

January 30, 2023

Brent Parrish – Lennar Northwest, LLC
33455 6th Ave South, Ste 1-B
Federal Way, WA 98003

Re: Alteration to “Westridge Addition of Westridge PUD” Final Plat File # Z23-180FPLT

Brent,

The City of Spokane has conducted a review of your submittal for the above-mentioned Alternation to Westridge Additional of the Westridge PUD Final Plat (multiple addresses and parcel numbers). The documents submitted for the proposed alteration to Westridge Addition have been checked and the following items require correction, clarification, or additional detailing before moving the alteration application to the public comment phase of the plat alteration process as identified in RCW 58.17.215 (Notice regarding option to request a hearing before the Hearing Examiner).

Comments included below are **required prior to moving the application to the public notice phase**. Please note that planning pulled required correction from the engineering memo to assist you in identifying those items identified for correction and clarification prior to public notice. Additional comments, including comments to be addressed prior to approval of the final plat (authorization to print, sign and record the plat alteration) and general comments intended for use throughout the plat alteration process are provided in the noted enclosures.

COMMENTS TO BE ADDRESSED PRIOR TO PUBLIC NOTICE

The following comments must be addressed prior to moving the plat onto public notice:

Planning, Melissa Owen (509-625-6063)

1. Please update the surveyor notes on page 2 of three to include the proposal to dedicate Westridge Lane as public road right of way (surveyor note 3 includes only Cumberland name and engineering comments related to this same topic).
2. Please provide written confirmation that CCRs have been reviewed by the property owner and applicant and that this proposed modification to the PUD Plat does not violate the recorded covenants and conditions (please also refer to planning memo comment no. 4).
3. Please update the general setback language included in the dedication and on the proposed PUD/Plat Map to meet the setback requirements of the original PUD Plat (correction required on the proposed fifth dedication from the bottom of column 1, dedication page). The below setbacks are copied from the original plat.

All lots designated for building lots shall have a front yard setback as shown hereon (a minimum of 20 feet from the right of way or the back of sidewalk, whichever is greater), a flanking street side yard setback as shown hereon (a minimum of 10 feet from the right of way or the back of sidewalk, whichever is greater), and a rear yard setback of 15 feet or 25 feet, as shown hereon, and a side yard setback of 5 feet.

- a. Based on the above, you may either choose to utilize the original setbacks from the PUD for new lots 1-3 block 5 (original configuration and orientation) or apply the above plat setbacks to each lot based on their new street frontage (front lot lines along 21st and Cumberland).

Engineering, Joelle Eliason (509-625-6385)

1. Include the wetland boundary line types, existing and proposed, in the Legend Table.
2. Please ensure all line measurements are indicated on the plat. The following curve measurements appear to be missing from:
 - a. Block 7 Lot 1 northwest "corner" (2 segments)
 - b. Block 6 Lot 1 northeast "corner"
 - c. Block 5 Lot 2 northwest "corner" and west property line curve data
 - d. Block 4 Lot 11 northeast "corner" and east property line curve data
3. Please correct the reference to "DEVELOPER SERVICES" in the dedication to "DEVELOPMENT SERVICES CENTER".
4. Please remove the statements regarding the transportation impact fee and the general facilities charge from the dedication.
5. Please correct the reference from "SMC 17.060" TO "SMC 17D.060" in the dedication.
6. All easements, existing or proposed, must be shown on the face of the final plat. If blanket in nature, they must be referenced in a Surveyor's Note. Please verify that all relevant easements listed in the title report are represented on the plat. Easements A.F.N. 4207437 and 4211165 appear to be missing on the plat.
7. Please submit a copy of the CAD file for this plat for further boundary review.

STREETS & STORMWATER:

8. Both Cumberland Lane and Westridge Lane are called out in the dedication as private roads. Please clarify.
 - a. Cumberland Lane is shown as private on sheet 2 but dedicated as public on sheet 3. Please clarify. If public, the suffix will need to change from "Lane" to "Street".
 - b. "Westridge Lane" will need to be renamed as it is not in alignment with Westridge Drive and it is proposed to change to a public right-of-way. The new suffix should be "Street". Westridge Lane is shown as private on sheet 2 but dedicated as public on sheet 3. Please clarify.
9. If Cumberland and Westridge are intended to be public roads, we request additional right-of-way be dedicated on the west sides, south of the plat boundary, of both roads to maintain a conforming and consistent right-of-way width. If additional right-of-way cannot be dedicated at this time, we will restrict the development (building permits) of Lot 1 Block 6 and Lot 11 Block 4.
10. Temporary turnarounds, designed to meet the City standards, are required at all street dead-ends to allow emergency and service vehicles to turn around.
11. Please show one-foot strips for right-of-way conveyed to the City in cases where a public street abuts unplatted land (SMC 17G.080.040(B)(2)(o)).
12. Please include all right-of-way widths of all streets on the plat map.

WATER:

13. An electronic version (pdf) of an overall water plan and hydraulic analysis must be submitted to the Development Services Center for review and concurrence. The hydraulic analysis must include supporting calculations for domestic and fire flows per City design standards.

14. The civil plans show water services being constructed to Lots 5 and 6 Block 5 of the final plat of Westridge Addition, but the Alteration of Westridge Addition indicates said lots are to become a part of Tract A. Are both services required for irrigation? Please clarify.
15. The following proposed Lots appear to be missing water services. Please clarify.
- Lot 1 Block 5; no water main was proposed at this time in Cumberland. A minimum of ten feet of water main must front Lot 1 Block 5.
 - Lot 2 Block 5
 - Most of the lots on Beard Drive.

SANITARY SEWER:

16. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat. The sanitary sewer for some of the proposed lots on Westridge and Cumberland are not included in the approved civil plans. Please clarify.
17. The civil plans show side sewers being constructed to Lots 5 and 6 Block 5 of the final plat of Westridge Addition, but the Alteration of Westridge Addition indicates said lots are to become a part of Tract A. Please clarify.
18. The following proposed lots appear to be missing side sewers. Please clarify:
- Lot 3 Block 5
 - Lot 1 Block 5
 - Most of the lots on Beard Drive

Other Comments

Other comments are enclosed as noted above. Most comments are general in nature; however, they do include conditions that will need to be met prior to approval of the final plat alteration. Other comments or conditions included in the enclosures are not intended to prevent the application from moving forward to the public notice phase of the plat alteration process.

Please correct the above and submit a response letter with you updated dedication and plat map pages directly to me. Should you have additional questions or concerns, please contact me, Melissa Owen, at mowen@spokanecity.org or 625-6063.

Sincerely,



Melissa Owen
Assistant Planner
Development Services Center

Enclosures:

Avista Comments
Spokane Treasury
Engineering Memo
Planning Comments with Westridge Addition Notification List

Owen, Melissa

From: Pruitt, Larissa <Larissa.Pruitt@avistacorp.com>
Sent: Thursday, April 20, 2023 4:30 PM
To: Owen, Melissa
Subject: RE: REQUEST FOR COMMENTS - Alteration to Westridge Addition of the Westridge Planned Unit Development Z23-108FPLT - COMMENTS DUE 04/10/23

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

Sorry for the delay. I have reviewed the plat and have no further comments. Thank you!

Larissa Pruitt
Real Estate Representative



1411 East Mission Ave | MSC-25 | Spokane WA 99220-3727
Office (509) 495-4248 | Cell (509) 435-7440
larissa.pruitt@avistacorp.com

Call **811** before you dig.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, April 14, 2023 8:12 AM
To: Pruitt, Larissa <Larissa.Pruitt@avistacorp.com>
Subject: RE: [External] RE: REQUEST FOR COMMENTS - Alteration to Westridge Addition of the Westridge Planned Unit Development Z23-108FPLT - COMMENTS DUE 04/10/23

Thank you Larrisa – have a good weekend.

Development Services Center is open Monday-Friday 8 am – 5 pm in person, [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Pruitt, Larissa <Larissa.Pruitt@avistacorp.com>
Sent: Wednesday, April 12, 2023 2:09 PM
To: Owen, Melissa <mowen@spokanecity.org>
Subject: RE: [External] RE: REQUEST FOR COMMENTS - Alteration to Westridge Addition of the Westridge Planned Unit Development Z23-108FPLT - COMMENTS DUE 04/10/23

Owen, Melissa

From: Johnson, Christopher E.
Sent: Tuesday, April 11, 2023 2:31 PM
To: Owen, Melissa
Subject: RE: REQUEST FOR COMMENTS - Alteration to Westridge Addition of the Westridge Planned Unit Development Z23-108FPLT - COMMENTS DUE 04/10/23

Hi Melissa,

Sorry, this one must have gotten by me.

There is nothing from a Treasury perspective on any of those parcels or addresses referenced below.

Thanks.

Chris.

