

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR A CONDITIONAL USE PERMIT
“Qual Med Parking Garage”
File No. Z1400024CUP3**

Notice is hereby given that James Cotter applied for a Type III Conditional Use Permit on July 15, 2014. This application was determined to be technically complete on September 29, 2014. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday November 6th, 2014 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.

For additional information contact City of Spokane Planning and Development at:

*Planning and Development Services
Attn: Ali Brast, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6638
EMAIL: abrast@spokanecity.org
Web: www.spokaneplanning.org*

APPLICATION INFORMATION:

Applicant James Cotter
Agent: Russ Wolfe
Wolfe Architectural Group
1015 N Calispel St
Spokane, WA 99201
(509) 455-6999

File Number: Z1400024CUP3

Public Comment Period: Written comments may be submitted on this application by **Oct 20, 2014**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: Planning & Development anticipates a Determination of Non-Significance (DNS). The optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of the subsequent DNS may be obtained upon request. SEPA appeal deadline is **Nov. 5th, 2014**. The SEPA Checklist and other documents are available at www.spokaneplanning.org

Description of Proposal: The Applicant is proposing a new four-story 128-stall parking garage. Work would include the demolition of the existing surface parking lot, grading, and construction of the new garage and perimeter landscaping.

Location Description: The subject property is located at **603 S Howard St**; on the southeast corner of Howard and 6th Ave.

Legal Description: Railroad 2nd N90ft L1-3, B94

Current Zoning: OR-150 (Office Retail-150), Cliff Drive Special Height District

Community Meeting: A community meeting was held on May 19, 2014 at 6th Ave Medical Center.

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 Permit. 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:

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To view more information including site plans for this project please go to beta.spokanecity.org/projects/