

**NOTICE OF APPLICATION**  
**“Cedar Storage” Preliminary Binding Site Plan**  
**File No. Z22-034PBSP**

Notice is hereby given that Simpson Engineers, Inc applied for a Preliminary Binding Site Plan on July 1, 2022. This application was determined to be technically complete on July 29, 2022.

**APPLICATION INFORMATION:**

**Applicant:** Simpson Engineers, Inc  
Nick McGill  
909 N Argonne Rd  
Spokane Valley, WA 99212  
[nmcgill@simpsonengineers.com](mailto:nmcgill@simpsonengineers.com)

**Owner:** Cedar Storage  
Scott Naccarato  
907 E Rosewood Ave  
Spokane, WA 99208-5509

**File Number:** Z22-250PBSP

**Public Comment Period:** Written comments may be submitted on this application by **September 9, 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 exempt from SEPA, per 17E.050.080. A SEPA checklist was completed for the buildings that are proposed to be built; the MDNS was satisfied by the Inadvertent Discovery Plan that was completed for the site.

**Location Description:** The project is located at **3830 E Olympic Ave**; Parcel: 36344.1604

**Description of Proposal:** The applicant is proposing to subdivide one large parcel into four commercial lots. Four building permits have been approved for four new warehouse buildings – B2122181-184. Each building will be on its own new parcel. Building footprints and other site improvements are shown on the BSP map. Each building was approved with its own water connection. A private sewer service was approved as a part of the building permit scope.

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

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

**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: 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)*