

**NOTICE OF APPLICATION FOR A
SHORELINE CONDITIONAL USE PERMIT
“River View Loft Apartments”
File No. Z1500101SCUP**

Notice is hereby given that Riverton, LLC applied for a Shoreline Conditional Use Permit on December 22, 2015. This application was determined to be technically complete on March 18, 2016. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday May 12, 2016 at 10:30 a.m.**, 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: Donna deBit, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6637
EMAIL: ddebit@spokanecity.org*

APPLICATION INFORMATION:

Applicant Riverton, LLC
11808 E Mansfield Ave STE 1
Spokane Valley, WA 99206-4795

Agent: Mark Krigbaum
Whipple Consulting Engineers
2528 N Sullivan Rd
Spokane Valley, WA 99216
(509) 458-5517

File Number: Z1500101SCUP

Public Comment Period: Written comments may be submitted on this application by **April 27, 2016**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: The SEPA checklist is available for review on the on the City of Spokane website, listed under current projects. (Link at the end of this document)

Description of Proposal: The applicant is proposing to construct an 80 unit apartment complex with club house, utilities, parking and landscaping. Within the Shoreline Master Program, this is classified as Multi-Family Residential (4 or more dwelling units), which, in the Shoreline Residential Environment of the shoreline jurisdiction, requires a shoreline conditional use permit. This is a Type III process and there will be a Public Hearing in front of the City Hearing Examiner.

Location Description: The subject properties to be used in this proposal are parcel numbers 35093.2821, 2809, .2810, .2811, .2816 and .2817, addressed as 1601 E. Mission Ave.

Legal Description: Ross Park SE Larues Lots 1-13, Block 55

Current Zoning: RMF (Residential Multi-Family)

Decision Making Process Once the applicant makes application to the City of Spokane for the review of the Shoreline Conditional Use Permit and the application is determined technically complete, a Notice of Application and Public Hearing is 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 Notice of Application and Public Hearing will initiate a 30-day public comment period in which interested persons 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. The decision may be appealed by a person with standing within 21 days from the date, the Department of Ecology receives the final decision. The appeal is made to the Shorelines Hearings Board.**

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
<https://my.spokanecity.org/projects/>*