



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 **July 26, 2022**. 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-1719-22

PARCEL NUMBER: 36184.2536

APPLICANT/AGENT: Daniel Stewart
239 Mulberry St. Apt 4R
New York, NY 10012
(206) 601-7602

DESCRIPTION OF PROJECT: A Preliminary Short Plat to divide one 0.58-acre parcel into two (2 lots, for 1 single-family residence and 1 duplex) in the Low Density Residential (LDR) Zone consistent with Section 14.606 of the Spokane County Zoning Code. The site is currently used as a single-family residence.

LOCATION OF PROJECT: The subject site address is 10110 N Wellen Rd. and is located approximately 575 feet north of W Graves Rd., in the SE 1/4 of Section 18, Township 26 North, Range 43 EWM, Spokane County, Washington.

ZONING: Low Density Residential (LDR)

OTHER PERMITS: Before any 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 before a decision being made 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 map and vicinity map for your review.

REVIEW
AUTHORITY: Daniel Hasenoehrl, Planner
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DATE ISSUED: 7-12-22

SIGNATURE: _____

