



**PLANNING & DEVELOPMENT
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**NOTICE OF APPLICATION AND PUBLIC HEARING
"Black & Warrick L.L.C." Conditional Use Permit (Type III)
FILE # Z17-106CUP3**

Notice is hereby given that Black and Warrick L.L.C. had applied for a Type III Conditional Use Permit on February 16, 2017. This application was determined to be technically complete on March 10, 2017. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on Thursday, April 27, 2017, at 9:30 am, in the City Council Briefing Center, Lower Level of City Hall, 808 West Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact Planning & Development at:

*Attn: Dave Compton, Assistant Planner
Planning & Development
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
dcompton@spokanecity.org (509) 625-6089
www.spokaneplanning.org*

APPLICATION INFORMATION

**Applicant/
Property Owner:** Black & Warrick, L.L.C.
4315 S. Scott St.
Spokane, WA 99203
(509) 995-7777

Agent: Nicholas Pontarolo or Joe Delay
601 West Main, Suite 1212
Spokane, WA 99201
(509) 455-9500

File Number: Z17-106CUP3

Public Comment Period: **Written comments may be submitted on this application by April 12, 2017.** Written comments should be sent to the Planning & Development address listed above and at the end of this document.

SEPA: This proposal was deemed Categorically Exempt on March 10, 2017.

Description of Proposal: The applicant is proposing to relocate a commercial parking lot from one area to another on the same parcel. The existing parking area will be converted into a sports court.

Location Description: The proposal is located at 4315 S. Scott Street in southeast Spokane. The site is located within the Comstock Neighborhood Council area.

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

Current Zoning: Residential Single Family

Community Meeting: A community meeting was held on November 15, 2016 at 7:00 p.m. at the Sharper Lending Facility, 4315 S. Scott Street, Spokane, WA.

Public Hearing Process: Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Preliminary Plat application. A combined 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 (400') 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 combined Notice of Application and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once 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:

*Dave Compton, Assistant Planner
Planning & Development Services,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329 Phone (509) 625-6089*

Email: dcompton@spokanecity.org

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