



## NOTICE OF APPLICATION

BUILDING AND PLANNING DEPARTMENT

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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 **July 9, 2018**. 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.

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**FILE NUMBER:** SP-1643-19

**PARCEL NUMBER:** 36184.2733

**DATE OF APPLICATION SUBMITTAL:** MAY 31<sup>ST</sup>, 2019

**APPLICANT:** Hahn Engineering  
55 E. Lincoln Rd., #105  
Spokane, WA 99208  
(509) 467-1550

**DESCRIPTION OF PROJECT:** Preliminary Short Plat to divide one (1) acre into five (5) lots for single family residences in the Low Density Residential (LDR) zone.

**LOCATION OF PROJECT:** The subject property is generally located northwesterly of and adjacent to Graves Road and north of Stevens Road, in the SE  $\frac{1}{4}$  of Section 18, Township 26 North, Range 43 EWM, Spokane County, Washington.

**EXISTING ZONING:** Low Density Residential (LDR)

**OTHER PERMITS:** Prior to development there may be additional permits required including, but not limited to, 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 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.

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

**DATE ISSUED:** 6/25/19 **SIGNATURE:** Tammy Jones

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