



**Technical Committee**  
**LAND-2016-00730 Administrative Modification Notice of Decision**  
**Transmittal Letter**

September 21, 2016

Eric Labrie  
ESM Consulting  
3340 8<sup>th</sup> Ave S  
Federal Way WA 98003

**Subject: Dukes Landing Administrative Modification, LAND-2016-00730**

Location: 116410 NE 47<sup>th</sup> St Redmond, WA 98052

Dear Mr. Labrie:

The City of Redmond Technical Committee and Design Review Board have reviewed and approved the above referenced proposal to include a zero lot line for the single approved duplex and to change the location of the duplex units to a lot facing internally to the development. Attached to this letter is the Technical Committee's Notice of Decision including Conditions of Approval (see Section IV) for this project.

**NEXT STEPS**

This letter is a guide to assist you with next steps in the approval process now that your project has received approval from the Technical Committee. Before beginning construction of your project, there are other review processes that must be completed. The next steps for this project include the Coordinated Civil Drawing Review and the Building Permit Review processes.

**Building Permit Review Process.** You may be required to obtain one or more building permits for your project. Building permits can be submitted at any time, but cannot be issued prior to Civil Construction Drawing approval. Please note that permits are required to demolish as well as construct buildings on the site. Additionally, separate building permits may be required for other structures on the site including, but not limited to rockeries and retaining walls over 4 feet in height, and stormwater detention vaults. Fire, Parks, School, and Transportation Impact Fees, as appropriate, and stormwater Capital Facilities Charges will be collected at the time of building permit issuance.

Dukes Landing- Administrative Modification  
LAND-2016-00730

Building permit submittal requirements, applicable codes, and intake and issuance fees are available on the City's website at: [www.redmond.gov/DSC](http://www.redmond.gov/DSC).  
Impact fee information can be found at: [www.redmond.gov/permitfees](http://www.redmond.gov/permitfees)

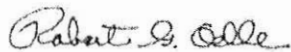
Stormwater Capital Facilities Charges can be found at:  
[www.redmond.gov/permitfees](http://www.redmond.gov/permitfees) in the document *Development Engineering Fees Schedule*

If you have questions regarding process or the Notice of Decision Conditions of Approval, please contact the staff person for the appropriate City Department/Division listed below.

Department-Division	Contact	Title	Phone	Email
Planning-Development Engineering Storm	Cindy Wellborn	Senior Engineer	425.556.2495	cwellborn@redmond.gov
Planning – Development Review	Sarah Vanags	Senior Planner	425.556.2426	svanags@redmond.gov

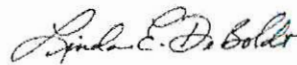
The City's Development Review Staff are available to meet with you regarding the development review process. Please contact Sarah Vanags, Associate Planner at 425-556-2426 or [svanags@redmond.gov](mailto:svanags@redmond.gov) or the appropriate Development Review Staff member listed above for additional information.

Sincerely,




---

Robert G. Odle, Director  
Department of Planning and  
Community Development




---

Linda E. De Bolt, Director  
Public Works Department