



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 2, 2023**. 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-1726-22

PARCEL NUMBER: 45343.9052

DATE OF APPLICATION SUBMITTAL: NOVEMBER 14, 2022

APPLICANT: Whipple Consulting Engineers, Inc. (Agent)
Contact: Todd R. Whipple or Austin Fuller
21 South Pines
Spokane Valley, WA 99206
(509) 926-0227

DESCRIPTION OF PROJECT: Preliminary Short Plat application to divide 4.18 acres into 2 lots for residential uses in the Low Density Residential (LDR) zone. Parcel number 45343.9052

LOCATION OF PROJECT: The subject site is located approximately .16 miles east of the intersection of S Horizon Hill LN and E 40th Ave. in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 25N, Range 44E WM, Spokane County, Washington.

EXISTING ZONING: LOW DENSITY RESIDENTIAL (LDR)

OTHER PERMITS: Prior to development of the site additional permits may be required including building, sewer connection, and access 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.

25/01-19-23

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 preliminary short plat and vicinity map for your review.

REVIEW

AUTHORITY:

Jeremy Johnston, Principal Planner
Spokane County Building and Planning Department
1026 West Broadway Avenue, Spokane, WA 99260-0220
Phone: (509) 477-7164

DATE ISSUED: January 19, 2023 **SIGNATURE:** _____

