

**DETERMINATION OF NONSIGNIFICANCE “DNS”**

**FILE NO(S):** Z21-042PPLP

**PROPONENT:** Storhaug Engineering – Owners’ Agent  
510 E. 3<sup>rd</sup> Avenue  
Spokane, WA 99202

**DESCRIPTION OF PROPOSAL:** The applicant is proposing a 13-lot plat, with one common tract, and a public street to serve new lots together with a rezone of a larger 18.87 acre site from RSF to RSF-C. The 13-lot preliminary long plat is approximately 1.89 acres in size and located at 516 W Cora Avenue (parcel 35064.3613). A second parcel, addressed as 440 W Cora Avenue (parcel 35064.3612) is 16.98 acres in size and is proposed to be rezoned from RSF to RSF-C together with the parcel 35064.3613 for a total rezone area of 18.87 acres as noted above.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal is located at 516 W. Cora Avenue and 440 W. Cora Avenue (formerly addressed as 600 W Cora Ave.); Parcels 35064.3613 and 35064.3612; S1/2 Section 6–Township 25N –Range 43.

**LEAD AGENCY:** City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for At least 14 days from the date of issuance (below).

\*\*\*\*\*

**Responsible Official:** Louis Meuler  
**Position/Title:** Planning Director      **Phone:** (509) 625-6096  
**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201  
**Date Issued:** September 9, 2021      **Signature:**   
Louis Meuler (Sep 9, 2021 16:54 PDT)

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is fourteen (14) calendar days after the signing of the DNS. This appeal must be on forms provided by the Responsible Official, make specific factual objections and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

\*\*\*\*\*

# DNS\_CorbinCottages\_Rezone\_PPLT\_type III

Final Audit Report

2021-09-09

Created:	2021-09-09
By:	Jackie Churchill (jchurchill@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAFWwU37A_T_87tjAEMsfB3JLuLoJugsh

## "DNS\_CorbinCottages\_Rezone\_PPLT\_type III" History

-  Document created by Jackie Churchill (jchurchill@spokanecity.org)  
2021-09-09 - 11:43:45 PM GMT- IP address: 73.83.158.109
-  Document emailed to Louis Meuler (lmeuler@spokanecity.org) for signature  
2021-09-09 - 11:44:00 PM GMT
-  Email viewed by Louis Meuler (lmeuler@spokanecity.org)  
2021-09-09 - 11:53:41 PM GMT- IP address: 174.31.116.44
-  Document e-signed by Louis Meuler (lmeuler@spokanecity.org)  
Signature Date: 2021-09-09 - 11:54:20 PM GMT - Time Source: server- IP address: 174.31.116.44
-  Agreement completed.  
2021-09-09 - 11:54:20 PM GMT