

**NOTICE OF APPLICATION  
FOR A CONDITIONAL USE PERMIT – Type II  
“Mansfield Grocery”  
File No. Z24-217CUP2**

Notice is hereby given that Dave Nagra with Ramka Properties, LLC applied for a Type II Conditional Use Permit (CUP) on April 12<sup>th</sup>, 2024, to re-establish a neighborhood structure to retail use in a residentially zoned area. A Type II CUP is required for properties that qualify under the adopted City Ordinance C35535, allowing neighborhood commercial structures in residential zones and is reviewed by the Planning and Development Department. Any person may submit written comments on the proposal.

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

**Property Owner:** Ronald & Sheryl Miller  
6116 W Ridgecrest Dr.  
Spokane, WA 99208

**File Number:** Z24-217CUP2

**Public Comment Period:** Written comments may be submitted on this application by **May 15<sup>th</sup>, 2024 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 application will be reviewed as a Type II Conditional Use Permit by the Planning and Development Department

**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)

**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. All written comments received will become part of the record.*

**Public Comment 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-foot radius of any portion of the boundary of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. 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 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/>*