



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 **November 15, 2021**. The project file may be reviewed, by appointment only, 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-1700-21

PARCEL NUMBER: 36184.2501

DATE OF APPLICATION SUBMITTAL: OCTOBER 14, 2021

APPLICANT: Gordon Land Surveying & Development
c/o Jon Gordon, PLS
4507 N. Larch Road
Spokane Valley, WA 99216

DESCRIPTION OF PROJECT: Preliminary Short Plat to divide .58 acres into two (2) lots for one (1) existing single-family home and one (1) proposed single-family residential lot in the Low Density Residential (LDR) zone.

LOCATION OF PROJECT: The subject site is located southwest and adjacent to the intersection of N. Ivanhoe Road and W. Juliann Drive, in the SE $\frac{1}{4}$ of Section 18, Township 26N, Range 43 EWM, Spokane County, Washington.

EXISTING ZONING: LOW DENSITY RESIDENTIAL (LDR)

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.

11/1/21 MT

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, Principal Planner
AUTHORITY: Spokane County Building and Planning Department
1026 West Broadway Avenue, Spokane, WA 99260-0220
Phone: (509) 477-7228

DATE ISSUED: November 1, 2021 **SIGNATURE:** _____

