



PLANNING & DEVELOPMENT
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NOTICE OF APPLICATION AND PUBLIC HEARING
"Cheltenham Court" Preliminary Long Plat
FILE # Z1400069PPLT

Notice is hereby given that Taylor Engineering, Inc., on behalf of the applicant, has applied for a Type III Preliminary Long Plat on November 24, 2014. This application was determined to be technically complete on January 20, 2015. **There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on Thursday, March 5, 2015, at 9:00 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/ Inland Pacific Development, LLC (Casey Mason)
Property Owner: 12720 E. Nora Avenue
Spokane Valley, WA 99216
(509) 590-8383

Agent: Taylor Engineering, Inc. (Frank Ide)
106 W. Mission Ave.
Spokane, WA 99201
(509) 328-3371

File Number: Z1400069PPLT

Public Comment Period: **Written comments may be submitted on this application and any environmental issues related to it by February 17, 2015**. Written comments should be sent to the Planning & Development address listed above and at the end of this document.

SEPA: A Determination of Non-significance (DNS) is anticipated for this proposal. Under the optional DNS process in section 197-11-355 WAC this may be your only opportunity to comment on the environmental checklist. Any determination will be issued prior to the Public Hearing. The checklist is available for review at beta.spokanecity.org/projects

Appeal: SEPA appeal deadline in March 3, 2015.

Description of Proposal: The applicant is proposing to create a preliminary long plat of 20 lots for single family homes on approximately 4.3 acres.

Location Description: The subject property to be used in this proposal is on the north side of Strong Road and west of Elm Street in NW Spokane, Spokane, WA. The site is located within the Five Mile Neighborhood Council area.

Legal Description: Parcel # 26241.0072. The site is located in T25N, R42E, NE1/4 Sec14. A full legal description of the subject property is available in Planning and Development located on the 3rd Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

Current Zoning: Residential Single Family

Community Meeting: A community meeting was held on October 28, 2014, at 6:30 pm, at the Five Mile Grange, Spokane, WA 99228.

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

Email: dcompton@spokanecity.org