



PLANNING & DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
509.625.6300
FAX 509.625.6822
spokaneplanning.org

**NOTICE OF APPLICATION - PROPOSED
Conditional Use Permit – Type II
File No. Z1500030CUP2**

Notice is hereby given by Baldwin Signs. On behalf of Toone Properties, LLC, has submitted an application for an electronic message center (EMC) on a free-standing sign. A Type II Conditional Use Permit reviewed by the Planning and Development Director is required for a bonus allowance for outstanding design. Any person may submit comments on the proposed actions or call for additional information at:

*Planning & Development Services
Attn: Dave Compton, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6089
dcompton@spokanecity.org*

APPLICATION INFORMATION:

**Applicant/
Property Owner:** Toone Properties LLC
c/o Brian Toone
829 N. Division Street
Spokane, WA 99202

Agent: Joel Baldwin
c/o Baldwin Signs
6409 N. Pittsburg
Spokane, WA 99217
(509) 995-7784

File Number: Z1500030CUP2

Location Description: The subject proposal will be located on the applicant's property that fronts Division Street at 829 N. Division Street.

Description of Proposal: The applicant is proposing to add on an electronic message center (EMC) to a free-standing sign being replaced. Electronic message centers are prohibited in Downtown zones unless approved by the Planning Director through a Type II Conditional Use Permit for bonus allowance for outstanding design.

Legal Description: Parcel # 35181.0040. A full legal description of the subject property is available in Planning and Development, located on the 3rd Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

SEPA: This proposal was categorically exempt under the State Environmental Policy Act (SEPA).

Current Zoning: DTG (Downtown General)

ONLY THE APPLICANT AND PERSONS SUBMITTING WRITTEN COMMENTS AND TESTIFYING MAY APPEAL THE DECISION OF APPROVAL OR DENIAL OF THIS APPLICATION

Comments will be considered on this application and any environmental issues including SEPA documents related to it. All written comments received will become part of the record.

COMMENT DEADLINE: June 13, 2015 (15 days from mailing).

Public Hearing Process: This Notice of Application will be posted on the property and mailed to property owners and residents within 400 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 staff report and issue an appeal deadline. Only the applicant, person submitting written comments may appeal the decision of the Planning & Development Director.

Written comments should be mailed, delivered, or emailed to:

*Planning and Development
Attn: Dave Compton, Assistant Planner
808 W. Spokane Falls Boulevard
Spokane, WA 99201*

*Phone (509) 625-6089
Email: dcompton@spokanecity.org*

To view more information including site plans for this project please go to beta.spokanecity.org/projects

May 28, 2015