



SPOKANE COUNTY

Annual Comprehensive Plan Amendment

Concurrent Zone Reclassification

Application

Applicant Information (If other than owner, provide owner affidavit permission form.)

Applicant or Designated Project Contact Craven Company, LLC (Michael Craven)
Address 1414 S Bernard Street
City/State/Zip Spokane, WA 99203
Phone Number 509-270-1141 cell 509-270-1141 fax N/A
Email address mike@regulusproperties.com

Property Owner Information

Legal Owner(s) Craven Company, LLC
Address 1414 S Bernard Street
City/State/Zip Spokane, WA 99203
Phone Number 509-270-1141 cell 509-270-1141 fax N/A
Email Address mike@regulusproperties.com

Amendment Information

Address or Location 2611 E 57th Avenue (north side of 57th Ave East of Regal Rd.)
Parcel Number(s) 34041.0141, 34041.0142, 34041.0149
Type of Access Public access at grade off of 57th Avenue
Project Size +/- 2.5 acres

Site Information

Site Description rectangular, flat, pines and evergreens and mostly undeveloped, with three small structures of no utility.
Existing Zone(s) Low Density Residential
Proposed Zone(s) Mixed-Use Parcel No. 3401.0141, 3401.0142, 3401.0149 Size 2.5 Acres
Existing Comprehensive Plan Category(ies) Low Density Residential
Proposed Comprehensive Plan Category(ies) Community Center
Fire District #8
Water District City of Spokane

Sewer District City of Spokane

School District #81

Within a Joint Planning Area Yes

Inside the Urban Growth Area Yes

Environmental or Cultural Resources None Mapped

Neighborhood Group or Subarea Planning Group Neighborhood Group Moran Prairie

Affected by floodplain No

Within 1,000 feet notification boundary of designated Natural Resource Lands No

Within a Public Transit Benefit Area Yes

Within an Airport or Aesthetic Overlay zone? No

CRITICAL AREAS

Critical Aquifer Recharge Area Designation Yes, High

Wetlands identified on the site? If yes, what type? None Mapped

Fish and wildlife habitat designation None

Permanent or Seasonal Streams designation None

Geologically hazardous area designation None Mapped

Shoreline designation None

APPLICATION SUPPORT INFORMATION Provide information on the following questions; please attach separate sheet(s) as appropriate.

1. What Comprehensive Plan Goals and Policies support, encourage, or are consistent with the proposal? List specific goals and policies.

See Attached

2. What specific criteria for Zoning Code Amendments are applicable to the proposal; as found in Section 14.402.040 of the Zoning Code?

See Attached

3. What changes in economic, technological, or land use conditions have occurred to warrant the proposed amendment?