



8/13/2024

Atera Homes LLC
Attn: Milton Orellana
451 Duvall Ave SE, ste 115
Renton, WA
Via: Email

RE: **CAO24-021** Review Letter 1; 5024 W Mercer Way, Mercer Island, WA 98040

Dear Milton Orellana,

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 (CAR2) application. The following issues need to be addressed in your resubmission:

Planning:

1. Submit an updated plan set to match the most current submission of building permit 2306-261.
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. This will need to be included in your Geotech report or in a memo prepared by a qualified professional.
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.

The City's processing of the CAR2 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 October 16, 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 MlePlan Comments](#)

[Troubleshooting MlePlan](#)

[MlePlan Overview](#)

Thank you for your participation in the MlePlan review process.