



**King County**  
**Permitting Division**  
**Department of Local Services**  
919 SW Grady Way, Suite 300  
Renton, WA 98057  
206-296-6600 or TTY Relay: 711

## **Notice of Recommendation & Hearing AND Notice of Appeal**

(Type 3 Permit)

File No.: **PLAT22-0004 – Stevens-24**

Applicant: **FC 202 Investments, LLC**  
**Attn. Robert Fitzmaurice**  
**15 Lake Bellevue Dr., Ste102**  
**Bellevue, WA 98005**  
**425-869-1300**

Permitting Project Manager: **Chad Tibbits, PPM III**  
e-mail: [chtibbits@kingcounty.gov](mailto:chtibbits@kingcounty.gov)  
phone no.: **206-477-0350**

Project Location: **The site is located at 32911 and 32919 Redmond Fall City Rd SE, Fall City, WA.**  
**Parcel No.(s) : 094310-0100, 094310-0110, 094310-0140, 094310-0145 and 094310-0223**

Project Description: **Subdivision of approximately 5.915 acres, zoned RA-r (rural town, four units per acre) into 24 lots for single-family dwellings, tracts for large on-site septic system (LOSS), drainage, recreation and private access/road. Lots range in size from approximately 0.109 acres (4,764 sf) to 0.19 acres (8,694 sf). All existing structures to be demolished and removed.**

**Appeal of the SEPA DNS issues: 1. Groundwater Impacts; 2. Cultural and Archeological Sensitivity of the site; 3. Cumulative Environmental Impacts of the Fall City Assemblage; 4. Application Omissions**

Permits Requested: **Formal Subdivision**

Department Recommendation to the Hearing Examiner: **Approve, subject to conditions**

Date & Location of Public Hearing: **September 18 & 19, 2024, 9 am – 4 pm**

**This Public Hearing will be conducted via ZOOM Video Conferencing.**  
**Please contact the Hearing Examiner's office at 206-477-0860 or [hearingexaminer@kingcounty.gov](mailto:hearingexaminer@kingcounty.gov) to obtain information/instructions regarding the hearing, including meeting ID and password.**

SEPA Threshold Determination: **Determination of Non-Significance March 1, 2024**

The Permitting Division of the Department of Local Services will issue a written report and recommendations to the Hearing Examiner two weeks prior to the scheduled public hearing. Persons wishing to receive a copy of the report should contact the Permitting Division at the address listed below. Following the close of the public hearing, the Hearing Examiner will issue a written decision which may be appealed. Appeal procedures will be stated in the Examiner's written decision.

Any person wishing additional information on this proposed project should contact the Project Manager at the phone number or e-mail listed above. Written comments may also be submitted to the Permitting Division via e-mail.

A public hearing as required by law will be held to consider the approval of this application and be combined with the appeal hearing. In the event the public hearing on this matter is postponed, interested parties will be notified of the time and date of the rescheduled hearing. Any questions regarding postponements and rescheduling can be directed to the Hearing Examiner's Office at 206-477-0860 or [hearingexaminer@kingcounty.gov](mailto:hearingexaminer@kingcounty.gov)

**Department of Local Services, Permitting Division**  
**919 SW Grady Way, Suite 300**  
**Renton, WA 98057**

If you have any questions regarding the appeal procedures, please contact the Project Manager at the phone number or e-mail listed above. Note: To request this information in alternative formats for people with disabilities please call 206-296-6600 or TTY Relay: 711.

**Date Mailed: August 16, 2024: You are receiving this notice because our records indicate that you own property within approximately 500 feet or because you requested to receive notice as a party of record.**

NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M. STEVENS 24 SUBDIVISION

LEGEND:

- FOUND SECTION CORNER AS NOTED
FOUND QUARTER CORNER AS NOTED
FOUND QUARTER CORNER AS NOTED
PROPERTY LINE
STONED CORNER
ROAD SURFACE
SIDE WALK
POWER POLE
WATER METER
WATER VALVE
FIRE HYDRANT
STONED CORNER WITH BASH
WOOD FENCE
RAILROAD FENCE
METAL FENCE
CONCRETE FENCE
CONCRETE

TRACTS:

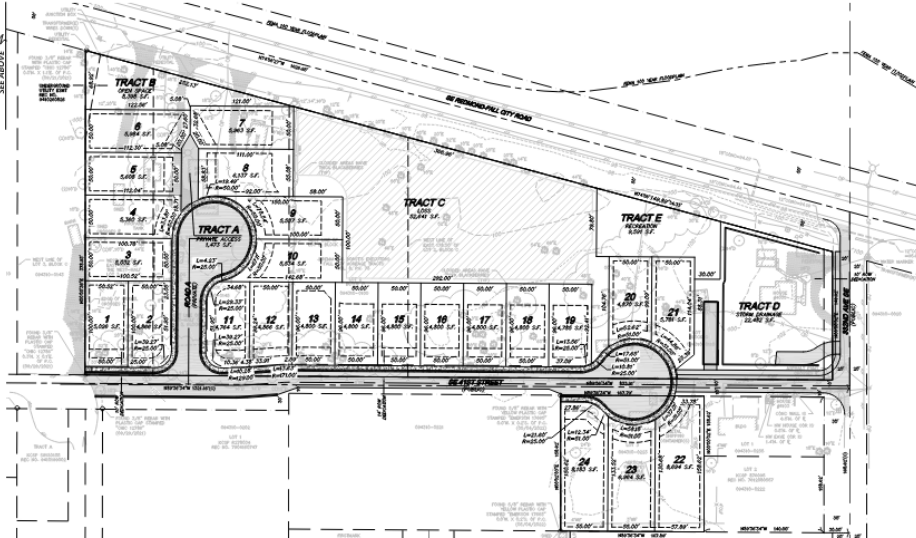
- TRACT 1: 10.00 AC
TRACT 2: 10.00 AC
TRACT 3: 10.00 AC
TRACT 4: 10.00 AC
TRACT 5: 10.00 AC

