

**NOTICE OF APPLICATION**  
**“53<sup>rd</sup> and Regal” Preliminary Binding Site Plan**  
**File No. Z21-118PBSP**

Notice is hereby given that Whipple Consulting Engineers applied for a Preliminary Binding Site Plan on July 12, 2021. This application was determined to be technically complete on August 2, 2021.

**APPLICATION INFORMATION:**

**Applicant:** Whipple Consulting Engineers  
21 S Pine Rd.  
Spokane Valley, WA 99206  
(509) 893-2617

**File Number:** Z21-118PBSP

**Public Comment Period:** Written comments may be submitted on this application by **August 30, 2021**. 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 being reviewed under the State Environmental Policy Act (SEPA); the checklist is available for review with the City. The lead agency is likely to issue a Mitigated Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355.

**Location Description:** The proposal is located at east of Regal Street, south of 53<sup>rd</sup> Avenue, north of 55<sup>th</sup> Avenue and west of Fiske Street on Parcel #34032.0494. S03 – T24N – R43.

**Description of Proposal:** The applicant is proposing to subdivide an existing parcel into four commercial lots through a Binding Site Plan.

**Legal Description:** The complete legal description is available with the Planning Department.

**Current Zoning:** CC2- DC (Center and Corridor 2 – District Center)

**Public Notice Process:** This Notice of Application will be posted on the property and mailed to property owners and residents within four 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 decision, which will include an appeal deadline.

Written comments should be mailed, delivered or emailed to:

*Planning and Development  
Attn: Tami Palmquist, Principal Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone (509) 625-6157  
Email: [tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)*