



**PLANNING & DEVELOPMENT**  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3329  
509.625.6300  
FAX 509.625.6013  
www.spokanecity.org

September 1, 2015

Bob Cooke  
503 E 2<sup>nd</sup> Avenue  
Spokane, WA 99202

Subject: Notice of Application/Public Hearing Instructions for Z1500062VAR

Dear Mr. Cooke,

After a review of the above-described application, it has been determined to be technically complete according to the Spokane Municipal Code Section 17G.060.090. As the applicant, you are required to complete the following methods of public notice for the combined Notice of Application and Public Hearing. This notice will initiate a 15-day public comment period on the application.

1. Post a 4 x 4 foot sign on the subject property facing Wilson Avenue as outlined in the Spokane Municipal Code Section 17G.060.120 on or before September 9, 2015. The posted signs should read:

**NOTICE OF APPLICATION AND PUBLIC HEARING  
PROPOSED VARIANCE  
File # Z1500062VAR**

**PUBLIC COMMENT DUE: September 23, 2015**

**PUBLIC HEARING ON: September 24, 2015 at 9:00 am,**  
Located in the Briefing Center, City Hall Lower Level,  
808 W. Spokane Falls Blvd., Spokane, WA

Proposed Use: Reduce front yard setbacks from 20' to 7.5' for 4 lots

Applicant/ Cooke Development Corporation  
Property c/o Bob Cooke  
Owner/ 503 E. 2nd Avenue  
Agent: Spokane, WA 99202  
(509) 327-2282

SEPA COMPLIANCE: Categorically Exempt

FOR INFORMATION CALL THE PLANNING DEPT. AT 625-6089

2. Post **Notice of Application/Notice of Public Hearing and maps** in public posting locations including City Hall, City Library, and local libraries on or before June 9, 2015.

Send the **Notice of Application/Notice of Public Hearing and maps** to property owners, taxpayers, residents and occupants within 400 feet of the subject property, not including rights-of-way with the enclosed notice and map on or before June 9, 2015. The applicant is responsible for notifying the Neighborhood Councils as part of the notification procedures. Please send a copy of the Notice of Application and Public Hearing to the contact person for the Peaceful Valley Neighborhood Council, Bill Forman at email [William.forman@yahoo.com](mailto:William.forman@yahoo.com)

In addition, you must submit an affidavit of posting / mailing / sign removal at the conclusion the public comment period. If you have any questions, please feel free to call me at 625-6089 or email [dcompton@spokanecity.org](mailto:dcompton@spokanecity.org)

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Compton', with a large, stylized flourish extending from the end of the signature.

Dave Compton  
Assistant Planner  
Planning & Development

Attachments: Notification Map & Parcel Listing