



LUA2020-005

# NOTICE OF APPLICATION

The City of Cheney invites you to comment on this application!

Date of Application:  
June 29, 2020

Date Application was  
Determined Complete:  
July 16, 2020

Date of this Notice:  
July 20, 2020

Comment Due Date:  
September 14, 2020

Preliminary Plat  
Public Hearing:  
September 14, 2020

**6:00 PM—VIRTUAL**

**PROJECT DESCRIPTION:** The applicant, H2 Surveying and Engineering on behalf of Gordon Finch Homes, proposes to plat 46 lots. The site is zoned R-1 & R-2 (Senior Housing Overlay); thereby allowing 31 single-family lots and 15 duplex lots. This site would be developed roads and infrastructure/utilities, which would tie into the existing road network. The site is located on 17 acres. The complete file may be reviewed in the Permit Center of the Planning Department during the hours of 8 a.m. to 5 p.m. Monday through Friday.

**PROJECT LOCATION:** Located south of Simpson Parkway, east of Bethany Street and north of Plum Tree Court, in Cheney, WA . Parcel #: 13121.0007.

**PROJECT APPLICANT:** H2 Surveying & Engineering  
7600 N. Mineral Dr., Ste. 900, Coeur d’Alene, ID 83815

**REQUIRED REVIEWS/PERMITS:** Environmental Review (SEPA) , a Preliminary Plat, Civil Plans, and a building permit.

**PUBLIC HEARING:** A public hearing is required for the Plat. A web link to the Zoom Meeting will be posted on the City’s website [www.cityofcheney.org](http://www.cityofcheney.org) closer to the hearing date. <https://us02web.zoom.us/j/84860342920>  
Meeting ID: 848 6034 2920  
Dial by your location: 1 253 215 8782 US (Tacoma)

Environmental Review: The City of Cheney has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of non-significance (MDNS) for this project. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

### Vicinity Map:



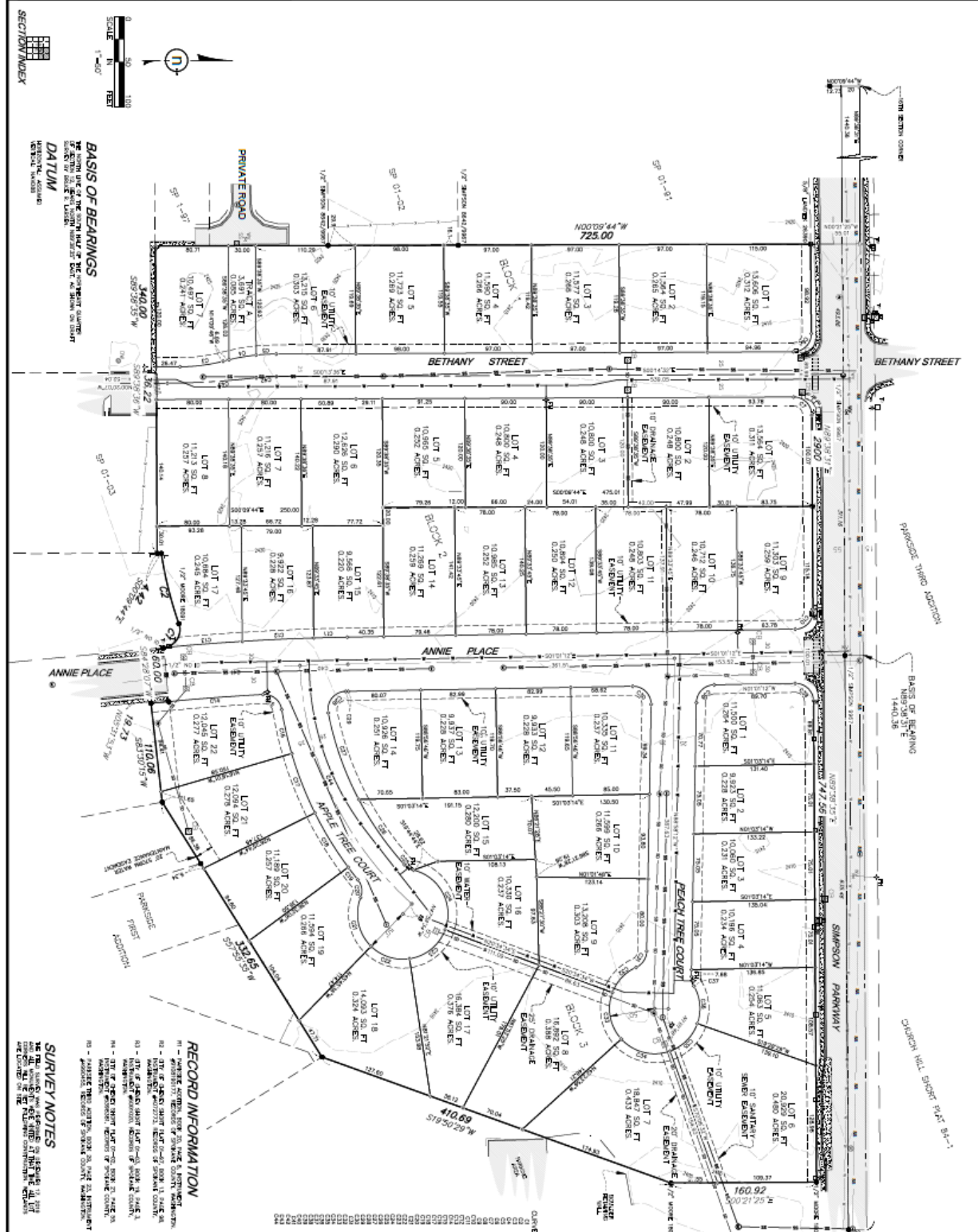
Direct Comments to:  
Brett Lucas  
[blucas@cityofcheney.org](mailto:blucas@cityofcheney.org)

Community Development  
Department  
112 Anderson Road  
Cheney, WA 99004  
509-498-9240

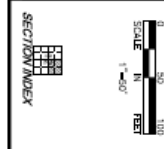
# PRELIMINARY PLAT

## PARKSIDE SECOND ADDITION

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 23 NORTH, RANGE 41 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON.



