



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, 2023**. Please contact the Department with questions or to make an appointment to view the file 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-1729-23

PARCEL NUMBER: 49175.9110

DATE OF APPLICATION SUBMITTAL: FEBRUARY 6, 2023

APPLICANT: Gent, LLC.
38005 N. Grove Road
Deer Park, Washington 99006
(509) 844-4413

DESCRIPTION OF PROJECT: Proposed Preliminary Short Plat for Rural Cluster Development to divide approximately 138.24 acres into 4 lots for three (3) proposed single family residences and one (1) remainder lot in the Rural Traditional (RT) zone.

LOCATION OF PROJECT: The subject property is generally located east of and adjacent to North Elk-Chattaroy Road, in the E ½ of the NW ¼, the E ¼ of the SE ¼ and the SW ¼ in Section 17, T29N, R44 East of the Willamette Meridian, Spokane County, Washington.

EXISTING ZONING: Rural Traditional (RT) zone.

OTHER PERMITS: Prior to development additional permits may be required.

FURTHER STUDIES REQUESTED: Geo-hazard Evaluation. Additional information may be required prior to the issuance of an administrative decision.

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 Maria Maynard, Associate Planner
AUTHORITY: Spokane County Building and Planning Department
1026 West Broadway Avenue, Spokane, WA 99260-0220
Phone: (509) 477-7104 Email: mmaynard@spokanecounty.org

DATE ISSUED: February 28, 2023

SIGNATURE:

