

**NOTICE OF APPLICATION AND SEPA REVIEW  
PROPOSED COMPREHENSIVE PLAN AMENDMENT  
LAND USE MAP CHANGE**

Notice is hereby given that Mr. Dwight Hume of Land Use Solutions and Entitlement on behalf of GRR Family LLC applied for a Comprehensive Plan Land Use Map Change on October 31, 2014. This application was complete on December 1, 2014. This proposal is located at 4610 N. Maple and 4618 N. Maple. Any person may submit written comments on the proposed action or call for additional information at:

*Planning Services Department  
Attn: Grant Wencel, City Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3333  
Phone (509) 625-6146  
[gwencel@spokanecity.org](mailto:gwencel@spokanecity.org)*

**APPLICATION INFORMATION**

**SUBJECT:** This proposal is to change the land use of two parcels from “Residential, 4 to 10 units per acre” to “Office”.

**APPLICANT/  
AGENT:**

**Mr. Dwight Hume  
Land Use Solutions and Entitlement  
9101 N. Mt. View Lane, Spokane WA 99218  
509-435-3108; [dhume@spokane-landuse.com](mailto:dhume@spokane-landuse.com)**

**PROPERTY OWNER: GRR FAMILY LLC**

**File Number:** Z1400063COMP, GRR FAMILY LLC- documents relating to this amendment are available for download at <https://beta.spokanecity.org/projects/grrfamily/>

**Location:** The addresses are 4610 N. Maple (parcel 25011.0214) and 4618 N. Maple (parcel 25011.0215). (NE ¼ 01-25-42; SE ¼ 36-26-42) See attached map.

**SEPA:** This proposal for a non-project action will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. The Environmental Checklist is available for review at [www.spokanecity.org](http://www.spokanecity.org).

**Description of Proposal:** This proposal is to change the land use of two parcels from “Residential, 4 to 10 units per acre” to “Office”. The size of the proposal is 17,821 square feet (0.41 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to O-35 (Office 35 ft. height limit).

**Legal Description:** A full legal description of the subject properties are available in the Planning Services Department, located on the 3<sup>rd</sup> Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

**Current Zoning:** RSF (residential single family)

**Proposed Zoning:** O-35 (Office 35 ft. height limit)

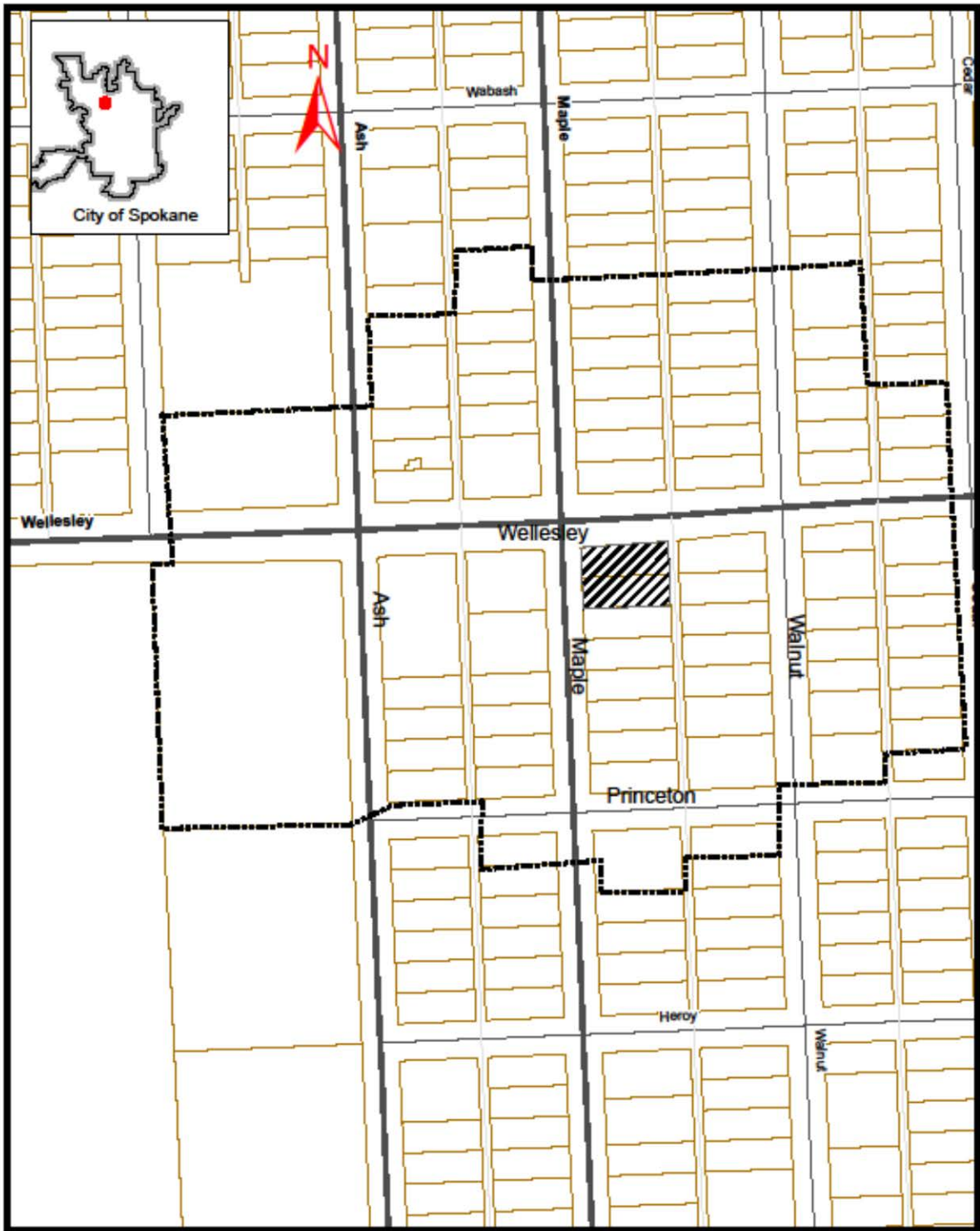
**Comment Deadline:** Written comments may be submitted on this application and any environmental issues related to it by May 7, 2015. Written comments should be sent to the Planning Services Department address or email listed above.

**Public Open House:** A public open house describing the proposed amendment will be provided in the Chase Gallery, Spokane City Hall, 808 West Spokane Falls Blvd. on Wednesday, April 15th from 4:00 to 6:00 PM.

**Neighborhood Council Meeting:** The applicant or agent will present the proposal to the North Hill and Northwest Neighborhood Councils during the 60-day comment period. The North Hill meeting is tentatively scheduled for April 16<sup>th</sup> at 6:30 PM at Willard Elementary School, 500 West Longfield. The Northwest meeting is tentatively scheduled for March 19<sup>th</sup> at 7:00 PM at Browne Elementary School, 5102 N. Driscoll Blvd. See neighborhood websites for confirmation: <http://northhill.spokaneneighborhoods.org/> <http://northwest.spokaneneighborhoods.org/>

**Public Hearing Process:** A Notice of Application will be posted on the property, the main City Library, local branch libraries, published in the newspaper, published in the Official Gazette 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 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 Notice of Application will initiate a 60-day public comment period in which any interested person may submit written comments to the address of the City Staff, which appears at the beginning of this document. A presentation of the proposal to both Neighborhood Councils will be held during the comment period.

Once the public comment period has ended, staff will issue a threshold determination for the project and obtain a public hearing date from the Plan Commission and then the City Council. Notices of Public Hearing will be posted and mailed (similar to the Notice of Application). These notices will contain the date, time and location of the public hearings. Written comments and oral testimony at the subsequent public hearings 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 Plan Commission and City Council.**



**Legend**

- Parcels
- Notification district
- Application property

**APPLICANT:** Dwight Hume for GRR Family LLC  
**PROPOSAL:** Comp Plan Land Use Plan Map  
 from R 4-10 to Office  
 Zoning Change from RSF to O-35

Prepared by: WTC  
 Date prepared: 12/02/2014  
 QC'd by:  
 Date QC'd:  
 File Z1400063COMP

NE 1/4 01-25-42; SE 1/4 36-26-42