

**NOTICE OF APPLICATION & PUBLIC HEARING**  
**“Normandie Change of Use Conditional Use Permit”**  
**File No. Z19-083CUP3**

Notice is hereby given that Liquidation Holdings Company, LLC applied for a Conditional Use Permit on March 25, 2019. This application was determined to be technically complete on April 10, 2019. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday May 23, 2019 at 9:00 AM** in the Council Briefing Center, 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.

**APPLICATION INFORMATION:**

**Applicant:** Liquidation Holdings Company, LLC  
505 W Riverside Ave, Ste 103  
Spokane, WA 99201

**File Number:** Z19-083CUP3

**Public Comment Period:** Written comments may be submitted on this application by **May 8, 2019**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

**SEPA:** A DNS has been issued by the City of Spokane, Lead Agency, through the Optional DNS process, as outlined in WAC 197-11-355. The Environmental Checklist is available in the City of Spokane Planning and Development office. The last day to appeal the issued DNS is **May 8, 2019**.

**Location Description:** The proposal is located at 127 W Mission, parcel 35181.0201. The building is addressed as **1410 N Normandie**. Section 21 – Township 25N – Range 43

**Description of Proposal:** The applicant is proposing to change the use of an existing vacant building on the subject parcel, which is zoned Office Retail (OR-150). Most recently the building was used for the City of Spokane’s fleet services operations, which was a nonconforming use in the OR zone. The applicant is proposing to change the use of the southeastern building, situated at the corner of Sinto and Atlantic, from an Industrial Service use to Manufacturing and Production (brewery/distillery).

There is a nonconforming code section, 17C.210.060.B, which allows in the OR zone for an applicant to apply for a conditional use permit from the hearing examiner, to change the use of a nonconforming building to an equal or more compatible use so long as no new building, enlargement or extensive alteration is involved. Both the most recent use and the proposed used are in the Industrial zoning category and would therefore comply with the above mentioned code allowance. This process requires a Type III Conditional Use Permit. The scope of the proposal at this point in time, is just the change of use for zoning purposes; minimal site work is proposed on the site plan, which indicates that 29 parking stalls will be provided to meet minimum parking requirements. Any future site work proposed by the applicant would be reviewed during building permit.

**Legal Description:** The complete legal description is available with the Planning Department.

**Current Zoning:** OR-150 (Office Retail, with a height limit of 150 feet)

**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:

*Planning and Development  
Attn: Ali Brast, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone (509) 625-6638  
Email: [abrast@spokanecity.org](mailto:abrast@spokanecity.org)*