



NOTICE OF APPLICATION

BUILDING AND PLANNING DEPARTMENT

This Notice of Application is being provided to affected owners/taxpayers of property located within 400 feet of a proposed land use application received by the Spokane County Department of Building and Planning. This notice is to advise you that the land use application that may affect you. A public hearing is not required for the project unless requested by a person receiving notice, within fourteen (14) days of the mailing of this notice by **April 15, 2020**.

FILE NUMBER: SP-1529A-09

PARCEL NUMBER: 55213.0304

DATE OF APPLICATION SUBMITTAL: 3/9/20

APPLICANT: Scott Pennestri
24001 E. Mission Avenue, Suite 60
Liberty Lake, WA 99019
(509) 385-0470

DESCRIPTION OF PROJECT: Proposed alteration to Final Short Plat SP-1529A-09. The purpose of this alteration is to create a 34,588 sq. ft. lot around the existing residence located at 801 S. Henry Road. The proposed lot described above will be removed from the balance of the existing open space remainder parcel resulting in a 16.29 acre undeveloped lot. An Open Space Management Plan will still apply to the 16.29 acre lot.

LOCATION OF PROJECT: The property is generally located east and adjacent to S. Henry Road, in the N1/2 of the SW 1/4 of Section 21, Township 25 North, Range 45 EWM, Spokane County, Washington.

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 application.

DEVELOPMENT REGULATIONS: The Spokane County Subdivision Ordinance, the Spokane County Zoning Code, the Spokane County Standards for Road and Sewer Construction Ordinance, the Guidelines for Stormwater Management, and the Spokane Regional Health District regulations 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 unless requested by a person receiving notice, within fourteen (14) days of the date of this notice. If a public hearing is not requested, a decision can be made after the fourteen (14)-calendar day comment period has ended.

ATTACHMENTS: Please find attached proposed final plat alteration map and vicinity map for your review.

**REVIEW
AUTHORITY:**

Tom Vandervert, Planner
Spokane County Building and Planning Department
1026 West Broadway Avenue, Spokane, WA 99260-0220
Phone: (509) 477-7228 FAX: (509) 477-4703

DATE ISSUED:

4/1/2020

SIGNATURE:


