



LUA2021-008

NOTICE OF APPLICATION

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

Date of Application:

December 23, 2021

Date Application was

Determined Complete:

January 6, 2022

Date of this Notice:

January 7, 2022

Comment Due Date:

March 14, 2022

Public Hearing:

March 14, 2022

6:00 PM—VIRTUAL

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 197-11-350 (4) is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Direct Comments to:

Brett Lucas

Senior Planner

blucas@cityofcheney.org

Planning Department

112 Anderson Road

Cheney, WA 99004

509-498-9240

PROJECT DESCRIPTION: A proposal by SynTier Engineering (applicant) on behalf of Steve Emtman is proposing to preliminary plat 52 lots on undeveloped land between Irene Place and Summit Drive. The site is zoned R-1 (Single Family Residential). The site would be developed roads and infrastructure/utilities, (water, sewer, stormwater, franchise utilities, etc.) which would tie into the existing road network.

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: 1025 Oakland Street

PROJECT APPLICANT: Brett Lucas, City Planner, City of Cheney, 112 Anderson Rd, Cheney, WA 99004. 509-498-9240

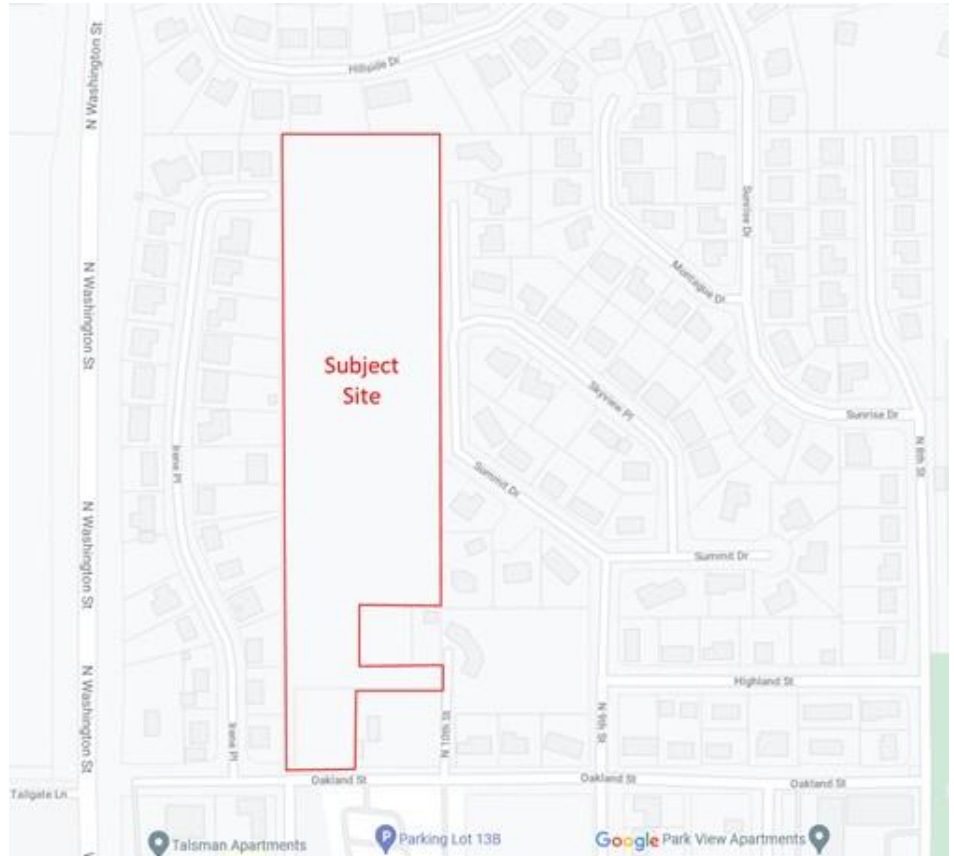
REQUIRED REVIEWS/PERMITS: Environmental Review (SEPA).

