

**NOTICE OF PUBLIC HEARING  
PROPOSED REZONE  
File No. Z2009-024-REZN**

Notice is hereby given that there will be a public hearing before the City of Spokane Hearing Examiner on **Tuesday, October 27, 2009, at 9:00 A.M.**, in the City Council Chambers, Lower Level of City Hall, 808 West Spokane Falls Boulevard, Spokane, Washington. This public hearing is for an application by Luann Padgham, on behalf of West Central Development L.L.C., for a Rezone on property located at 1301-1321 W. Mallon Ave. and misc. addresses listed below for the future construction of an office tower. Any person may submit comments on the proposed actions or call for additional information at:

*Planning Services Department  
Attn: Dave Compton, City Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3333  
Phone (509) 625-6089  
dcompton@spokanecity.org*

**APPLICATION INFORMATION**

**APPLICANT/** West Central Development, LLC  
**PROPERTY** 901 N. Monroe, Suite 250, Spokane, WA  
**OWNER(S):** (509) 329-9000  
Luann@MonroeCourt.com

**AGENT:** Luann Padgham  
(509) 993-6700

**File Number:** Z2009-024-REZN

**Location Description:** The subject properties are located at 1301, 1309, 1315, 1321 & 1325 W. Mallon Ave., 817 N. Adams St., and 1324 & 1328 W. Broadway. See attached map for more specific location description. The complete legal description is available at Planning Services, City of Spokane.

**Description of Proposal:** The applicant is proposing construction of 100,000 sq feet of office space, by proposing a zone change from O-35 to O-150 for office, parking, and associated uses.

**SEPA:** This proposal was reviewed under the State Environmental Policy Act (SEPA) and a Mitigated Determination of Non-significance (MDNS) issued on October 16, 2007. This was amended on July 9, 2009 for this proposal and accepted on September 22, 2009 after the end of the public comment period for the Notice of Application.

**Current Zoning:** O-35 (Office – 35' Height Limit)

**Community Meeting Information:** A community meeting was held May 22, 2009 at 1:00 P.M. at the West Central Community Center, 1630 N. Belt Street, Spokane, WA. The applicant was available to make a presentation on the proposed project and requested rezone.

**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 Conditional Use Permit. A 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 person 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 issue a threshold determination for the project and obtain a public hearing date from the City Hearing Examiner. Finally, a Notice of Public Hearing will be posted and mailed (similar to the Notice of Application). This notice will contain the date, time and location of the public hearing. Written comments and oral testimony at the subsequent public hearing for this proposed action will be made part of the public record. Comments will be considered on this application and any environmental issues including SEPA or documents related to it. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**