

**NOTICE OF APPLICATION AND PUBLIC HEARING FOR CONDITIONAL USE PERMIT  
"11<sup>th</sup> Ave Cafe"  
File No. Z18-202CUP3**

Notice is hereby given that Steve DeWalt applied for a Conditional Use Permit on February 12<sup>th</sup>, 2018. This application was determined to be technically complete on March 6<sup>th</sup>, 2018. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday April 12<sup>th</sup>, at 9:00 a.m.**, in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

**APPLICATION INFORMATION:**

**Applicant:** Steve DeWalt  
KSS Holdings, LLC  
1429 12<sup>th</sup> Ave, Ste C  
Seattle, WA 98122

**File Number:** Z18-202CUP3

**Public Comment Period:** Written comments may be submitted on this application by **March 23<sup>rd</sup>, 2018**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

**SEPA:** This proposal is exempt from SEPA

**Description of Proposal:** The applicant is applying for a conditional use permit to convert an existing commercial structure in a residential zone, back into a commercial use. The applicant is proposing a neighborhood café with fresh coffee, baked goods and prepared food offerings. The exterior of the building will be renovated and returned to an historic appearance. No addition to the existing footprint (approximately 1,975 square feet) is proposed, however the applicant has proposed an outdoor seating area on the eastern side of the existing building.

**Location Description:** The subject property is located at **1801 E 11<sup>th</sup> Ave**, parcel number: **35213.1126**

**Legal Description:** Snyders Addition W73.9ft of L15-16, B11

**Current Zoning:** RSF (Residential Single-Family)

**Decision Making Process** Once the applicant makes application to the City of Spokane for the review of the Conditional Use Permit and the application is determined technically complete, a **Notice of Application and Public Hearing** will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This **Notice of Application and Public Hearing** will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. After the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Written comments should be mailed, delivered or emailed to:

*Planning and Development  
Attn: Ali Brast, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329*

*Phone (509) 625-6638  
Email: [abrast@spokanecity.org](mailto:abrast@spokanecity.org)*

*To view more information including site plans for this project please go to  
<https://my.spokanecity.org/projects/>*