

NOTICE OF APPLICATION

Karstetter Pocket Residential Development Preliminary Short Plat File No. Z21-103PSP

Notice is hereby given that Jared Karstetter has applied for a Preliminary Short Plat on June 9, 2021. This application was determined to be technically complete July 9, 2021.

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

*Planning and Development Services
Attn: Melissa Owen, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
EMAIL: mowen@spokanecity.org*

APPLICATION INFORMATION:

Applicant: Jared Karstetter
5111 S Hogan Lane
Spokane, WA 99223

File Number: Z21-103PSP

Public Comment Period: Written comments may be submitted on this application by **July 30, 2021**. 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 categorically exempt from SEPA, per 17E.050.080.

Location Description: The proposal is located at 1307 E 38th Avenue, Parcel 35324.0117 (a portion of NE1/4 Section 32 – Township 25N – Range 43).

Description of Proposal:

The applicant is proposing to subdivide one lot (parcel 35324.0117 addressed as 1307 E 38th Avenue) into two lots for the purpose of retaining and existing home and creating another vacant parcel for the development of a new single family dwelling using the City's Pocket Residential Development Code. This project will be processed as a Type II application.

Legal Descriptions: ALAMO PK ALL OF L20; W35FT OF L21 B1

Current Zoning: RSF (Residential Single-Family)

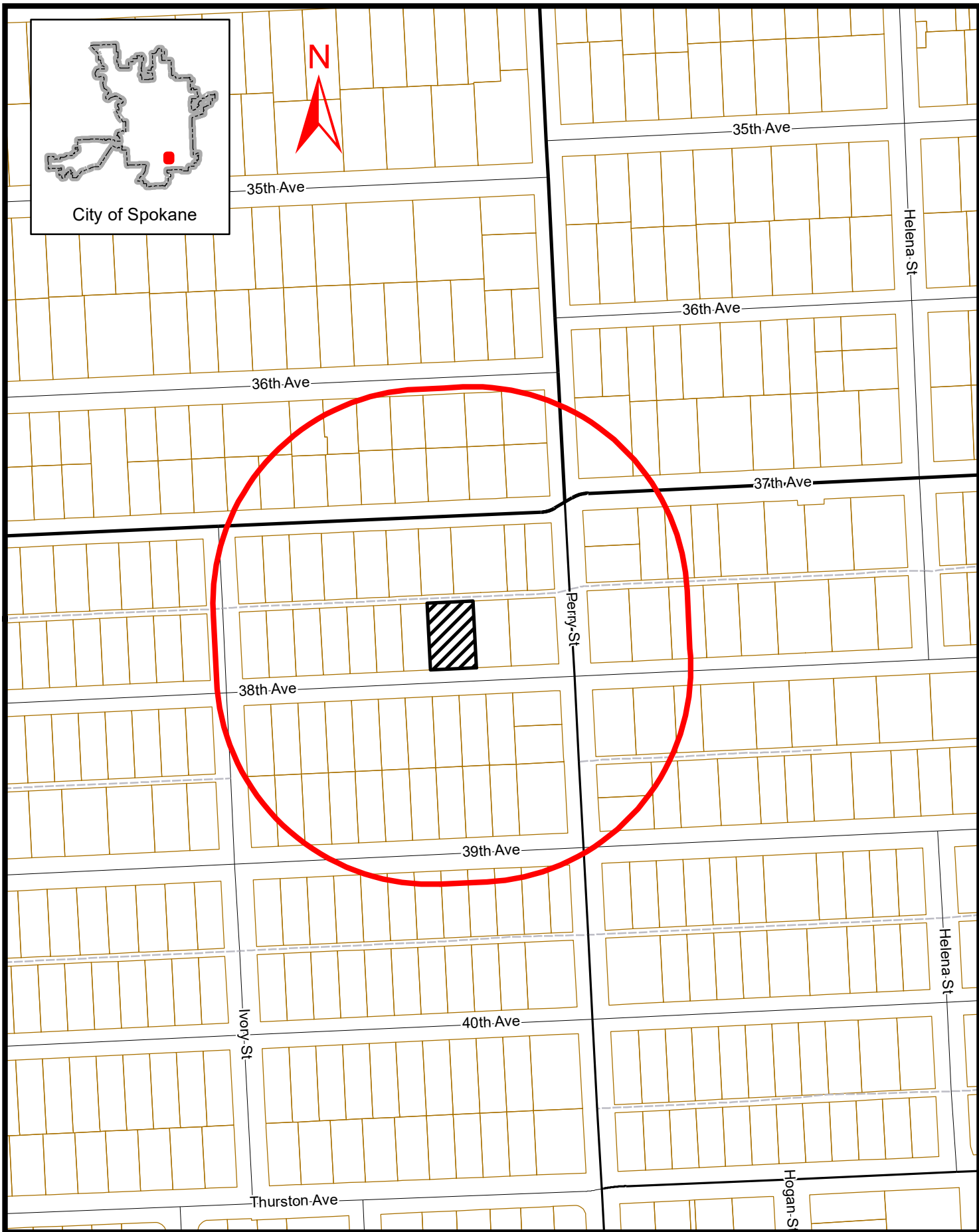
More Information:

<https://my.spokanecity.org/projects/karstetter-pocket-residential-development-preliminary-short-plat/>

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 staff report and issue an appeal deadline.

Written comments should be mailed, delivered or emailed to:

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Legend

- Parcels
- Project Site
- Notification district

APPLICANT: Jared Karstetter
PROPOSAL: 2-lot short plat

Prepared by: AEB
Date prepared: 6/25/21

32-25-43