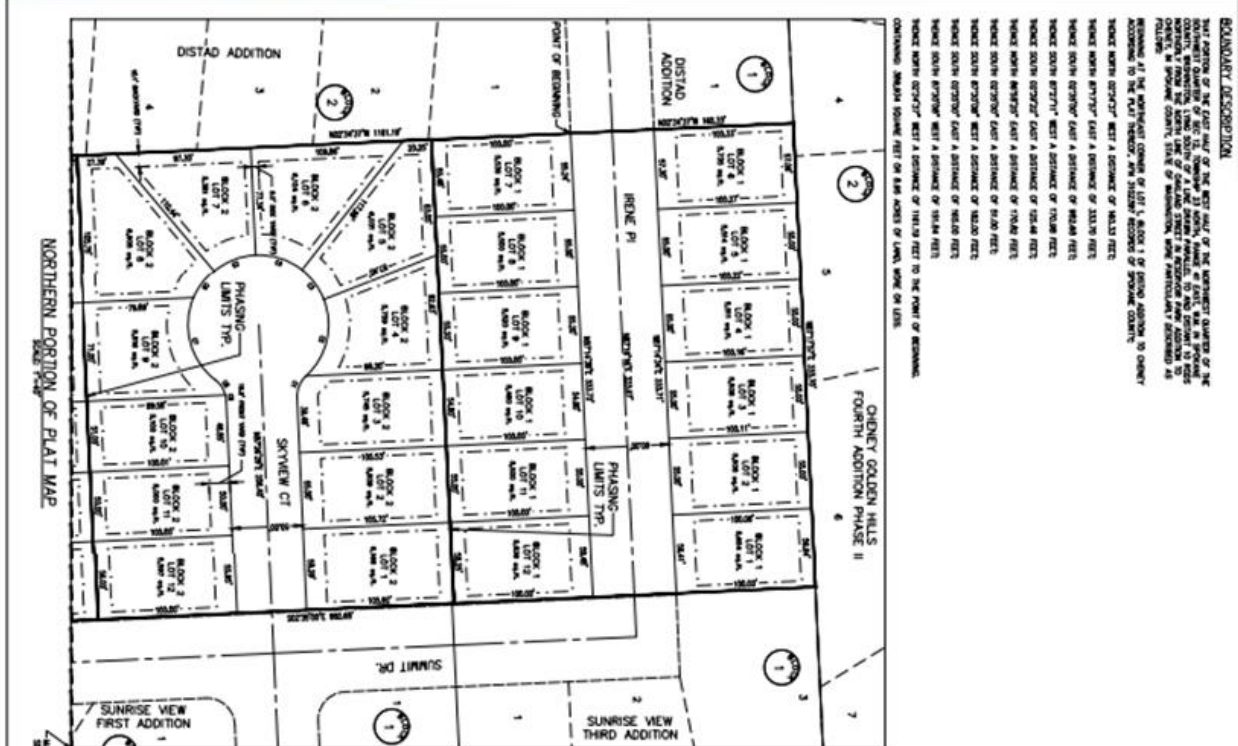
PUBLIC HEARING: A public hearing is required for the text amendment. A web link to the Zoom Meeting will be posted on the City’s website www.cityofcheney.org closer to the hearing date.

