

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR A CONDITIONAL USE PERMIT
“Thai Bamboo”
File No. Z17-364CUP3**

Notice is hereby given that Todd Whipple representing Grape Tree Village applied for a Type III Conditional Use Permit on June 6, 2017. This application was determined to be technically complete on June 30, 2017. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, August 17, 2017 at 9:00am**, 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
Web: www.spokaneplanning.org*

APPLICATION INFORMATION:

Applicant: Whipple Consulting Engineers, Inc.
c/o Todd Whipple
2528 N Sullivan Road
Spokane Valley, WA 99216

Property Owner: Grapetree Village, LLC

File Number: Z17-364CUP3

Public Comment Period: Written comments may be submitted on this application by **July 26, 2017 at 5pm**. 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 being reviewed under the State Environmental Policy Act (SEPA). The lead agency is likely to issue a Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355. Last day to appeal the DNS is **August 10, 2017**.

Description of Proposal: The applicant is proposing to construct an 8,326 square foot sit down type restaurant. Any retail space exceeding 3,000 in the Office Retail zone requires a Type III Conditional Use Permit. There will be a Public Hearing in front of the City Hearing Examiner. The application is available for review by the public in the Planning and Development Department, 3rd Floor, City Hall, 808 W Spokane Falls Blvd. Spokane WA 99201

Location Description: 2203 E 29th Ave (Note: this site is currently the subject of a short plat, file no. Z17-037PSP)

Legal Description: Section 28 – Township 26N – Range 43 (A full description is available by request from the Spokane Planning Department)

Current Zoning: Office Retail – 35 foot height limit (OR-35)

Community Meeting: A community meeting was held on April 12, 2017 and May 4, 2017.

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 (400) 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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