

**REQUEST FOR COMMENTS – 3rd REVIEW**  
**Victory Heights Preliminary Long Plat/PUD**  
**FILE NO. Z23-044PPUD**

**Date:** February 21, 2024

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

**From:** Donna deBit, Senior Planner  
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Spokane, WA 99201 or (509) 625-6637  
ddebit@spokanecity.org

**Subject:** **Victory Heights Preliminary Long Plat/PUD – Request for Comments – 3rd Review**

**Applicant/Agent:** Whipple Consulting Engineers Inc.  
Todd Whipple  
21 S Pines Rd  
Spokane Valley, WA 99206  
[toddw@whipplece.com](mailto:toddw@whipplece.com) or 509-893-2617

**Owner:** Victory Heights Investment, LLC (Please see the General Application for full list of owners)  
18300 Redmond Way Ste 120  
Redmond, WA 98052-5183

**File Number:** Z23-044PPUD

**Location Description:** The proposal is located at **2747 W Thorpe Rd.** (Parcel Numbers - 25253.0005, 25253.0006, 25253.0008, 25253.0009, 25351.0001, 25351.0004, 25351.0005, 25351.0026, 25351.0601, 25351.0602, 25351.0603, 25354.0029, 25354.0030, 25354.0031, 25354.0032, 25354.0033, 25354.0034 and 25354.0101) **SW ¼ of Section 03 – Township 25 – Range 43.**

**Description of Proposal:** The applicant is proposing to subdivide 18 parcels, totaling approximately 177.27 acres into 1,002 lots (previously 1,003) within a PUD overlay. The project will consist of detached single-family residences and attached townhomes. Proposed lots within the plat will be accessed by public roads and alleys and served by public water and sewer. This is a Type III Land Use application and will have a public hearing in front of the Hearing Examiner.

**Legal Description:** The entire legal description can be obtained with the Planning and Development Department.

**SEPA:** A revised SEPA checklist is included with this application.

**Current Zoning:** Residential 1 (R1) (previously residential single-family (RSF) )

**REPORT NEEDED BY: 5 P.M. March 8, 2024.** 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) ( X ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
  - b) ( ) 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.

