

**NOTICE OF APPLICATION**  
**Big Cedar Preliminary Short Plat**  
**File No. Z21-297PSP**

Notice is hereby given that Michael Rhoades applied for a Preliminary Short Plat on November 10, 2021. This application was determined to be technically complete December 28, 2021.

For additional information, contact City of Spokane Planning and Development at:

*Planning and Development Services*  
*Attn: Melissa Owen, Assistant Planner*  
*808 West Spokane Falls Boulevard*  
*Spokane, WA 99201-3329*  
*Phone: (509) 625-6063*  
*EMAIL: mowen@spokanecity.org*

**APPLICATION INFORMATION:**

**Applicant/Agent:** Michael Rhodes  
14712 N Chesapeake Ln.  
Mead, WA 99223

**File Number:** Z21-297PSP

**Public Comment Period:** Written comments may be submitted on this application by **January 24, 2022**. 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 categorically exempt from SEPA, per 17E.050.080.

**Location Description:** The proposal is located at 3613 E 24th Ave., WA 99223, Parcel 35274.2122, NW4 SE4 S27 T25N R43E E.W.M.

**Description of Proposal:**

The Applicant is proposing a three lot short plat for the purpose of retaining one existing single family home and created two additional lots for development of new single family homes. A detached garage currently on the site is proposed for removal (separate permit required) as part of this platting action.

**Legal Descriptions:** LINCOLN HTS S 160FT OF LTS 1, 2, AND 3, BLK 109

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

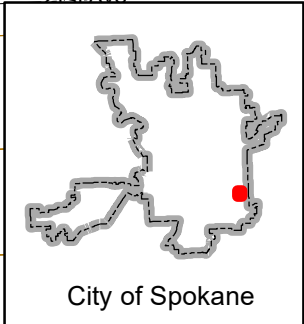
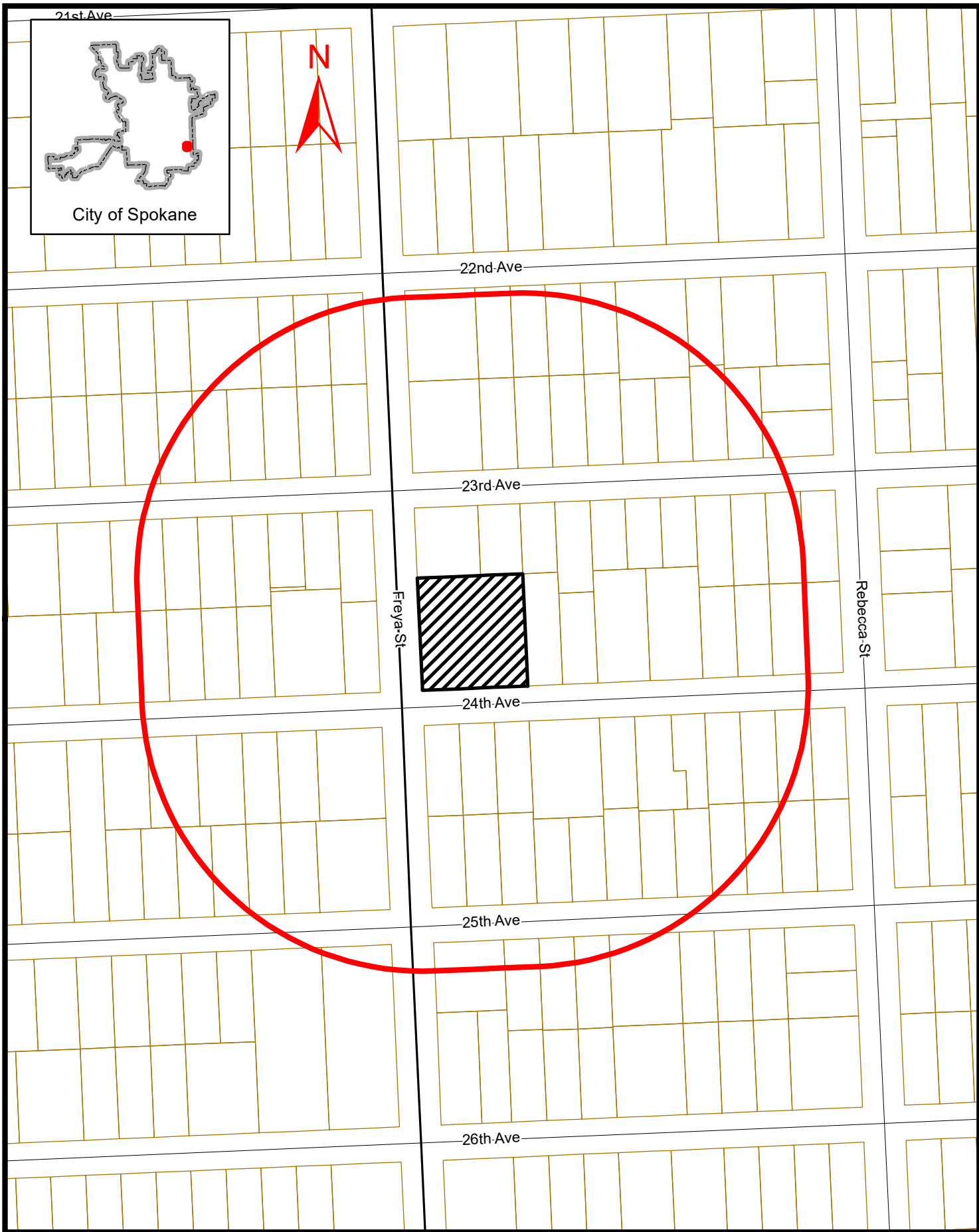
**More Information:**

<https://my.spokanecity.org/projects/big-cedar-preliminary-short-plat/>

**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 staff report and issue an appeal deadline.

Written comments should be mailed, delivered or emailed to:

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*Attn: Melissa Owen, Assistant Planner*  
*808 West Spokane Falls Boulevard*  
*Spokane, WA 99201-3329*  
*Phone (509) 625-6063*  
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Freya St

Rebecca St

21st Ave

22nd Ave




23rd Ave

24th Ave

25th Ave

26th Ave

**Legend**

-  Parcels
-  Project Site
-  Notification district

**APPLICANT: David Bair**  
**PROPOSAL: 3-Lot Short Plat**

Prepared by: AEB  
 Date prepared: 11/18/21

27-25-43