

**NOTICE OF APPLICATION AND SEPA REVIEW  
PROPOSED COMPREHENSIVE PLAN AMENDMENT  
LAND USE MAP CHANGE**

Notice is hereby given that Dwight Hume, on behalf of Nick and Michele Follger, applied for a Comprehensive Plan Land Use Map Change on October 29, 2010. This application was complete on January 5, 2011. The properties are located at 2714 & 2728 E 31<sup>st</sup> Avenue. Any person may submit written comments on the proposed actions or call for additional information at:

*Planning Services Department  
Attn: Marla French, City Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3333  
Phone (509) 625-6638  
[mfrench@spokanecity.org](mailto:mfrench@spokanecity.org)*

**APPLICATION INFORMATION**

**SUBJECT:** Land Use Map Change for 2 parcels of approximately 27,325 square feet from Residential 4-10 to Office associated with a zone change from RSF to O-35.

**AGENT:** Dwight J. Hume  
9101 N Mt. View Lane  
Spokane, WA 99218  
Phone: (509) 435-3108 or Email: [dhume@spokane-landuse.com](mailto:dhume@spokane-landuse.com)

**PROPERTY OWNER(S):** Nick and Michele Follger  
4241 E 20<sup>th</sup> Avenue  
Spokane, WA 99223  
Phone: (509) 535-7102 or Email: [Follger@aol.com](mailto:Follger@aol.com)

**File Number:** Z1000059-COMP- All documents relating to this amendment are available for download at [www.spokaneplanning.org/comp\\_plan\\_amendments.html](http://www.spokaneplanning.org/comp_plan_amendments.html).

**Location:** The properties are located at 2714 & 2728 E 31<sup>st</sup> Avenue, Spokane WA. Parcel numbers 35331.0305 & 35331.0304. Please refer to the attached map for more location information.

**SEPA:** This proposal will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. Comments will be accepted on environmental issues and any environmental documents related to the proposed action.

**Description of Proposal:** The applicant is proposing a Comprehensive Land Use Map amendment to change the Land Use of 2 properties, approximately 27,325 square feet, located at the above location, from Residential 4-10 to Office. The zoning will then be changed from RSF (Residential Single Family) to O-35 (Office).

**Legal Description:** A full legal description of the subject property is available in the Planning Services – Zoning Department, located on the 3<sup>rd</sup> Floor of City Hall, 808 West

Spokane Falls Blvd., Spokane, WA 99201-3329.

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

**Comment Deadline:** Written comments may be submitted on this application and any environmental issues related to it by \_\_\_\_\_ (fill in date 60 days from posting/ mailing of Notice of Application). Written comments should be sent to the Planning Services Department address listed above.

**Neighborhood Council Meeting:** The applicants or agent will present the proposal to the Lincoln Heights Neighborhood Council during the 60-day comment period.

**Public Hearing Process:** A Notice of Application will be posted on the property, the main City Library, local branch libraries, published in the newspaper, published in the Official Gazette 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 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 Notice of Application will initiate a 60-day public comment period in which any interested person may submit written comments to the address of the City Staff, which, appears at the beginning of this document. A presentation of the proposal to the Lincoln Heights Neighborhood Council will be held during the 60-day comment period.

Once the public comment period has ended, staff will issue a threshold determination for the project and obtain a public hearing date from the Plan Commission and then the City Council. Notices of Public Hearing will be posted and mailed (similar to the Notice of Application). These notices will contain the date, time and location of the public hearings. Written comments and oral testimony at the subsequent public hearings 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 Plan Commission and City Council.**