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**NOTICE OF APPLICATION AND PUBLIC HEARING
"Moran South Estates" Preliminary Plat
FILE # Z16-906PPLT**

Notice is hereby given that Diamond Rock Construction, Inc. had applied for a Type III Preliminary Plat on November 8, 2016. This application was determined to be technically complete on June 9, 2017. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, July 20, 2017, at 9:00 am**, in the City Council Briefing Center, Lower Level of City Hall, 808 West 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 Planning & Development at:

*Attn: Dave Compton, Assistant Planner
Planning & Development
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
dcompton@spokanecity.org (509) 625-6089
www.spokaneplanning.org*

APPLICATION INFORMATION

**Applicant/
Property Owner:** Diamond Rock Construction, Inc.
2602 N Sullivan Rd.
Spokane Valley, WA 99216
(509) 924-8964

Agent: Whipple Consulting Engineers, Inc.
(509) 893-2617

File Number: Z16-906PPLT

Public Comment Period: Written comments may be submitted on this application and any environmental issues related to it by July 3, 2017. Written comments should be sent to the Planning & Development address listed above and at the end of this document.

SEPA: A Determination of Non-significance (DNS) is anticipated for this proposal. Under the optional DNS process in section 197-11-355 WAC this may be your only opportunity to comment on the environmental checklist. Any determination will be issued prior to the Public Hearing. The checklist is available for review at beta.spokanecity.org/projects

Appeal: SEPA appeal deadline in July 19, 2017.

Description of Proposal: The applicant is proposing to subdivide approximately 3.7 acres in 13 single-family lots to include a public roadway for frontage.

Location Description: The subject parcels to be used in this proposal **is** addressed as 4510 S. Freya Street, Spokane, WA. (Parcel #**34032.9176**)

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

Current Zoning: Residential Single Family

Community Meeting: A community meeting was held on August 16, 2016 at 6:00 p.m. at the Moran Prairie Library, Spokane, WA.

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 Preliminary Plat application. 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 (400') 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:

Dave Compton, Assistant Planner *DBC*
Planning & Development Services,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329 Phone (509) 625-6089

Email: dcompton@spokanecity.org

To view more information, including site plans for this project, please go to:
[https://my.spokanecity.org/projects/moran south estates](https://my.spokanecity.org/projects/moran%20south%20estates)