

NOTICE OF APPLICATION
Garabedian Pocket Residential Preliminary Short Plat
File No. Z22-007PSP

Notice is hereby given that Hrair Garabedian applied for a Preliminary Short Plat on March 1, 2022. This application was determined to be technically complete on April 21, 2022.

APPLICATION INFORMATION:

Applicant/ Hrair Garabedian
Owner: 2310 S Pittsburg St
Spokane, WA 99202

Agent: Belsby & Horrocks Engineers
c/o Sara Marks
1325 W 1st Ave, Ste 204
Spokane, WA 99201
Sara.marks@horrocks.com

File Number: Z21-170CUP2

Public Comment Period: Written comments may be submitted on this application by **May 13, 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.

Location Description: The proposal is located at the NW corner of Ben Burr Blvd and Williamson Court; the three parcels addressed as **3251, 3261, and 3271 E Williamson Court** (parcels 35223.3506, 35223.3505, and 35223.3504)

Description of Proposal: The applicant is proposing to subdivide three vacant parcels into seven single family lots, utilizing the Pocket Residential Standards. The purpose for utilizing the Pocket Residential Standards is that three of the lots will have slightly less than 40ft of frontage on public right-of-way. The applicant will install water, sewer, and pave the street as a part of this application. Additionally, the cul-de-sac will be renamed Ben Burr Court. The Planning Director is the decision maker on a short plat application. There is no public hearing with this application type, but there is an opportunity to provide written comments on the proposal, which will be made a part of the file for the Planning Director when making his decision. All written comments must be submitted to the staff member identified below by May 13, 2022.

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

Current Zoning: RSF (Residential Single Family)

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