

**NOTICE OF APPLICATION AND PUBLIC HEARING  
FOR A TYPE III CONDITIONAL USE PERMIT –  
“Mansfield Grocery”  
File No. Z25-047CUP3**

Notice is hereby given that Ramka Properties, LLC has applied for a Type III Conditional Use Permit on January 24, 2025. This application was determined to be technically complete on February 13, 2025. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday April 10, 2025 at 9:00AM** in the City Council Chambers, 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: Steven Bafus, Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone: (509) 625-6312  
Email: [sbafus@spokanecity.org](mailto:sbafus@spokanecity.org)  
Web: [www.spokaneplanning.org](http://www.spokaneplanning.org)*

**APPLICATION INFORMATION:**

**Applicant:** Ramka Properties, LLC  
c/o Dave Nagra  
PO Box 529  
Veradale WA 99037  
[davenagra@hotmail.com](mailto:davenagra@hotmail.com)  
509-218-3001

**Property Owner:** Same as applicant.

**File Number:** Z25-047CUP3

**Public Comment Period:** Written comments may be submitted on this application by **April 3<sup>rd</sup>, 2025 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:** This application is categorically exempt under the State Environmental Policy Act (SEPA)

**Description of Proposal:** The applicant is proposing a Change of Use/Change of Occupancy from Office to Retail Sales and Service for the purpose of establishing a neighborhood grocery store under SMC 17C.370 - Existing Neighborhood Commercial Structures in Residential Zones. Building permits will be reviewed and approved prior to construction, as a separate process from this CUP. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

**Location Description:** The proposed project is located at 601 W Mansfield Ave. (parcel no. 35074.2512)

**Legal Description:** SHANNONS 2ND L12 B6

**Current Zoning:** Residential 2 (R2)

**Community Meeting:** A Community Meeting was held on December 2, 2024

**Public Hearing Process:** Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Conditional Use proposal. A combined 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 combined Notice of Application and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once 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 Services  
Attn: Steven Bafus, Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329*

*Phone: (509) 625-6312  
EMAIL: [sbafus@spokanecity.org](mailto:sbafus@spokanecity.org)*

*To view more information including site plans for this project please go to:  
<https://my.spokanecity.org/projects/mansfield-grocery-conditional-use-permit-type-3/>*