

**NOTICE OF APPLICATION**  
**Flip 30 Preliminary Short Plat**  
**File No. Z20-172PSP**

Notice is hereby given that Jim Main – RAMCO-MAINLAND LLC – has applied for a Preliminary Short Plat on September 23, 2020. This application was determined to be technically complete on October 15, 2020.

For additional information, contact City of Spokane Planning and Development at:

*Planning and Development Services*  
*Attn: Melissa Owen, Assistant Planner*  
*808 West Spokane Falls Boulevard*  
*Spokane, WA 99201-3329*  
*Phone: (509) 625-6063*  
*EMAIL: mowen@spokanecity.org*

**APPLICATION INFORMATION:**

**Applicant:** Jim Main – RAMCO-MAINLAND LLC  
5409 W Old Fort Drive  
Spokane, WA 99208

**File Number:** Z20-172PSP

**Public Comment Period:** Written comments may be submitted on this application by **November 11, 2020**. 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.

**Location Description:** The proposal is located at 4108 E 30<sup>th</sup> Avenue, Parcel 35341.0733 (a portion of the NE ¼ of the NE ¼ Section 34, township 25N, Randy 43 E.W.M.).

**Description of Proposal:**

The applicant is proposing to divide one parcel into two for the purpose of retaining an existing single family home and creating a vacant parcel for future single family development. This project will be processed as a Type II application.

**Legal Descriptions:** LINCOLN HEIGHTS ADDITION N1/2 LTS 8 & 9 BLK 50

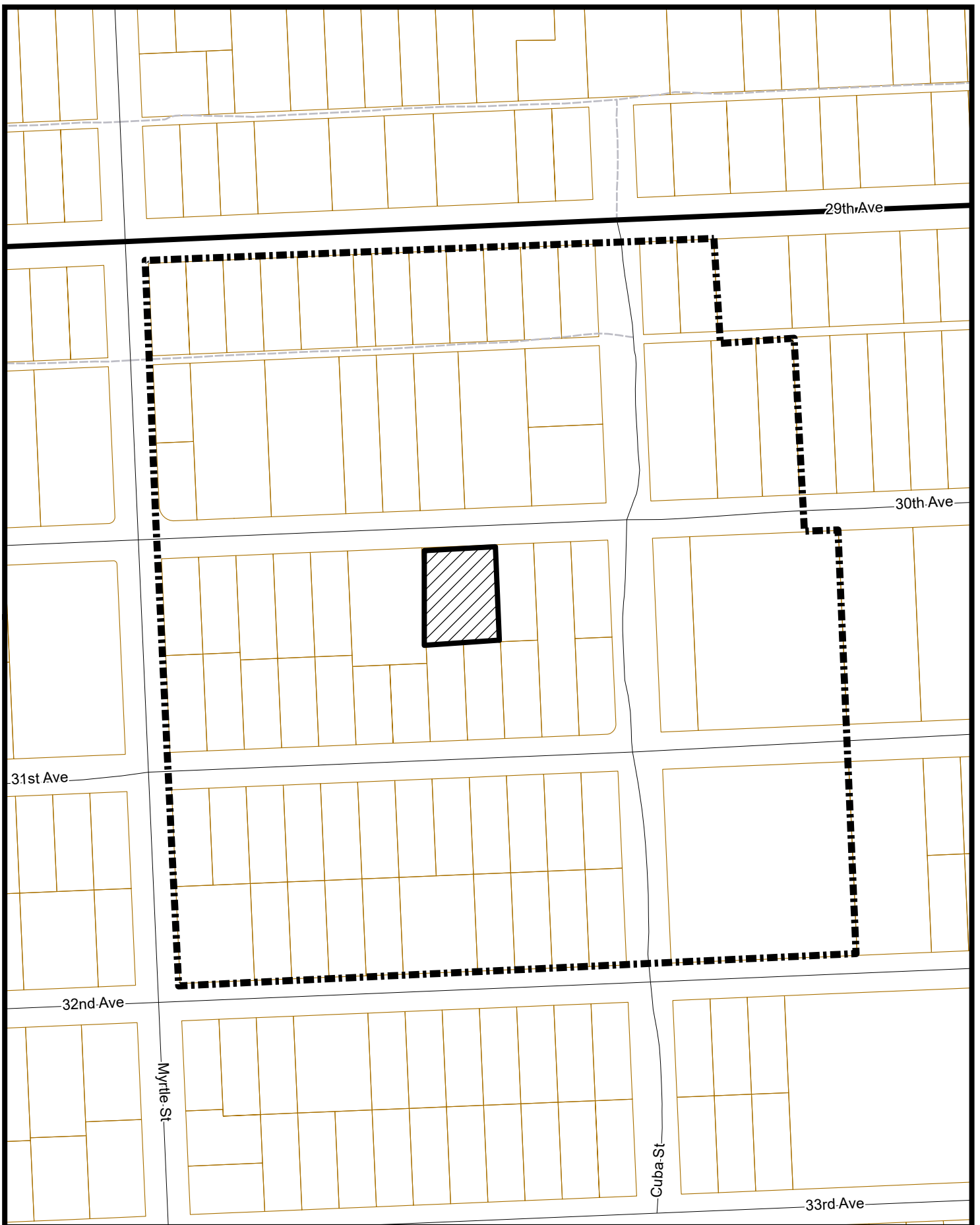
**Current Zoning:** RSF (Residential Single-Family)

**More Information:** <https://my.spokanecity.org/projects/flip-30-preliminary-short-plat/>

**Public Notice Process:** This Notice of Application will be posted on the property and mailed to property owners and residents within **four hundred feet** of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. Once the public comment period has ended, staff will prepare a staff report and issue an appeal deadline.

Written comments should be mailed, delivered or emailed to:

*Planning and Development*  
*Attn: Melissa Owen, Assistant Planner*  
*808 West Spokane Falls Boulevard*  
*Spokane, WA 99201-3329*  
*Phone (509) 625-6063*  
*Email: mowen@spokanecity.org*



**Legend**

-  Parcels
-  Notification district
-  Project Site



**APPLICANT:** Jim Main  
**PROPOSAL:** 2 Lot Short Plat

34-25-43

Prepared by: DKd  
Date prepared: 9/28/20