

NOTICE OF APPLICATION
Preliminary "Red Band" Short Plat
File No. Z23-117PSP

Notice is hereby given that Whipple Consulting Engineers, Inc. applied for a Preliminary Short Plat and SEPA review on March 24, 2023. This application was determined to be technically complete on November 9, 2023.

APPLICATION INFORMATION:

Applicant: Whipple Consulting Engineers
21 S. Pines Rd.
Spokane Valley, WA 99206
(509) 893-2617

File Number: Z23-117PSP

Public Comment Period: Written comments may be submitted on this application by **December 14, 2023**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. It is anticipated that the proposal will include mitigation measures under applicable codes (including development of a shared use path along Whistalks Way). A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. The last day to provide comment on SEPA is **December 14, 2023**.

Location Description: The proposal is located at 1620 N RIVER RIDGE BLVD, Parcel 25116.0077, SW 1/4, SEC. 11, T. 25 N., R. 42 E., W.M

Description of Proposal:

The applicant is proposing to subdivide one existing parcel (approximately 13.05 acres) into 8 parcels for future multi-family development (208 units are proposed under this combine Preliminary Plat and SEPA application in addition to 96 units previously evaluated under B2118015SEPA). The plat will be served by City of Spokane sewer and water. A combination of new public right-of-way to serve the development. This application is processed as a Type II application.

Legal Descriptions: Available upon request from City of Spokane Planning Department.

Current Zoning: Community Business (CB-55) and Residential High Density (RHD-35)

More Information:

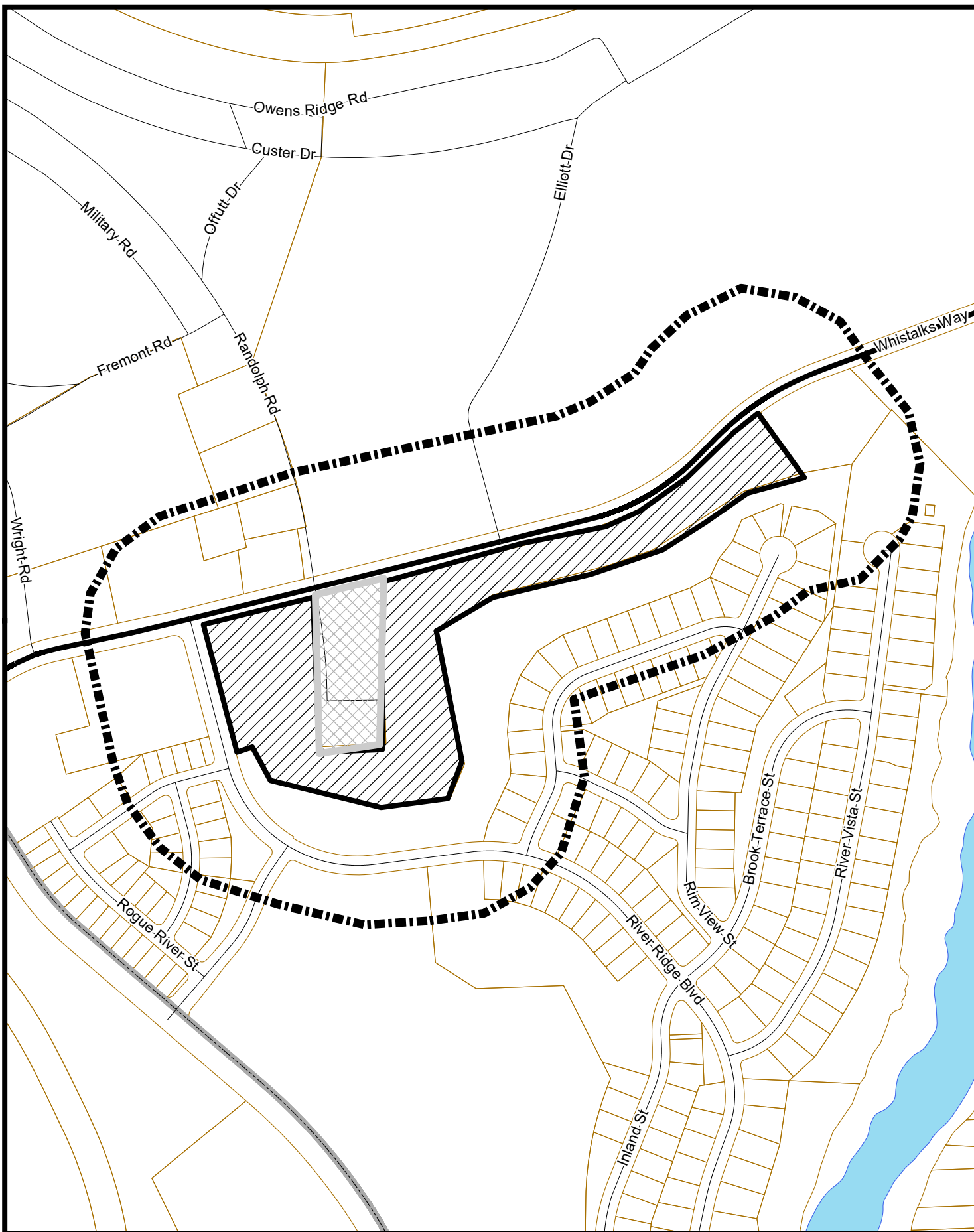
<https://my.spokanecity.org/projects/red-band-preliminary-short-plat/>

Public Notice Process: This Notice of Application will be posted on the property and mailed to property owners, taxpayers, and residents/occupants within **four hundred feet** of the subject property. This combined Notice of Application and SEPA will initiate a 15-day public comment period in which any interested persons may submit written comments related the application and any associated environmental issues to the address of the City Staff, which appears at the end of this document. Once the public comment period has ended, staff will prepare a staff report for the City's Planning Director who will issue decision and identify an appeal deadline.

Only the applicant or persons submitting written comments may appeal the decision.

For additional information and to submit written comments mail, deliver, or emailed to:

Planning and Development
Attn: Melissa Owen, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone (509) 625-6063
Email: mowen@spokanecity.org



	Legend		Notification district
	Parcels		Adjacent Ownership
	Project Site		



APPLICANT: Whipple Engineering
PROPOSAL: 8 Lot Short Plat

11-25-42

Prepared by: DKd
 Date prepared: 11/13/23