



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 **March 15, 2022**. 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-1714-22

PARCEL NUMBER: 44041.9128

DATE OF APPLICATION SUBMITTAL: JANUARY 31, 2022

APPLICANT: **GRIT & TIMBER, INC**
2222 S Balfour Blvd.
Spokane Valley, WA

DESCRIPTION OF PROJECT: The project is a preliminary short plat to divide approximately 5 acres into nine (9) lots for single-family development within the Low Density Residential (LDR) zone.

LOCATION OF PROJECT: The subject property is accessed by South Dishman-Mica Road about 450 Feet north of Mohawk Drive, located in the NE $\frac{1}{4}$ of Section 4, Township 24 North, Range 4 East, WM, 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, floodplain development permits, 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:

Saegen Neiman, Associate Planner

Spokane County Building and Planning Department

1026 West Broadway Avenue, Spokane, WA 99260-0220

Phone: (509) 477-7213 Email: sneiman@spokanecounty.org

DATE ISSUED:

2/28/22

SIGNATURE:

