

REQUEST FOR COMMENTS
5th Review
FILE NO. Z20-184PPUD



DEVELOPMENT SERVICES CENTER
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Date: December 6, 2021

To: Interested Parties, City Departments and Agencies with Jurisdiction.
(Distribution list on email)

From: Melissa Owen, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6063
mowen@spokanecity.org

Subject: **Conditional Use Permit and Preliminary PUD (Type III) - *5th Review***
Latah Glen Residential Community Manufactured Home Park

Applicant: William Nascimento – Sycamore Canyon Group, LLC
9850 Research Dr.
Irvine, CA 92618

Agent: William Sinclair – Storhaug Engineering
510 E. 3rd Avenue
Spokane, WA 99202

Owner: The Estate of Bettie Rose Simmons
3504 S Inland Empire Way
Spokane, WA 99224

File Number: Z20-184PPUD

Location Description: 1925 W 36TH, parcel 25364.0001 (note: 3504 S Inland Empire Way parcel 25361.0004 has been removed from the application).

Description of Proposal: Proposed is a 39.44 acre (previously proposed as 42.03 acres) Manufactured Home Park and PUD residential community of 157 leased spaces, community clubhouse, laundry, and interconnected pedestrian system with open space.

Legal Description: A portion of the southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter, Section 36, Township 25N, Range 42 E.W.M. (The full legal description is available by request from the planning department)

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA). The Environmental Checklist is attached.

Current Zoning: Residential Single Family (RSF)

REPORT NEEDED BY: 5 P.M. December 20, 2021. If additional information is required in order for your department or agency to comment on this proposal, please notify Planning and Development as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, **please note one of the following:**
 - a) () This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
 - b) () This application is exempt from concurrency testing, but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

Additional Documents Provided: Site Plan, Applications SEPA Checklist

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

** - Please forward your comments to Patty Kells, Planning and Development at least 2 working days before the "Report needed by" date shown on the front page