CITY OF REDMOND NOTICE OF APPEAL HEARING

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

PROJECT INFORMATION:

PROJECT NAME: VISION 5 APPEAL

FILE NUMBER: LAND-2013-00745

PROJECT DESCRIPTION: APPEAL OF A TYPE I ADMINISTRATIVE DECISION REGARDING B120125 AND IMPACT FEES FOR THE VISION 5 PROJECT

PROJECT LOCATION: 8525 163RD COURT NE, REDMOND, WA, 98052

PARCEL NO.: 6600500050

NEIGHBORHOOD: DOWNTOWN, TOWN SQUARE ZONE

SIZE OF SUBJECT AREA: **SQFT**: 37,168

APPLICANT/APPELLANT/PROPERTY OWNER:
NATURAL AND BUILT ENVIRONMENTS, LLC; ROBERT PANTLEY

PROCESS TYPE: I, APPEAL OF ADMINISTRATIVE DECISION

CITY CONTACT INFORMATION:

PROJECT PLANNER NAME: GARY LEE

PHONE NUMBER: 425-556-2418

EMAIL: GLEE@REDMOND.GOV

REGULATORY INFORMATION

ZONING: TSQ; TOWN SQUARE ZONE

COMPREHENSIVE PLAN DESIGNATION:
MULTI-FAMILY

CONSISTENT WITH COMPREHENSIVE PLAN: YES

APPLICABLE DEVELOPMENT REGULATIONS:
REDMOND MUNICIPAL CODE & ZONING CODE

IMPORTANT DATES

APPLICATION DATE: MARCH 20, 2012

ISSUE DATE: JUNE 18, 2012

APPEAL FILED: APRIL 26, 2013

APPEAL HEARING DATE & TIME: TUESDAY, JULY 2, 2013, 10AM

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

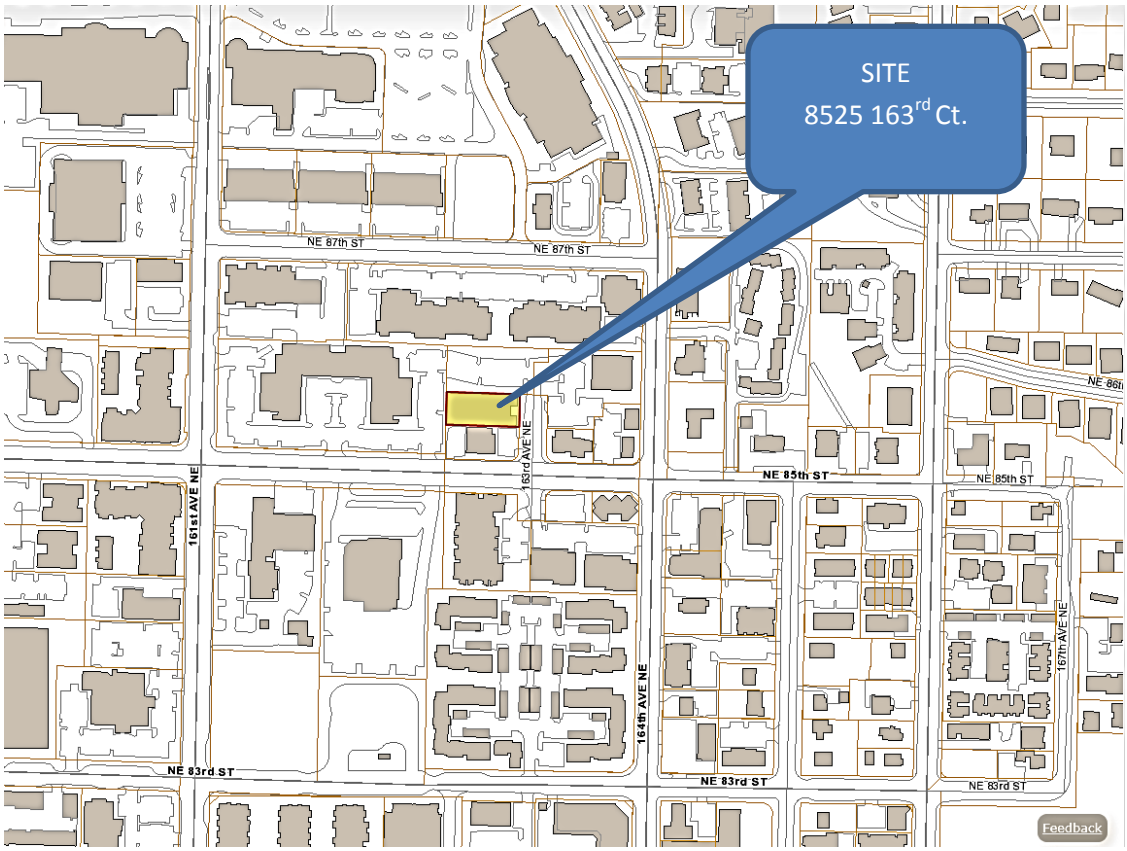
DATE OF NOTICE: JUNE 11, 2013

ATTENDANCE AT APPEAL HEARINGS: PER RZC 21.76.060(I) THE APPELLANT, APPLICANT, OWNER(S) OF PROPERTY SUBJECT TO THE APPLICATION, AND THE CITY SHALL BE DESIGNATED PARTIES TO THE APPEAL. EACH PARTY MAY PARTICIPATE IN THE APPEAL HEARING BY PRESENTING TESTIMONY OR CALLING WITNESSES TO PRESENT TESTIMONY. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE HEARING ON JULY 2, 2013, TO OBSERVE THE PROCEEDINGS. INTERESTED PERSONS, GROUPS, ASSOCIATIONS, OR OTHER ENTITIES WHO HAVE NOT APPEALED MAY PARTICIPATE ONLY IF CALLED BY ONE OF THE PARTIES TO PRESENT INFORMATION. THE HEARING EXAMINER'S RESOLUTION OF THIS APPEAL MAY RESULT IN MODIFICATION OF PROJECT CONDITIONS.

INFORMATION AVAILABLE: A COPY OF THE STAFF REPORT TO THE HEARING EXAMINER, IF SUCH A REPORT IS PREPARED, WILL BE AVAILABLE FOR REVIEW AT LEAST 14 DAYS PRIOR TO THE HEARING, AND COPIES WILL BE PROVIDED AT THE REQUESTOR'S COST. THE APPLICATION AND ALL DOCUMENTS FILED BY THE APPELLANT 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; AND IS LOCATED AT 15670 NE. 85TH STREET, REDMOND, WA 98073-9710 (556-2473).

FOLLOWING THE HEARING TO BE HELD ON JULY 2, 2013, A COPY OF THE HEARING EXAMINER'S DECISION WILL BE SENT TO PARTIES TO THE APPEAL, 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. 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.

VICNITY MAP


SITE
8525 163rd Ct.
NE 87th ST
NE 87th ST
NE 85th ST
NE 85th ST
NE 83rd ST
NE 83rd ST
NE 83rd ST
161st AVE NE
163rd AVE NE
164th AVE NE
167th AVE NE
Feedback