



## NOTICE OF APPLICATION

BUILDING AND PLANNING DEPARTMENT

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Spokane County Division of Building and Planning is providing this Notice of Application to allow you to comment on this project. The comment period ends on April 11, 2017. The project file may be reviewed during office hours in the Building and Planning Department located on the first floor of the Public Works Building, 1026 West Broadway Avenue, Spokane, Washington.

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**FILE NUMBER:** SP-1602-17

**PARCEL NUMBER:** 34201.9004

**DATE OF APPLICATION SUBMITTAL:** March 8, 2017

**APPLICANT/AGENT:** Holly & Nathan Williams  
11612 S. Elk Run Lane  
Spokane, WA 99224  
(509) 990-5084

**DESCRIPTION OF PROJECT:** A Preliminary Short Plat to divide 30.44 acres into three (3) building lots and one Open Space Tract, under the Rural Cluster provisions.

**LOCATION OF PROJECT:** The subject site is generally located in the southern portion of the County, west of and adjacent to State Highway 195. The parcel is bisected by Hatch Road and is located in the NE1/4 of Section 20, Township 24 North, Range 43 EWM, Spokane County, Washington.

**ZONING:** Rural Conservation (RCV)

**OTHER PERMITS:** Prior to development of the site additional permits may be required including building and access permits.

**FURTHER STUDIES REQUESTED:** No further studies have been required for this application at this time.

**COMMENT PERIOD:** All written comments received within fourteen (14) calendar days of the "Date Issued" date noted at the end of this notice will be considered prior to making a decision on this project.

**DEVELOPMENT REGULATIONS:** The Spokane County Zoning and Subdivision Codes, the Spokane Regional Health District regulations and the Spokane County Road Requirements are the primary development regulations that will be used for project mitigation.

**CONSISTENCY:** With the above development regulations and typical conditions of approval, the proposal is initially found to be consistent with the "type of land use," "level of development," "infrastructure," and "character of the development."

**ACTION:** This will be an administrative decision without a public hearing, and the decision can be made after the fourteen (14) calendar day comment period; provided that any required studies have been accepted and the agencies of jurisdiction have provided us with their comments and recommended conditions.

**ATTACHMENTS:** Please find attached a preliminary short plat and vicinity map for your review.

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<b>REVIEW AUTHORITY:</b>	Robert Brock, AICP, Planner Spokane County Building and Planning Department 1026 West Broadway Avenue, Spokane, WA 99260-0220 Phone: (509) 477-7223 FAX: (509) 477-7198
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**DATE ISSUED:** 3-28-17 **SIGNATURE:** RWB

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