

**NOTICE OF APPLICATION AND PUBLIC HEARING FOR REZONE AND SHORT PLAT  
“Ivory Abbey Rezone and Pocket Residential Short Plat”  
File No. Z17-424FEW3**

Notice is hereby given that Grant Keller applied for a Conditional Use Permit on August 2<sup>nd</sup>, 2017. This application was determined to be technically complete on August 21, 2017. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday October 5th, 2017 at 9:00 a.m.**, in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact City of Spokane Planning and Development at:

*Planning and Development Services  
Attn: Ali Brast, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone: (509) 625-6638  
EMAIL: [abrast@spokanecity.org](mailto:abrast@spokanecity.org)*

**APPLICATION INFORMATION:**

**Applicant:** Grant Keller  
2423 E Girard Place  
Spokane, WA 99201

**File Number:** Z17-424FEW3

**Public Comment Period:** Written comments may be submitted on this application by **September 13<sup>th</sup>, 2017**. 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

**Description of Proposal:** The applicant is proposing to rezone the property to RSF-C (Residential Single-Family, Compact) and short plat the existing parcel into six single family lots. Properties within ¼ mile of Centers and Corridor zoning can apply for a rezone to RSF-C, which allows for lots as small as 3,000 square feet. The Pocket Residential Development Standards can be applied to this development proposal if the rezone to RSF-C is approved, which allows for more compact infill development.

**Location Description:** The subject property is located at **1217 E 15<sup>th</sup> Ave**, parcel number: **35291.0121**

**Legal Description:** Roosevelt Addition L5 and the W 30ft of L6, B1.

**Current Zoning:** RSF (Residential Single-Family)

**Decision Making Process** Once the applicant makes application to the City of Spokane for the review of the Conditional Use Permit and the application is determined technically complete, a **Notice of Application and Public Hearing** will be posted on the property 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 and Public Hearing** will initiate a 15-

day public comment period in which interested persons may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. After the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing 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 Hearing Examiner.**

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](mailto:abrast@spokanecity.org)*

*To view more information including site plans for this project please go to*  
<https://my.spokanecity.org/projects/>