



REVISED 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 **February 22, 2017**. 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-1599-16

PARCEL NUMBER: 44323.9026

DATE OF APPLICATION SUBMITTAL: DECEMBER 28, 2016

APPLICANT: Travis Coulter
1601 S. Dishman-Mica Rd.
Spokane, WA 99206
(509) 714-5518

DESCRIPTION OF PROJECT: Preliminary Short Plat to divide approximately 30.93 acres into *two (2)* lots for single family residences with a remainder/open space parcel to be undeveloped, within a Rural Cluster, in the Rural Conservation (RCV) zone. *A previous Notice*

LOCATION OF PROJECT: The subject property is generally located south of East Dunn Road and west of South Dunn Road, in the SW $\frac{1}{4}$ of Section 32, Township 24 North, Range 44 EWM, Spokane County, Washington.

EXISTING ZONING: Rural Conservation (RCV)

OTHER PERMITS: Prior to any development of the site additional permits may be required including sewer systems, access 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 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 a preliminary short plat and vicinity map for your review.

REVIEW AUTHORITY: Tammy Jones, Senior Planner
Spokane County Building and Planning Department
1026 West Broadway Avenue, Spokane, WA 99260-0220
Phone: (509) 477-7225 FAX: (509) 477-4703

DATE ISSUED: 2/9/17 **SIGNATURE:** Tammy Jones
