



NOTICE OF APPLICATION

BUILDING AND PLANNING DEPARTMENT

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 9, 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.

FILE NUMBER: SP-1641-19

PARCEL NUMBER: 37103.9100

DATE OF APPLICATION SUBMITTAL: **MAY 22, 2019**

APPLICANT: James Fischer
20616 N. Little Spokane Dr.
Colbert, WA 99005
(509) 999-9159

DESCRIPTION OF PROJECT: Attached is a proposed Rural Cluster Development Preliminary Short Plat to divide 22.2 acre into two (2) 2.34 & 4.03 acre rural residential lots and one (1) 14.8-acre open space remainder parcel in the Rural Conservation (RCV) and Rural Traditional (RT) zones.

LOCATION OF PROJECT: The subject site is located east and adjacent to N. Little Spokane River Drive, in the SW $\frac{1}{4}$ of Section 10, Township 27N, Range 43E WM, Spokane County, Washington.

EXISTING ZONING: RURAL CONSERVATION & RURAL TRADITIONAL

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.

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 24, 2019

SIGNATURE:

