

NOTICE OF APPLICATION
“Hartson and Havana” Preliminary Short Plat
File No. Z20-110PSP

Notice is hereby given that Rick Hurd applied for a Preliminary Short Plat on June 10, 2020. This application was determined to be technically complete on July 7, 2020.

APPLICATION INFORMATION:

Applicant Rick Hurd
157 S Monroe St
Spokane, WA 99201
crc4you@gmail.com or 509-385-0560

Property Owner: Northwest Houses, LLC
212 W Ironwood Drive, Ste 582
Coeur d’Alene, ID 83814

Agent: Dylan Jones – Syntier Engineering, Inc
405 SE Bishop Blvd
Pullman, WA 99163

File Number: Z20-110PSP

Public Comment Period: Written comments may be submitted on this application by **July 31, 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 exempt from SEPA, per 17E.050.080.

Location Description: The proposal is located at **4235 E Hartson Ave**, (existing homes to be subdivided are addressed as 4201 and 4203 E Hartson), **Parcel: 35221.2616**, Section 22 – Township 25N – Range 43.

Description of Proposal: The applicant is proposing to subdivide off two existing single family homes on a large parcel that contains several different residential uses. The two existing single family homes front on Hartson and sit in the SW corner of the site. No new construction is proposed with the homes except for new water and sewer taps for the southwesterly most home of this proposal. This process will result in the two existing single family homes being on their own individual parcels.

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