



PLANNING & DEVELOPMENT
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**NOTICE OF APPLICATION – Proposed
“12th Avenue” Preliminary Short Plat
FILE NO. Z1400066PSP**

Notice is hereby given by Edward Rud has applied for 3 lot Preliminary Short Plat. The application is Administrative and will be reviewed by the Planning and Development Director. Any person may submit comments on the proposed actions or call for additional information at:

*Planning and Development
Attn: Dave Compton, City Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6089
dcompton@spokanecity.org*

APPLICATION INFORMATION:

Applicant/ Edward Rud
Property Owner: 3703 E 23rd Ave.
Spokane, WA 99223
(509) 958-9503

File Number: Z1400066PSP

Location Description: The subject property is located at 2915 E. 12th Avenue, Spokane, WA.

Description of Proposal: The applicant seeks a preliminary short plat to divide 1 parcel of approximately 14,415 square feet into 3 lots. This is a Type II (Administrative) land use application.

Legal Description: NW ¼ of Section 229, Township 25, Range 43E, W.M., Spokane County, Washington. The host parcel number is 35223.2308

SEPA: Categorically Exempt

Current Zoning: RSF (Residential Single-Family)

ONLY THE APPLICANT AND PERSONS SUBMITTING WRITTEN COMMENTS AND TESTIFYING MAY APPEAL THE DECISION OF APPROVAL OR DENIAL OF THIS APPLICATION

Comments will be considered on this application and any environmental issues including SEPA documents related to it. All written comments received will become part of the record.

COMMENT DEADLINE: _____, 2014 (15 days from mailing).

Public Hearing Process: This Notice of Application will be posted on the property and mailed to property owners and residents within **400 hundred feet** of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. Once the public comment period has ended, staff will prepare a staff report and issue an appeal deadline.