

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR A CONDITIONAL USE PERMIT
“Tailwind Physical Therapy”
File No. Z1400036CUP3**

Notice is hereby given that Jeff and Kimber Royter applied for a Type III Conditional Use Permit on August 4, 2014. This application was determined to be technically complete on August 20, 2014. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, Oct 16, 2014 at 10:00 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 Jeff and Kimber Royter

Agent: Mike Stanicar
Bernardo Wills Architects
153 S Jefferson St
Spokane, WA 99201
(509) 838-4511

File Number: Z1400036CUP3

Public Comment Period: Written comments may be submitted on this application by **Sept 17, 2014**. 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 is categorically exempt from SEPA, per 17E.050.080.

Description of Proposal: Jeff and Kimber Royter are proposing a 4,000+/- square foot medical office building of up to two stories with associated parking.

Location Description: The subject property is located at **505 E 28th Ave**; on the northwest corner of 28th and Grand.

Legal Description: Cooks 4th L7-9, B5 EXC St.

Current Zoning: RMF (Residential Multi-Family)

Community Meeting: A community and traffic scoping meeting was held on July 11, 2014 at South Hill Masonic Temple.

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/