



## NOTICE OF APPLICATION

BUILDING AND PLANNING DEPARTMENT

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This Notice of Application is being provided to affected owners/taxpayers of property located within 400 feet of a proposed land use application received by the Spokane County Department of Building and Planning. This notice is to advise you that the land use application that may affect you. A public hearing is not required for the project unless requested by a person receiving notice, within fourteen (14) days of the mailing of this notice **by April 13, 2020**. The project file is available for review between 7:30 a.m. and 4:00 p.m. Monday through Thursday, and 7:30 to 12:00 p.m. Friday, except holidays, in the Building and Planning Department of the Public Works Building, 1<sup>st</sup> Floor Permit Center, 1026 W. Broadway, Spokane, Washington.

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**FILE NUMBER:** SP-1528A-09

**PARCEL NUMBERS:** 55213.0203

**DATE OF APPLICATION SUBMITTAL:** MARCH 10, 2020

**APPLICANT:** Scott Pennestri  
24001 E. Mission Ave, Suite 60  
Liberty Lake, WA 99019  
(509) 385-0470

**DESCRIPTION OF PROJECT:** Proposed alteration to a Final Short Plat, SP-1528A-09, to create an additional lot, Lot 3, for a single-family residence and to leave the Remainder Parcel undeveloped.

**LOCATION OF PROJECT:** The subject property is generally located east of and adjacent to Henry Road and east of 10th Avenue, in the N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of Section 21, Township 25 North, Range 45 EWM, Spokane County, Washington.

**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 application.

**DEVELOPMENT REGULATIONS:** The Spokane County Subdivision Ordinance, the Spokane County Zoning Code, the Spokane County Standards for Road and Sewer Construction Ordinance, the Guidelines for Stormwater Management, and the Spokane Regional Health District regulations 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."

3-31-20 MT

**ACTION:** This will be an administrative decision without a public hearing unless requested by a person receiving notice, within fourteen (14) days of the date of this notice. If a public hearing is not requested, an administrative decision can be made after the fourteen (14)-calendar day comment period has ended.

**ATTACHMENTS:** Please find an attached altered plat and vicinity map for your review.

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**REVIEW** Tammy Jones, Planner  
**AUTHORITY:** Spokane County Building and Planning Department  
1026 West Broadway Avenue, Spokane, WA 99260-0220  
Phone: (509) 477-7225 or tmjones@spokanecounty.org

**DATE ISSUED:** 3/30/20 **SIGNATURE:** Tammy Jones

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