



## NOTICE OF APPLICATION

BUILDING AND PLANNING DEPARTMENT

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Spokane County Department of Building and Planning is providing this Notice of Application to allow you to comment on the below described project. The comment period ends on **July 2, 2019**. The project file may be reviewed between 7:30 a.m. and 4:00 p.m., Monday through Thursday and 7:30 a.m. and 12:00 p.m. Friday (except holidays) in the Building and Planning Department of the Public Works Building, 1026 West Broadway Avenue, Spokane, Washington.

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**FILE NUMBER:** PN-2080-19

**PARCEL NUMBER:** 26142.9018, 26143.0702, 26145.9060 & 9101.

**DATE OF APPLICATION SUBMITTAL:** **MAY 3, 2019**

**APPLICANT:** Whipple Consulting Engineers (WCE)  
Attn: Todd Whipple, P.E.  
21 S. Pines Road  
Spokane Valley, WA 99206  
(509) 893-2617

**DESCRIPTION OF PROJECT:** Rural Cluster Preliminary Plat to divide approximately 95 acres into nineteen (19) single-family residential dwelling unit lots on 12.10 acres, and one (1) 82.9-acre open space remainder parcel that will include a future single-family dwelling unit, for a total of twenty (20) single-family residential dwelling units in the Urban Reserve (UR) zone.

**LOCATION OF PROJECT:** The subject site is located east and adjacent to N. Wieber Drive (Woodridge View Subdivision), and north and adjacent to Shawnee Canyon Estates, in the W ½ of Section 14, Township 26N, Range 42 E, W.M., Spokane County, Washington.

**EXISTING ZONING:** URBAN RESERVE (UR)

**OTHER PERMITS:** Prior to development of the site additional permits may be required including building, sewer connection, 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 below "Date Issued" will be considered prior to making a decision on this project.

**DEVELOPMENT REGULATIONS:** The Spokane County Zoning Code, Spokane County Critical Areas Ordinance, Spokane County Subdivision Ordinance, Spokane County Shoreline Program, 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 preliminary short plat and vicinity map for your review.

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**REVIEW** Tom Vandervert, Planner  
**AUTHORITY:** Spokane County Building and Planning Department  
1026 West Broadway Avenue, Spokane, WA 99260-0220  
Phone: (509) 477-7228 FAX: (509) 477-4703

**DATE ISSUED:** June 18, 2019

**SIGNATURE:**

