



CITY OF MERCER ISLAND

9611 SE 36th Street • Mercer Island, WA 98040-3732
(206) 275-7605 • FAX (206) 275-7726
www.mercergov.org

December 26, 2017

Maria Simon
Conard Romano Architects
Via email

Re: Preliminary Approval Decision Letter for SUB17-006 and SUB17-007
Lot Line Consolidation and Plat Alteration located at 7840 and 8000 SE 20th ST Mercer Island,
WA 98040; Parcel ID's: 5452302218 and 5452302216.

Dear Maria Simon,

The City has completed the third round of review for SUB17-006 and SUB17-007. Following review of the application, City staff has determined that SUB17-006 and SUB17-007 have been issued Preliminary Approval.

According to MICC 19.08.020 (F)(5)(b), you must apply for Final Plat within a year from the Notice of Decision; failure to apply will result in the Lot Line Consolidation SUB17-006 and Plat Alteration SUB17-007 being rendered null and void. The deadline for application for final plat is December 26, 2018. The City may grant a single one-year extension, if the applicant submits the request in writing before the expiration of the preliminary approval and provides a basis for the extension request. Please refer to [MICC 19.08.050](#) for more details about the Final Plat Process.

There are several items that will need to be addressed prior to final plat approval of the lot line consolidation, as follows:

Planning:

1. Prior to Final Plat approval, at least one of the two existing houses shall be demolished.

Civil Engineering:

2. Plans provided for final plat approval shall show all the existing and proposed easements on the final plat. The plans shall also clearly distinguish all public easements from the private easements. The private utility easement and public utility easement shall not be combined. All recording numbers must be shown on the final plat.
3. Plans submitted for final plat shall use Mercer Island's datum and tie the plat to at least two known City monuments.

Please do not hesitate to contact me at 206-275-7704 or via email at lauren.anderson@mercergov.org if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Lauren Anderson". The script is fluid and cursive, with the first letters of each word being capitalized and larger than the rest of the letters.

Lauren Anderson, Assistant Planner
City of Mercer Island's Development Services Group