

**2nd REQUEST FOR COMMENTS
Grandview Preliminary Long Plat
FILE NO. Z25-367PPLT**



PLANNING & DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
WWW.SPOKANEPLANNING.ORG
WWW.BUILDINGSPOKANE.ORG

Date: October 29, 2025

To: Interested Parties, City Departments
and Agencies with Jurisdiction.
(Distribution list on reverse side)

From: Donna deBit, Principal Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6637
ddebit@spokanecity.org

Subject: **Grandview Preliminary Long Plat** – Request for Comments

Applicant/Agent: Whipple Consulting Engineers, Inc.
Attn: Austin Fuller
21 S. Pines Road
Spokane Valley, WA 99206

Owner: Greenstone Corporation
1421 N. Meadow Wood Lane, STE 200
Liberty Lake, WA 99019

File Number: Z25-367PPLT

Location Description: The proposal is located at **3201 W 19th Ave** and includes fifteen (15) parcels (25261.2606, 25261.2607, 25261.2710, 25261.2901, 25261.2812, 25261.3005, 25261.3004, 25261.3003, 25261.3002, 25261.3001, 25261.3101, 25261.3305, 25261.3301, 25261.3204 and 25261.3203)

Description of Proposal: The applicant is proposing to subdivide vacant land at approximately 22.35 acres in size, into 111 lots for the purpose of creating lots for residential development. Improvements to right-of-way and new public streets are proposed. This plat will be served by public water and sewer. Residential buildings will be reviewed for compliance with City of Spokane codes at time of building permit application. This is a Type III application and will require a Public Hearing before the Hearing Examiner.

Legal Description: NE ¼ Sec. 24, Township 25N, Range 42E.W.M. (See Planning for full description)

SEPA: SEPA is required. The Environmental Checklist is attached.

Current Zoning: Residential 1 (R1)

REPORT NEEDED BY: 5 P.M. November 14th, 2025. If additional information is required in order for your department or agency to comment on this proposal, please notify Planning and Development as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.061, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, **please note one of the following:**
 - a) (✓) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails concurrency; OR
 - b) () This application is exempt from concurrency testing but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.061, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

** - Please forward your comments to Adam Hayden, Planning and Development at least 2 working days before the "Report needed by" date shown on the front page.