

LETTER OF APPROVAL

December 29, 2014

Edward Rud
3703 E. 23rd Ave.
Spokane, WA 99223

RE: Preliminary "12th Avenue" City Short Plat File #Z1400066PSP.

The Interim Planning and Development Director, after reviewing the proposed Preliminary City Short Plat and comments from interested departments, agencies, and individuals, makes the following findings pursuant to State Platting Laws:

1. THAT the proposed preliminary "12th Avenue" City Short Plat File # Z1400066PSP is a preliminary plat of one parcel into three parcels from 14,419 square feet of land, located at 2915 E. 12th Avenue, parcel number 35223.2308.
2. THAT the proposed preliminary "12th Avenue" City Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the city's Comprehensive Plan.
3. THAT the proposed preliminary "12th Avenue" City Short Plat is located in the "Aquifer Sensitive Area" designated in the Spokane Aquifer Water Quality Management Plan.
4. THAT appropriate provisions (when all of the conditions of approval of the Preliminary City Short Plat have been incorporated into the Final City Short Plat) have been made for the public health, safety and general welfare for community facilities, open spaces, drainage ways, public access, streets, alleys, and other public ways, for water supplies, waste disposal and utilities, for parks, playgrounds, sites for schools and school grounds and for the physical characteristics of the proposed Short Plat, and that the public use and intent will be served by the proposed platting.

Therefore, the Interim Planning and Development Director APPROVES the Preliminary "12th Avenue" City Short Plat on December 29, 2014, subject to FULL compliance with the following conditions of approval:

1. The name of the Final City Short Plat shall be "12th Avenue" Final City Short Plat, Being a portion of the SW $\frac{1}{4}$ of Section 22, Township 25N, Range 43E, W.M., City of Spokane, Spokane County, Washington.

Note: A file number will be assigned at time of application.

2. The legal description of the land being platted shall appear on the face of the Final City Short Plat.
3. Final short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru H and SMC 17G.080.050H.
4. Final City Short Plat shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code and the specific language from the City of Spokane Engineering Department and Planning and Development:

- a. All storm water and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 170.060 "Stormwater Facilities."
- b. No building permit shall be issued for any lot in this plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC17.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, and City Design Standards have been complied with.
- c. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Planning and Development Department/Engineering for review and acceptance prior to issuance of a building permit on said lot.
- d. No garages shall be permitted within 20-feet from the front property line.
- e. All parking areas and driveways shall be hard surfaced.
- f. Only City of Spokane water shall serve the plat; the use of individual on-site wells is prohibited.
- g. Only City of Spokane sewer shall serve the plat; the use of individual on-site sanitary disposal systems is prohibited.
- h. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.

5. Plat Comments:

- a. Water is available in the street adjacent to all three proposed lots. At the time of building permit, the applicant is required to obtain the necessary permits and install a service connection.
- b. All storm water and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060.
- c. GFC Connection charges must be paid at the time of water and sewer permit.
- d. Addresses will need to be applied for prior to water and sewer placement.
- e. Notify a tribal archaeologist if any evidence of Native American importance is found during any excavation activity. Pursuant to RCW 27.53.060 it's unlawful to destroy any historic or prehistoric archaeological resources.
- f. Adhere to any additional performance and development standards documented in comment or required by City of Spokane, Spokane County Washington State, and any Federal agency.
- g. Addresses for each new lot shall be shown on the face of the Final City Short Plat.

- h. A Final City Short Plat shall be prepared by a registered Land Surveyor licensed by the State of Washington

The plat is authorized for a period of seven years from the Date of Approval of this Preliminary City Short Plat to prepare and submit the "12th Avenue" Final City Short Plat to Planning and Development for their and other Departments' review and approval. All of the Conditions of Approval shall be incorporated into the proposed Final City Short Plat.

The approval of this Preliminary City Short Plat will expire seven years from the Date of Approval. A one-year extension may be granted if applied for in writing prior to the expiration date.

NOTICE OF RIGHT TO APPEAL

Appeals or requests for reconsideration of decisions by the Planning and Development Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning and Development Director regarding Type I or II applications are final unless appealed to the City of Spokane Hearing Examiner. All appeals must be filed with Planning and Development within fourteen (14) calendar days of the date of the decision. All requests for reconsideration must be filed with Planning and Development within seven (7) days of the date of the decision. The date of the decision is the 29th day of December 2014. **THE DATE OF THE LAST DAY TO APPEAL IS THE 12th DAY OF JANUARY 2015 AT 5:00 P.M.** In addition to paying the appeal fee to appeal the decision, the ordinance requires payment of a transcript fee to the City of Spokane to cover the costs of preparing any required transcripts.

An appeal shall take the form of a written statement of the alleged reason(s) the decision was in error. An appeal application is not considered complete until the required appeal fees are paid. The appeal fee (\$250.00) must be paid in full at the time the appeal is made. The form for filing an appeal is available from Planning and Development.

Please contact Dave Compton (509) 625-6089 if you have further questions related to procedures or if you need further assistance.



Louis Meuler, Interim Planning Director
Planning and Development

By: Dave Compton, Assistant Planner
Planning and Development