVE NE
REDMOND, WA 98052

IYENGAR SRIKANTH+JAYASHREE
4640 167TH CT NE
REDMOND, WA 98052

JOANOU STEVEN+MARGARET MANK
16523 NE 48TH ST
REDMOND, WA 98052

JORDAN JAMES T+MARILYN W
16222 NE 45TH CT
REDMOND, WA 98052

KALYAN DONNA+RAMAN
16502 NE 46TH ST
REDMOND, WA 98052

KASHFIA S & M
14245 212TH DR NE
WOODINVILLE, WA 98077

KESHAVARZ MASSOUD+MEHRVASH
16621 NE 46TH ST
REDMOND, WA 98052

KHARKAR SUJEET+MANJIRI
16647 NE 48TH ST
REDMOND, WA 98052

KIM KYUNG JUN+YEONG HI JUNG
4616 167TH CT NE
REDMOND, WA 98052

KINCAID JEAN A
16418 NE 48TH ST
REDMOND, WA 98052

KNOWLTON CHRISTOPHER G
16322 NE 46TH ST
REDMOND, WA 98052

KOETKE DALE S+LAURA L
16639 NE 48TH ST
REDMOND, WA 98052

KOOP PAUL A+LOGAN GENIE R
16214 NE 45TH CT
REDMOND, WA 98052

KRAUS JOSEPH EDWARD
4509 166TH PL NE
REDMOND, WA 98052

KUPPUSWAMY RAMAOORTHY
825 156TH AVE NE
REDMOND, WA 98052

LAI FAMILY IRREVOCABLE TRUS
3212 142ND PL NE
BELLEVUE, WA 98007

LAND YOAV+EINAT
16207 NE 46TH CT
REDMOND, WA 98052

LE TUAN D
4926 166TH CT NE
REDMOND, WA 98052

LEE JOSEPH
16510 NE 46TH ST
REDMOND, WA 98052

LEE SHINYING+CINDY KUEI-JUN
16607 NE 47TH ST
REDMOND, WA 98052

LEE YEE+SHARON WAY
16236 NE 46TH ST
REDMOND, WA 98052

LEONARD PAULA M+KLEIN HANK
26039 SE 18TH PL
SAMMAMISH, WA 98075

LEUNG HOK PENG+SHARON HUILI
16614 NE 47TH ST
REDMOND, WA 98052

LINGAM JEGAN+SHALINI SUBRAM
16655 NE 48TH ST
REDMOND, WA 98052


LOOS SUSAN
16637 NE 46TH ST
REDMOND, WA 98052

LUK LINCOLN
16314 NE 46TH ST
REDMOND, WA 98052

MAHAN SCOTT C+CHRISTINA R
16524 NE 48TH ST
REDMOND, WA 98052

MAIER ALLEN F
4534 166TH PL NE
REDMOND, WA 98052

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MASON JOANNA
4520 165TH AVE NE
REDMOND, WA 98052

