

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

Notice is hereby given that Dwight J Hume, on behalf of H A Tombari LLC, applied for a Comprehensive Plan Land Use Map Change on October 31, 2008. This application was complete on January 28, 2009. The property is located at 3024 E. Fairview. Any person may submit written comments on the proposed actions or call for additional information at:

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

APPLICATION INFORMATION

Agent: **Dwight J Hume**
9101 N. Mt View Lane
Spokane, WA 99218
Phone: (509) 435-3108

Property **H A Tombari LLC**
Owner(s): 2510 E. 37th Ave
Spokane, WA 99223
Phone: (509) 448-9262

File Number: Z2007-064-LU

Location: 3024 E. Fairview. Parcel number 35102.0901. Please visit the Planning Services Department web site at www.spokaneplanning.org for more location information.

Description of Proposal: The applicant is proposing a Comprehensive Land Use amendment to change the Land Use of 1 property, approximately .52 acres, located at the above location, from Commercial and Residential 4-10 to Commercial. The zoning will then be changed from GC-70, RSF (General Commercial and Residential Single Family) to GC-70.

Legal Description: A full legal description of the subject properties are available in the Planning Services Department, located on the 3rd Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

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.

Current Zoning: GC-70, RSF (General Commercial, Residential Single Family)

Comment Deadline: Written comments may be submitted on this application and any environmental issues related to it by **June 11, 2009**. 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 Bemiss Neighborhood Council during the 30-day comment period.

Public Hearing Process: A Notice of Application 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 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 30-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 Bemiss Neighborhood Council will be held during the 30-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 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.**