

**NOTICE OF APPLICATION AND PUBLIC  
HEARING FOR CONDITIONAL USE PERMIT  
“Ag / Retail Building”  
File No. Z17-257CUP3**

Notice is hereby given that Dwight Hume applied for a Conditional Use Permit on behalf of Flamingo Links & Flint 2 Properties LLC on April 5, 2017. This application was determined to be technically complete on April 3, 2018. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday May 24<sup>th</sup>, 2018, 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:** Flamingo Links & Flint 2 Properties, LLC  
c/o Dick Edwards  
225 W Main Ave, Ste 200  
Spokane, WA 99201

**File Number:** Z17-257CUP3

**Public Comment Period:** Written comments may be submitted on this application by **April 26<sup>th</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:** The SEPA checklist is available for review with the Planning Department.

**Description of Proposal:** The applicant is proposing to construct a roughly 106,307 square foot retail building with approximately 141,692 square feet of outdoor display. In the LI zone, retail sales and service uses larger than 60,000 square feet require a conditional use permit. This is being processed as a Type III conditional use permit, requiring a hearing in front of the hearing examiner.

**Location Description:** The subject property is located at the NE quadrant of Deer Heights Rd and SR-2 and is contains portions of parcels: **25194.9065, 25194.9064, 25194.9042, and 25194.9043**

**Legal Description:** The entire legal description can be found on file with the Planning Department.

**Current Zoning:** LI (Light Industrial)

**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/>*