

NOTICE OF APPLICATION
Flip 30 Preliminary Short Plat
File No. Z20-172PSP

Notice is hereby given that Jim Main – RAMCO-MAINLAND LLC – has applied for a Preliminary Short Plat on September 23, 2020. This application was determined to be technically complete on October 15, 2020.

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: Jim Main – RAMCO-MAINLAND LLC
5409 W Old Fort Drive
Spokane, WA 99208

File Number: Z20-172PSP

Public Comment Period: Written comments may be submitted on this application by **November 6, 2020**. 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 4108 E 30th Avenue, Parcel 35341.0733 (a portion of the NE ¼ of the NE ¼ Section 34, township 25N, Randy 43 E.W.M.).

Description of Proposal:

The applicant is proposing to divide one parcel into two for the purpose of retaining an existing single family home and creating a vacant parcel for future single family development. This project will be processed as a Type II application.

Legal Descriptions: LINCOLN HEIGHTS ADDITION N1/2 LTS 8 & 9 BLK 50

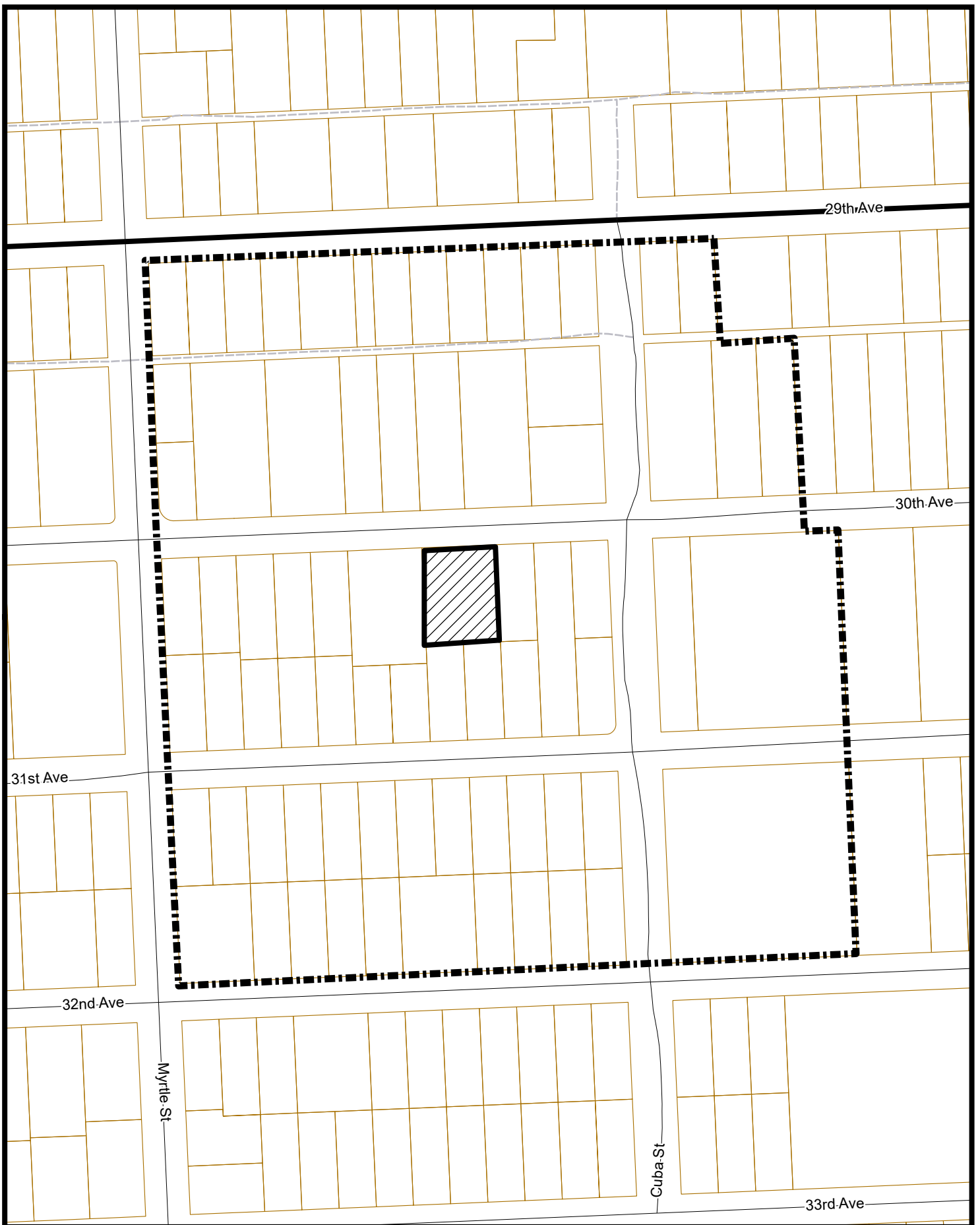
Current Zoning: RSF (Residential Single-Family)

More Information: <https://my.spokanecity.org/projects/flip-30-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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Legend

-  Parcels
-  Notification district
-  Project Site



APPLICANT: Jim Main
PROPOSAL: 2 Lot Short Plat

34-25-43

Prepared by: DKd
Date prepared: 9/28/20