

**NOTICE OF APPLICATION – PROPOSED
“Ranger Ridge” PRELIMINARY SHORT PLAT
FILE NO. Z1400029PSP**

Notice is hereby given that Taylor Engineering, on behalf of Ryan Floyd, has filed for a proposed 9-lot preliminary short plat to be located west of S. Summerwood Street, adjacent to Talon Ridge PUD in Spokane, WA. Any person may submit comments on the proposed actions or call for additional information at:

*Planning & Development
Attn: Ali Brast, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6638
E-Mail: abrast@spokanecity.org*

APPLICATION INFORMATION

**Applicant/
Property
Owner:** Ryan Floyd

Agent: Frank Ide, Taylor Engineering
106 W Mission Ave
Spokane, WA 99201
(509) 328-3371

Location/

Legal Description: **34064.2406.** The subject property is Lot 6 of the previously platted Talon Ridge, a PUD plat finalized January 2008. The 9 lots will be located on Shelby Ridge Court (to be built), an extension of the existing S. Summerwood St. The subject property is north of Eagle Ridge Blvd and west of SR-195.

Description of Proposal: The applicant is proposing to plat approximately 5.42 acres into nine lots and one drainage tract, including installation of utilities/infrastructure.

Environmental Review: A determination of MDNS was issued by the City of Spokane on Talon Ridge, of which this is Lot 6, on August 9, 2004. The checklist is available for review on the City's website www.spokaneplanning.org.

Current Zoning: RSF (Residential Single-Family)

Comments Due: (_____) *15 days from posting/ mailing

ONLY THE APPLICANT AND PERSONS SUBMITTING WRITTEN COMMENTS MAY APPEAL THE DECISION OF APPROVAL OR DENIAL OF THIS APPLICATION

Public Comment Process: 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 issue a decision within 10 days.

Notice of Right to Appeal: Appeals or requests for reconsideration of decisions by the Planning Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning Director regarding Type I or II applications are final unless appealed to the City of Spokane Hearing Examiner. All appeals must be filed with the Planning Department within fourteen (14) calendar days of the date of the decision. All requests for reconsideration must be filed with the Planning Department within seven (7) days of the date of the decision. In addition to paying the appeal fee to appeal the decision, the ordinance requires payment of a transcript fee to the City of Spokane to cover the costs of preparing any required transcripts.