



## NOTICE OF APPLICATION

January 22, 2024

Notice is hereby given that a Preliminary Plat application and Development Agreement request was received by Ephrata on January 4, 2024 from Foxford LLC (Designated Contact: Gary Mann, 221 South Balsam Street, Moses Lake, WA 98837), was found to be technically complete on January 16, 2024. **PROJECT:** The proposal is a thirty-six (36) lot Major Subdivision in a Mixed Density Residential Zone to allow the construction of Single and Multi Family residential dwelling units. The proposal is on a 15.9 acre parcel of property and fronts on 3rd Avenue NE and Ivy Street NE in the northeast section of town. **LOCATION:** The project site is known as Prairie Bluff Phase 4 Plat and the subject parcel is located in the northeast quarter of the intersection of 3rd Avenue NE and Ivy Street NE in Ephrata in the Southeast quarter of the Southeast quarter of Section 10, Township 21 North, Range 26 East, WM, Grant County, Washington. Grant County Parcel #13-0425-010. **ZONING:** Mixed Density Residential. **STUDIES REQUIRED:** None Required. **PUBLIC HEARING:** Planned date of Public Hearing: February 22, 2024, 7:00 pm, Planning Commission Meeting at City Council Chambers 121 Alder Street SW, Ephrata, Washington. **CONSISTENCY STATEMENT:** This proposal is subject to and shall be consistent with the Ephrata Municipal Code, International Building Code, and International Fire Code. Copies of application materials (File # 24-01) are available from Ron Sell, Community Development Director, City of Ephrata, 121 Alder Street SW, Ephrata, WA 98823, (509) 754-4601, ext. 124, [rsell@ephrata.org](mailto:rsell@ephrata.org). Front Office hours: 7:30 am to 4 pm, M-F. Comments must be submitted to the Planning Department no later than February 6, 2024. Comments should be as specific as possible and may be mailed, hand-delivered, or emailed. All persons, agencies, or tribes have the right to comment, receive notice, participate in any hearings, request a copy of the final decision, and/or appeal the decision as provided by law and County Code. This may be the only opportunity to comment on the above listed materials.