**BASIS OF BEARINGS**  
 BEARING USE OF THE SOUTH HALF OF THE NORTHEAST QUARTER  
 SECTION 12, TOWNSHIP 23 NORTH, RANGE 41 EAST, WILLAMETTE  
 MERIDIAN, SPOKANE COUNTY, WASHINGTON.  
**DATUM**  
 GEODETIC DATUM



**SURVEY NOTES**  
 THIS PLAT IS THE RESULT OF A SURVEY MADE BY THE  
 SURVEYOR ON THE 11TH DAY OF APRIL, 2008, AT THE  
 CORNER OF THE SECTION 12, TOWNSHIP 23 NORTH,  
 RANGE 41 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY,  
 WASHINGTON.  
 THE PLAT IS THE RESULT OF A SURVEY MADE BY THE  
 SURVEYOR ON THE 11TH DAY OF APRIL, 2008, AT THE  
 CORNER OF THE SECTION 12, TOWNSHIP 23 NORTH,  
 RANGE 41 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY,  
 WASHINGTON.

**RECORD INFORMATION**  
 THIS PLAT IS THE RESULT OF A SURVEY MADE BY THE  
 SURVEYOR ON THE 11TH DAY OF APRIL, 2008, AT THE  
 CORNER OF THE SECTION 12, TOWNSHIP 23 NORTH,  
 RANGE 41 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY,  
 WASHINGTON.

**EQUIPMENT AND PROCEDURES**  
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE  
 RULES AND REGULATIONS OF THE BOARD OF SURVEYORS  
 AND LAND ADJUSTERS OF THE STATE OF WASHINGTON,  
 AND THE PRACTICES AND PROCEDURES OF THE SURVEYING  
 PROFESSION IN THIS STATE.



**AUDITOR'S CERTIFICATE**  
 I HAVE EXAMINED THE PLAT AND THE RECORD INFORMATION  
 AND FIND THAT THE PLAT IS CORRECT AND ACCURATE  
 AND THAT THE RECORD INFORMATION IS TRUE AND  
 CORRECT.  
 SURVEYOR

**LEGEND**

- A - CALCULATED DISTANCE FROM A TO B
- B - DISTANCE FROM A TO B (AS MEASURED)
- C - DISTANCE FROM A TO B (AS MEASURED)
- D - DISTANCE FROM A TO B (AS MEASURED)
- E - DISTANCE FROM A TO B (AS MEASURED)
- F - DISTANCE FROM A TO B (AS MEASURED)
- G - DISTANCE FROM A TO B (AS MEASURED)
- H - DISTANCE FROM A TO B (AS MEASURED)
- I - DISTANCE FROM A TO B (AS MEASURED)
- J - DISTANCE FROM A TO B (AS MEASURED)
- K - DISTANCE FROM A TO B (AS MEASURED)
- L - DISTANCE FROM A TO B (AS MEASURED)
- M - DISTANCE FROM A TO B (AS MEASURED)
- N - DISTANCE FROM A TO B (AS MEASURED)
- O - DISTANCE FROM A TO B (AS MEASURED)
- P - DISTANCE FROM A TO B (AS MEASURED)
- Q - DISTANCE FROM A TO B (AS MEASURED)
- R - DISTANCE FROM A TO B (AS MEASURED)
- S - DISTANCE FROM A TO B (AS MEASURED)
- T - DISTANCE FROM A TO B (AS MEASURED)
- U - DISTANCE FROM A TO B (AS MEASURED)
- V - DISTANCE FROM A TO B (AS MEASURED)
- W - DISTANCE FROM A TO B (AS MEASURED)
- X - DISTANCE FROM A TO B (AS MEASURED)
- Y - DISTANCE FROM A TO B (AS MEASURED)
- Z - DISTANCE FROM A TO B (AS MEASURED)

**CURVE TABLE**

CHORD	CENTRAL ANGLE	ARC LENGTH	AREA
10.00	1.5708	10.0000	157.0800
20.00	3.1416	20.0000	314.1600
30.00	4.7124	30.0000	471.2400
40.00	6.2832	40.0000	628.3200
50.00	7.8540	50.0000	785.4000
60.00	9.4248	60.0000	942.4800
70.00	10.9956	70.0000	1099.5600
80.00	12.5664	80.0000	1256.6400
90.00	14.1372	90.0000	1413.7200
100.00	15.7080	100.0000	1570.8000
110.00	17.2788	110.0000	1727.8800
120.00	18.8496	120.0000	1884.9600
130.00	20.4204	130.0000	2042.0400
140.00	21.9912	140.0000	2199.1200
150.00	23.5620	150.0000	2356.2000
160.00	25.1328	160.0000	2513.2800
170.00	26.7036	170.0000	2670.3600
180.00	28.2744	180.0000	2827.4400
190.00	29.8452	190.0000	2984.5200
200.00	31.4160	200.0000	3141.6000