MATHIS MARK C
4712 164TH PL NE
REDMOND, WA 98052

MATLOFF SCOTT L+ASHLEY C
16556 NE 46TH ST
REDMOND, WA 98052

MEAGHER LINDA+THOMAS
16519 NE 46TH ST
REDMOND, WA 98052

MEREDITH JUDITH A
16479 NE 46TH ST
REDMOND, WA 98052

MILLER BRUCE F+SELLECK HILA
4719 164TH PL NE
REDMOND, WA 98052

MILLER DEWEY R+MARY K
4512 165TH AVE NE
REDMOND, WA 98052

MINAR LARRY A+JANET K
4526 164TH CT NE
REDMOND, WA 98052

MORRIS CATHARINE L
16547 NE 48TH ST
REDMOND, WA 98052

NAKKIRAN RAJ+MEENAKSHI
16646 NE 48TH CT
REDMOND, WA 98052

NALIMOV EUGENE V+GLAGOLEVA
16306 N 46TH ST
REDMOND, WA 98052

NALLA AMAR+HEILI AUN
4525 166TH PL NE
REDMOND, WA 98052

NATIVIDAD JULIE K
16564 NE 46TH ST
REDMOND, WA 98052

NORTON MICHAEL C+CHERYL A
16629 NE 46TH ST
REDMOND, WA 98052

NOVEMBRINO CHRISTIAN
16503 NE 46TH ST
REDMOND, WA 98052

NUMANOGLU NERGIS+SEVKET
16643 NE 48TH CT
REDMOND, WA 98052

OLDENBURG JUDITH N
4511 165TH NE
REDMOND, WA 98052

OZHAN GOKHAN+ELIF BILGE BAY
4934 166TH CT NE
REDMOND, WA 98052

PAIK JOUNG YOUNG
16546 NE 48TH ST
REDMOND, WA 98052

PANGBORN RUSSELL C
15827 NE 96TH WAY
REDMOND, WA 98052

PARIMI NAGENDER+DEEPTI VART
16307 NE 46TH ST
REDMOND, WA 98052

PEARSON ERIC Y
16619 NE 48TH CT
REDMOND, WA 98052

PETERSEN DANE B
16646 NE 46TH ST
REDMOND, WA 98052

POWERS EUGENE P+LINDA J
4533 166TH PL NE
REDMOND, WA 98052

PRABHU MANISH
9511 226TH PL NE
REDMOND, WA 98052

PREJEAN LEE & BARBARA F
16508 NE 48TH ST
REDMOND, WA 98052

PROVIDENT FUNDING DIV OF CO
1330 N WASHINGTON S #5700
SPOKANE, WA 99201

PYATENKO TIMOFEY
16511 NE 46TH ST
REDMOND, WA 98052

QUAN WILLIAM M+MICHELLE L T
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REDMOND, WA 98052

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RAHMA ALI M+HIBA A
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REDMOND UNITED METHODIST
16540 NE 80TH ST
REDMOND, WA 98052

REHMAN KHURRAM S+FRANCES S
16606 NE 47TH ST
REDMOND, WA 98052

RIBAS JORDI+LAURA
4910 166TH CT NE
REDMOND, WA 98052

ROFF THOMAS D+CAROLYN J
4511 164TH CT NE
REDMOND, WA 98052

ROUTH DON+SUSAN (TRUSTEES)
16309 NE 46TH CT
REDMOND, WA 98052

SARGENT EDWARD J
4501 166TH PL NE
REDMOND, WA 98052

SARIN DONALD+KATHY
16642 NE 48TH ST
REDMOND, WA 98052

SCHOFIELD TRACEY M
4503 165TH AVE NE
REDMOND, WA 98052

SCHONBERGER STEVEN
16651 NE 48TH CT
REDMOND, WA 98052

SCHWARZ LIDIA
16275 NE 85TH ST #412
REDMOND, WA 98052

SIMMS ANDREW+WHITE MERIANNE
4640 167TH CT NE
REDMOND, WA 98052

SMITH PERRY L
16531 NE 48TH ST
REDMOND, WA 98052

SOLOMON ANDREW KEITH+YING C
16745 NE 42ND CT
REDMOND, WA 98052

SOMICS THOMAS J & HITOMI
16516 NE 48TH ST
REDMOND, WA 98052

SONG HAITAO+YAN LIU
1980 208TH PL SE
SAMMAMISH, WA 98075

STEEB CURT ANDREW
16331 NE 46TH ST
REDMOND, WA 98052

SUZUKI HISAMI+CAMPBELL RICH
16426 NE 48TH ST
REDMOND, WA 98052

TAO YUAN YUAN
16379 NE 44TH ST
REDMOND, WA 98052

TESCHKE CLIFTON+JENNIFER
5015 WEST LAKE SAMMAMISH PKWY
REDMOND, WA 98052

TEWS MARILYNN M
4549 166TH PL NE
REDMOND, WA 98052

THOMSON MICHAEL
PO BOX 7045
BELLEVUE, WA 98008

TILLEY REGINALD IV
16515 NE 48TH ST
REDMOND, WA 98052

TOYOJI KENNY K
16215 NE 46TH CT
REDMOND, WA 98052

TREGEAR IRENE
16421 NE 48TH ST
REDMOND, WA 98052

TRUBEE BRIAN K+SHAFTTEL,AMY
16315 NE 46TH ST
REDMOND, WA 98052

TSAI MING JEN+HSUEH O LIN
16617 NE 47TH ST
REDMOND, WA 98052

VANDENBROUCK GREGORY+NATHAL
4016 172ND AVE NE
REDMOND, WA 98052

VERMA NIDHI
16324 NE 46TH CT
REDMOND, WA 98052

WANG KEVIN CHISHINE+JENNIFE
4518 164TH CT NE
REDMOND, WA 98052

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16500 NE 48TH ST
REDMOND, WA 98052

WONG ANDREW+SANDY
16429 NE 48TH ST
REDMOND, WA 98052

ZOBRIST DALE W
4528 165TH AVE NE
REDMOND, WA 98052

PARTIES OF RECORD BELOW

Eric and Ingrid Pearson
16619 NE 48th Court
Redmond, WA 98052

Steve Hitch
16535 NE 46th Street
Redmond, WA 98052

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YAMASHIRO SHIGEKI
16464 NE 46TH ST
REDMOND, WA 98052

ZUEND DAVID B+JUDY A SALZER
4510 166TH PL NE
REDMOND, WA 98052

Angela Hinckley
4504 165th Ave NE
Redmond, WA 98052

Sharon Tehh
16614 NE 47th Street
Redmond, WA 98052

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WITEK RICHARD+DEBORAH
16618 NE 47TH ST
REDMOND, WA 98052

YOON DOO S+KRISTINE K
4517 166TH PL NE
REDMOND, WA 98052

Perry and Barbara Smith
16531 NE 48th Street
Redmond, WA 98052

Sharon Hsu
16615 NE 47th Street
Redmond, WA 98052

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