



NOTICE OF APPLICATION

DEPARTMENT OF BUILDING AND PLANNING

Spokane County Department of Building and Planning is providing this Notice of Application to allow you to comment on this project. The comment period ends on **September 10, 2020**. The project file may be reviewed during office hours in the Department of Building and Planning located on the first floor of the Public Works Building, 1026 West Broadway Avenue, Spokane, Washington.

FILE NUMBER: SP-1666-20, Calkins

PARCEL NUMBER: 35353.5203

DATE OF APPLICATION SUBMITTAL: AUGUST 10, 2020

APPLICANT/AGENT: Whipple Consulting Engineers
21 S. Pine Rd
Spokane Valley, WA
(509) 893.2617

DESCRIPTION OF PROJECT: A Preliminary Short Plat to divide a 68,144 square-foot parcel into seven lots for single-family development.

LOCATION OF PROJECT: The subject site is generally located south of and adjacent to 43rd Avenue, directly south of its intersection with Willamette Street, in the SW1/4 of Section 35, Township 25 North, Range 43 EWM, Spokane County, Washington.

ZONING: Low Density Residential (LDR)

OTHER PERMITS: Prior to development there may be additional permits required including but not limited to final plat approval, access, sewer and water connections and building 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 Ordinance, Critical Areas Ordinance, Subdivision Ordinance, Shoreline Program, 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.

**REVIEW
AUTHORITY:**

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DATE ISSUED: 8-27-20

SIGNATURE: *RWB*
