

From: Sarah Vanags
To: ["Ali Aamer Habib"; Hozaiifa Cassubhai](#)
Cc: [Steve Fischer](#)
Subject: Extension Request
Date: Wednesday, July 20, 2016 4:46:00 PM

Dear Mr. Cassubhai,

This letter confirms what I have told you verbally. Your request submitted on June 2, 2016 for extension of the Site Plan Entitlement application for project LAND-2013-00171 has been denied. The application was first submitted on January 25, 2013. The typical Site Plan Entitlement application takes approximately 229 days to complete both the PREP process and Formal review period. The vast majority of the time that has passed since the application was filed has gone by without substantial progress or updates on the project.

On March 7, 2016 the City issued a formal Additional Information Request Letter for the items currently outstanding on the project. The letter provided a 90 day deadline by which all information requested was to be submitted to the City. The City sent e-mails on March 8, 2016, May 2, 2016 and May 16, 2016, reminding the Applicant of the date that all items were required to be submitted and clarifying the request and resubmittal process. The City received no response to its reminder emails other than your June 2 request for an extension. Although the applicant was advised that an extension could only be granted for good cause shown, the extension request did not provide justification for the extension or indicate when the requested information could be provided. Because no good cause was shown for the extension, the request was denied and this letter confirms that denial.

In order to proceed, the Applicant will need to submit a new Formal Site Plan Entitlement Application once the requested information is available. If the information meets the requirements of the Addition information request the City issued on March 7, 2016, the City will deem the application complete and proceed to process it. A new application fee will be required and new Notice of Application will be issued for the project. At this time the project has not completed the SEPA application, fee and issuance process, nor has the current application received Design Review Board approval; therefore, the project expiration would not impact any SEPA or Design Review Board processes or approvals.

This letter is a final decision of the City of Redmond Planning Department terminating the application. You may appeal this decision under RZC 21.76.060(I) by filing a written appeal with the Redmond Hearing Examiner within fourteen days of the date of this letter.

Staff can be contacted via e-mail at svanags@redmond.gov and vis phone at 425-556-2426 should you have any questions.

Sarah K Pyle
Senior Planner

City of Redmond – Planning & Community Development
15670 NE 85th St, Redmond, WA 98052 MS:2SPL
P: 425.556.2426 F: 425.556.2400