- TYPICAL BUILDING SETBACKS:
FRONT YARD SETBACK: 10 FEET
SIDE YARD SETBACK: 5 FEET
REAR YARD SETBACK: 10 FEET



STEVENS 24 SUBDIVISION
OWNER: STEVENS 24 INVESTMENTS, LLC
DATE: 10/05/22

FC 202 INVESTMENTS, LLC
15 LAKE BELLEVUE DRIVE, STE 102
MELLENBUE, WA 98045
(206) 898-0079



LEGAL DESCRIPTION:
PARCELS 20420-20425
ALL OF LOT 1 AND THE EAST 120.00 FEET OF LOT 2, AS MEASURED ALONG THE SOUTH LINE, BLOCK 'C', ARDENWAY IN ARDENWAY ESTATES, FULL CITY ADDRESS TRACTS, ACCORDING TO PLAT NUMBER RECORDED IN VOLUME 7 OF PLAT, PAGE 75, RECORDS OF KING COUNTY, WASHINGTON.

PARCELS 20426-20430
LOT 1 EXCEPT THE EAST 120.00 FEET THEREOF, AS MEASURED ALONG THE SOUTH LINE, BLOCK 'C', ARDENWAY IN ARDENWAY ESTATES, FULL CITY ADDRESS TRACTS, ACCORDING TO PLAT NUMBER RECORDED IN VOLUME 7 OF PLAT, PAGE 75, RECORDS OF KING COUNTY, WASHINGTON.

PARCELS 20431-20435
THE EAST 120.00 FEET OF LOT 1 AND LOT 2, AS MEASURED ALONG THE SOUTH LINE, BLOCK 'C', ARDENWAY IN ARDENWAY ESTATES, FULL CITY ADDRESS TRACTS, ACCORDING TO PLAT NUMBER RECORDED IN VOLUME 7 OF PLAT, PAGE 75, RECORDS OF KING COUNTY, WASHINGTON.

PARCELS 20436-20440
THE EAST 120.00 FEET OF LOT 1 AND LOT 2, AS MEASURED ALONG THE SOUTH LINE, BLOCK 'C', ARDENWAY IN ARDENWAY ESTATES, FULL CITY ADDRESS TRACTS, ACCORDING TO PLAT NUMBER RECORDED IN VOLUME 7 OF PLAT, PAGE 75, RECORDS OF KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES:
1. ALL THE INFORMATION SHOWN ON THIS MAP WAS OBTAINED FROM THE SURVEYOR'S FIELD NOTES AND RECORDS.

TITLE RESTRICTIONS:
THE SITE IS SUBJECT TO:
1. AN UNDERGROUND UTILITY EASEMENT FOR INSTRUMENT RECORDED UNDER REC NO. 184989/004.

VERTICAL DATUM:
NAVD 83 FOR KING COUNTY METRIC CONTROL PLAN NO. 2002.

BENCHMARK:
KING COUNTY METRIC CONTROL PLAN NO. 2002.

SHEET INDEX:
SHEET 1 OF 4: COVER SHEET
SHEET 2 OF 4: CONCEPT PLAN
SHEET 3 OF 4: CONCEPT PLAN'S UTILITY PLAN
SHEET 4 OF 4: CONCEPT PLAN'S FINISHED PLAN

PROPOSED A UTILITY PLAN:
FOR THE PROPOSED UTILITY PLAN, THE SURVEYOR HAS ASSUMED THE ACCURACY OF THE UTILITY RECORDS.

BASIS OF BEARINGS:
THE SURVEY BEARS BEARINGS TO THE NORTH LINE OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 24 N, RANGE 7 E, W.M.

PROJECT INFORMATION:
TOTAL EXISTING SITE AREA: 262,847 S.F. (6.01 ACRES)
SITE ADDRESS: 2001 S 20TH AVENUE, FALL CITY, WA 98024

PROJECT CONTACTS:
OWNER: STEVENS 24 INVESTMENTS, LLC
OWNER ADDRESS: 15 LAKE BELLEVUE DRIVE, STE 102, MELLENBUE, WA 98045

REFERENCES:
1. PLAT OF ARDENWAY ESTATES, FULL CITY ADDRESS TRACTS, RECORDED IN VOL. 8 OF PLAT, PG. 75, RECORDS OF KING COUNTY, WA.
2. METRIC STATE DEPARTMENT OF TRANSPORTATION, METRIC, RIGHT OF WAY PLAN '98, SEE FALL CITY TO RAINIER PARK COUNTY, LATER 1997.

DATE: 10/05/22
PROJECT NO.: 21001
DRAWING: UT
SHEET: 1 OF 4