

NOTICE OF APPLICATION
“KXLY Preliminary Binding Site Plan”
File No. Z19-120PBSP

Notice is hereby given that Radio Park, LLC, has applied for a Preliminary Binding Site Plan on March 15, 2019. This application was determined to be technically complete on July 17, 2019. Any person may submit written comments on the proposal.

APPLICATION INFORMATION:

Applicant: Carl Guenzel
Kiemle Hagood
601 W. Main, Suite 400
Spokane, WA 99201

Agent: Carston Mortenson
Coffman Engineers
10 N. Post
Spokane, WA 99201

Property Owner: Radio Park, LLC,
Manager Carl Guenzel
500 W. Boone Ave.
Spokane, WA 99201

File Number: Z19-120PBSP

Public Comment Period: Written comments may be submitted on this application by **August 22, 2019, at 5pm.** Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: An MDNS was issued on July 27, 2017.

Description of Proposal: The applicant is proposing to subdivide 15.95 acres into 10 lots for commercial use. The existing site has been graded and utilities have been placed in preparation for development.

Location Description: The proposal consists of two parcels 34041.9077 & 34041.0038 addressed as 5222 S. Regal Street and 2651 E. 49th Ave. (Section 04– Township 24N – Range 43E.W.M.)

Legal Description(s): Available upon request from the Development Services Center.

Current Zoning: Center and Corridor Type 2 – District Center (CC2-DC)

Public Notice Process: This Notice of Application 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 (400) 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 15-day public comment

period in which interested persons may submit written comments to the address of the City Staff, which appears at the end of this document. Once the public comment period has ended, staff will prepare a staff report for the Planning Director's Decision and issue an appeal deadline.

Written comments should be mailed, delivered or emailed to:

*Planning and Development Services
Attn: Tami Palmquist, Principal Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6157
EMAIL: tpalmquist@spokanecity.org*

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