**COMMUNITY PLANNING & DEVELOPMENT**
206.275.7605
www.mercerisland.gov/cpd

**7/12/2024**

NW Lifestyle Homes
Attn: Matthew Mawer
11747 NE 1st ST, #230
Bellevue, WA 98005
Via: Email

RE: **CAO24-016** Review Letter 1; 3777 79th Ave SE, Mercer Island, WA 98040

Dear Matthew Mawer,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above Critical Area Review 2 application. The following issues need to be addressed in your resubmission:

Planning:

1. Review and prepare responses to Planning Review comments on building permit application 2404-077.
2. Further demonstrate compliance with MICC 19.07.110(B)(8) by addressing MICC 19.07.100, mitigation sequencing, and document how each measure listed has been addressed.
3. Provide the Disclosure and Notice on Title. A Disclosure and Notice on Title recorded with the King County Recorder's Office consistent with MICC 19.07.070 disclosing the presence of critical areas on the development proposal site and any mapped or identifiable critical areas within the distance equal to the largest potential required buffer applicable to the development proposal on the development proposal site.
4. A landscaping plan is required that includes the landscaping of all disturbed areas outside of the building footprints and installation on hardscape, prior to final inspection per MICC 19.07.160(B)(2)(d)

The City's processing of the Critical Area Review 2 application has been put on hold until these issues are resolved. Pursuant to MICC 19.15.110, all requested information must be submitted within 60 days or a request for extension requested. The deadline for a complete response or request for extension is September 10, 2024. If a complete response is not received or an extension response has not been received prior to that date, the application will expire and be canceled for inactivity. No additional notification regarding this deadline or expiration of the application will be provided.

Sincerely,

Grace Manahan

Grace Manahan, Code Compliance Planner
City of Mercer Island Community Planning and Development
grace.manahan@mercerisland.gov
(206) 275-7764

**Responding and Resubmitting: Click for More Detailed Instructions**

1. Reply to all plan review comments within the correction drawing file.
2. Update your drawings, and any necessary supplemental documents or forms.
3. Upload updated drawings to the Mercer Island Permit Submittal Portal.

**Having Trouble? Please Review the Following:**

Accessing, Reviewing, and Responding to MIePlan Comments

Troubleshooting MIePlan

MIePlan Overview

**Thank you for your participation in the MIePlan review process.**