



**NOTICE OF DECISION
SMITH PRELIMINARY SHORT PLAT
STATE ENVIRONMENTAL POLICY ACT (SEPA)
THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)
PSHP2017-00332**

**Date of Notice: October 26, 2017
Appeal Period Ends November 16, 2017 at 5 PM**

NOTICE IS HEREBY GIVEN that on October 26, 2017 the City of Sammamish Department of Community Development issued a decision for the Smith 4-Lot Short Subdivision, PSHP2017-00332. Public notice has been provided via: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been given **Preliminary Short Subdivision Approval**.

The proposal is to subdivide approximately 1.17 acres, zoned R-4, into 4 lots for single family detached dwelling with a tract A for a tree retention tract, Tract B for an access and Tract C for tree retention and open space area. The existing residence will be demolished. The proposed lots and Tract B will access from 235th AVE SE. To ensure proper site drainage and to accommodate building pads for home, approximately 750 cubic yards of cut and 250 cubic yards of fill are proposed. A copy of the Decision and Exhibits can be found here:

<https://spaces.hightail.com/space/asuI4CQvYO>

File Number: PSHP2017-00332

Date of Application: April 28, 2017

Date of Completeness Determination: May 23, 2017

Date of Notice of Application: May 31, 2017

Applicant: Todd Levitt, Brixton Homes LLC,
14410 Bel-Red Road, Bellevue, WA 98007



Project Location: The proposed site is located at 510 235th Avenue NE in Sammamish, WA and is identified as King County Assessor's Parcel #3425069089.

State Environmental Policy Act (SEPA) Determination: The proposed development was reviewed under the provisions of State Environmental Policy Act, (SEPA). A Threshold Determination of Non-Significance (DNS) was issued under the optional DNS process specified in WAC 197-11-355.

