



PLANNING & DEVELOPMENT

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REQUEST FOR COMMENTS – *3rd Request***
Red Band – Preliminary Short Plat
FILE NO. Z23-117PSP**

Date: September 5, 2023

To: Interested Parties, City Departments
and Agencies with Jurisdiction.
(Distribution list on reverse side)

From: Melissa Owen, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6063
mowen@spokanecity.org

Subject: **Red Band Preliminary Short Plat** – Request for Comments – 3rd Request

Owner: RR7 Properties
801 W Riverside #300
Spokane, WA 99201

Applicant/Agent: Whipple Consulting Engineers
21 S. Pines Rd.
Spokane Valley, WA 99206

File Number: Z23-117PSP

Location Description: The proposal is located at **1620 N. River Ridge Blvd – parcel no. 25116.0077**

Description of Proposal: Please note that the proposal has changed (relatively minor modifications) from the prior submittal due to comments received during the 2nd request for agency review. The revised submittal includes a proposal to subdivide one parcel (approximately 13.05 acres) into 8 parcels and one tract for future multi-family development. The plat will be served by City of Spokane sewer and water. This application is processed as a Type II application.

Legal Description: A copy of the full legal description can be obtained through the Development Services Center.

SEPA: Required. Checklist previously provided and housed on the project page at <https://my.spokanecity.org/projects/red-band-preliminary-short-plat/>.

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

REPORT NEEDED BY: 5 P.M. September 14, 2023. If additional information is required in order for your department or agency to comment on this proposal, please notify Planning and Development as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, **please note one of the following:**
 - a) () This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
 - b) (X) This application is exempt from concurrency testing but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

** - Please forward your comments to Patty Kells, Planning and Development at least 2 working days before the "Report needed by" date shown on the front page.

REQUEST FOR COMMENTS
File No.: Z23-117PSP

COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency Passed/Failed