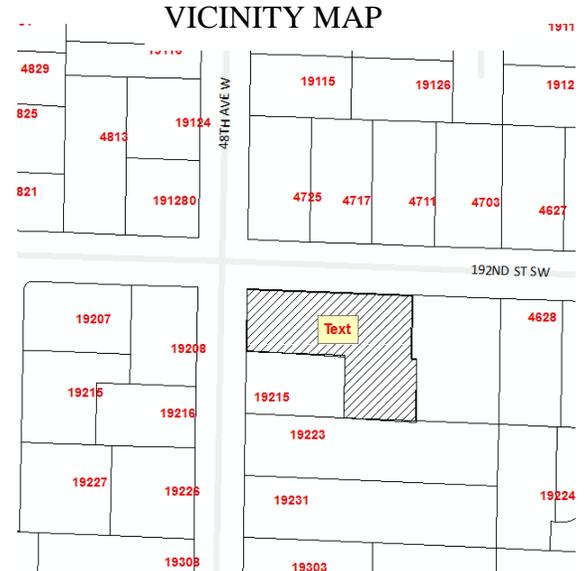


DEBRETZION 2-LOT SHORT SUBDIVISION (File No. STP-004278-2016)**Decision:**

On January 25, 2017, the Mayor granted preliminary approval to subdivide one parcel totaling approximately 21,777 sq. ft. into two lots. The property is zoned Residential Single-Family 8,400 Sq. Ft. (RS-8). Lot 1 will contain approximately 10,077 (gross) sq.ft. and lot 2 approximately 11,700 (gross) sq.ft.

The short plat was granted with the following special conditions:

1. Curb, gutter, sidewalk and driveways shall be constructed to current standards on 192nd St. and 48th Ave W.
2. Reconstruct the curb and associated ramp to current standards at the southeast corner of 192nd and 48th.
3. Update the existing hydrant on 192nd St. to current standards.
4. Stormwater design shall comply with LMC Title 13 and the current DOE manual.
5. Reuse of the existing water and sewer services contingent upon them meeting current standards or accepted by the city based on visual inspection.
6. TrIF payment will be due at time of building permit pick up.

**Location:**

The subject property is located at 19207 48th Ave. W; Snohomish County APN#00501800100203.

Appeal:

Any person who participated in the decision may appeal this decision by filing a written request with the Community Development Department by 4:00 PM on February 13, 2017. Appeals should be mailed to the City of Lynnwood, Community Development Department, PO Box 5008, Lynnwood, WA 98046 OR delivered to the Community Development Department office at 4114 198th Street SW, Suite 7.

Contact: The file on this project is maintained in the Community Development Department office and is available for review at the above listed address. If you have questions, please contact Michele Szafran, Associate Planner, at (425) 670-5408 or mszafran@lynnwoodwa.gov. Please make reference to file number STP-004278-2016 when making contact.

Date of this Notice: January 30, 2017

APPEAL PERIOD ENDS: February 13, 2017

(425) 670-5408