Vicinity Map



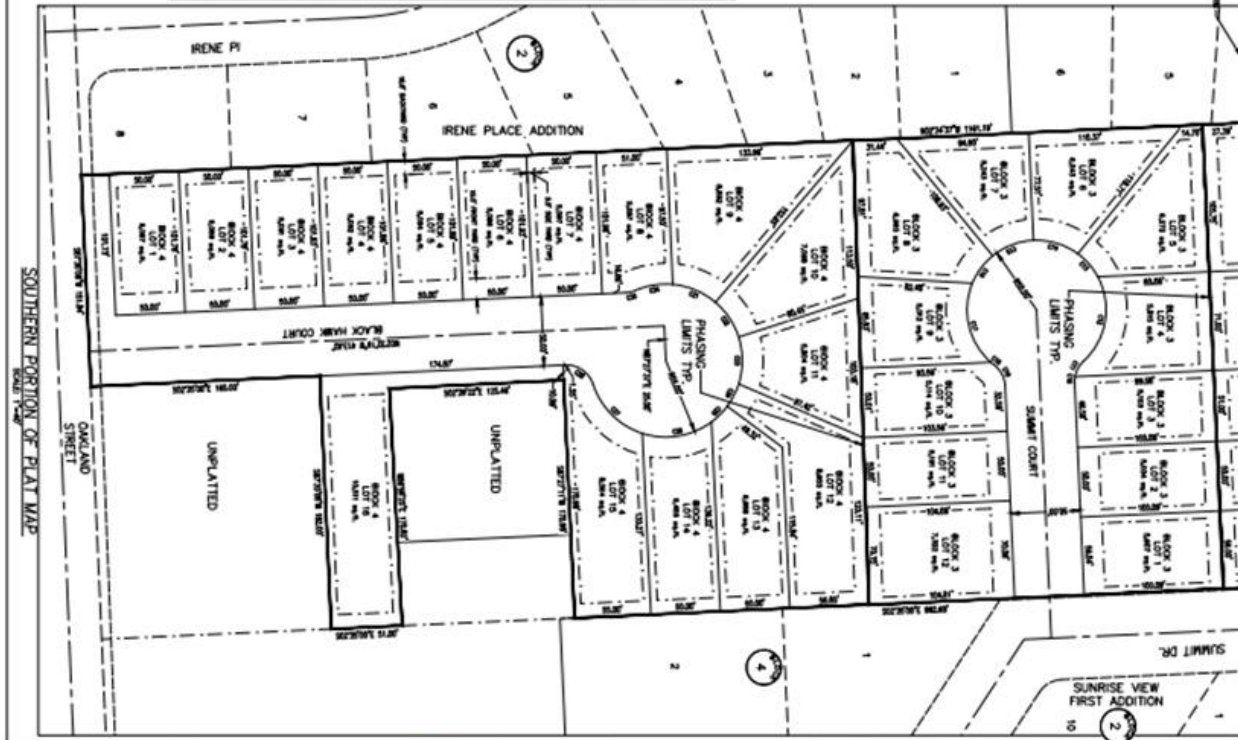
North





CONCRETE TABLE

Lot #	Length	Width	Area	Front Boundary	Front Length
01	174.0	238.0	41312.0	STREET	174.0
02	460.0	328.0	150880.0	STREET	460.0
03	244.0	328.0	79932.0	STREET	244.0
04	328.0	328.0	107744.0	STREET	328.0
05	328.0	328.0	107744.0	STREET	328.0
06	328.0	328.0	107744.0	STREET	328.0
07	460.0	328.0	150880.0	STREET	460.0
08	174.0	238.0	41312.0	STREET	174.0
09	460.0	328.0	150880.0	STREET	460.0
10	174.0	238.0	41312.0	STREET	174.0
11	174.0	238.0	41312.0	STREET	174.0
12	460.0	328.0	150880.0	STREET	460.0
13	244.0	328.0	79932.0	STREET	244.0
14	328.0	328.0	107744.0	STREET	328.0
15	328.0	328.0	107744.0	STREET	328.0
16	328.0	328.0	107744.0	STREET	328.0
17	460.0	328.0	150880.0	STREET	460.0
18	174.0	238.0	41312.0	STREET	174.0
19	460.0	328.0	150880.0	STREET	460.0
20	174.0	238.0	41312.0	STREET	174.0
21	174.0	238.0	41312.0	STREET	174.0
22	460.0	328.0	150880.0	STREET	460.0
23	244.0	328.0	79932.0	STREET	244.0
24	328.0	328.0	107744.0	STREET	328.0
25	328.0	328.0	107744.0	STREET	328.0
26	328.0	328.0	107744.0	STREET	328.0
27	460.0	328.0	150880.0	STREET	460.0
28	174.0	238.0	41312.0	STREET	174.0
29	460.0	328.0	150880.0	STREET	460.0
30	174.0	238.0	41312.0	STREET	174.0



PRELIMINARY PLAT
BLACK HAWK RIDGE PRELIMINARY PLAT
 CHENEY, WASHINGTON

SYNTIER Engineering, Inc.
 400 W. Franklin Dr., Suite C-1, Cheney, WA 99004
 www.SyntierEng.com 509.339.1187

REVISIONS
 NO. DATE BY
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DATE: DEC 2011