Chris Johnson | CITY OF SPOKANE | DEPUTY TREASURER
509.625.6074 office | cejohnson@spokanecity.org | spokanecity.org

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, April 11, 2023 12:50 PM
To: Taxes and Licenses <Tax&Licenses@SpokaneCity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; 'LuAnn.Weingart@avistacorp.com' <LuAnn.Weingart@avistacorp.com>; 'Connor.lange@avistacorp.com' <Connor.lange@avistacorp.com>; Treasury Accounting <treasuryaccounting@spokanecity.org>; 'Marsh, Denise' <Denise.Marsh@avistacorp.com>; Taxes and Licenses <Tax&Licenses@SpokaneCity.org>
Subject: RE: REQUEST FOR COMMENTS - Alteration to Westridge Addition of the Westridge Planned Unit Development Z23-108FPLT - COMMENTS DUE 04/10/23

Good morning,

Comments related to the below described amendment to a final plat were due yesterday. Please let me know ASAP if you need more time to review and/or if you have any comments related to the request. The original email requesting comments was sent on March 27th. Should you have questions please let me know. Thank you.

Development Services Center is open Monday-Friday 8 am – 5 pm in person, [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Owen, Melissa
Sent: Monday, March 27, 2023 4:36 PM

MEMORANDUM



Development Services Center

DATE: May 1, 2023
TO: Melissa Owen, Assistant Planner
FROM: Joelle Eliason, Engineering Technician IV – Development Services
THROUGH: Eldon Brown, P.E., Principal Engineer – Development Services
FILE NO: Z23-108FPLT
SUBJECT: Alteration to Westridge Addition of the Westridge Planned Unit Development

PLAT COMMENTS

The following comments must be addressed prior to approval of the final plat:

1. Sanitary sewer and water improvements required to serve the lots in this plat alteration shall be constructed by the developer and accepted by the City of Spokane prior to the approval of this plat alteration.
2. Include the wetland boundary line types, existing and proposed, in the Legend Table.
3. Please ensure all line measurements are indicated on the plat. The following curve measurements appear to be missing from:
 - a. Block 7 Lot 1 northwest “corner” (2 segments)
 - b. Block 6 Lot 1 northeast “corner”
 - c. Block 5 Lot 2 northwest “corner” and west property line curve data
 - d. Block 4 Lot 11 northeast “corner” and east property line curve data
4. Please correct the reference to “DEVELOPER SERVICES” in the dedication to “DEVELOPMENT SERVICES CENTER”.
5. Please remove the statements regarding the transportation impact fee and the general facilities charge from the dedication.
6. Please correct the reference from “SMC 17.060” TO “SMC 17D.060” in the dedication.
7. All easements, existing or proposed, must be shown on the face of the final plat. If blanket in nature, they must be referenced in a Surveyor’s Note. Please verify that all relevant easements listed in the title report are represented on the plat. Easements A.F.N. 4207437 and 4211165 appear to be missing on the plat.

Date: May 1, 2023

Comments: Alteration to Westridge Addition

(Continuation)

8. Building permits on Lot 1 Block 5 will be restricted until such time that water and sewer are developed in Cumberland and the required street and stormwater improvements are completed or bonded for.
9. Please submit a copy of the CAD file for this plat for further boundary review.

STREETS & STORMWATER:

10. Preapproved road names shall be identified on plat documents at the time of Final Plat submittal.
 - a. Per Section 17D.050A.060 Roadway Naming Standards:
 - i. Duplicate roadway names will not be allowed. Any roadway name shall not duplicate any county roadway names unless the new roadway is in alignment with the existing county roadway.
 - ii. Roadways with the same root name but different suffix (that are not in reasonable alignment with the existing roadway) will be considered as a duplicate roadway name, e.g., Chesterfield Drive or Chesterfield Lane and thus disallowed.
 - b. Cumberland Lane is shown as private on sheet 2 but dedicated as public on sheet 3. Please clarify. If public, the suffix will need to change from “Lane” to “Street”.
 - c. “Westridge Lane” will need to be renamed as it is not in alignment with Westridge Drive and it is proposed to change to a public right-of-way. The new suffix should be “Street”. Westridge Lane is shown as private on sheet 2 but dedicated as public on sheet 3. Please clarify.
 - d. Both Cumberland Lane and Westridge Lane are called out in the dedication as private roads. Please clarify.
11. If Cumberland and Westridge are intended to be public roads, we request additional right-of-way be dedicated on the west sides, south of the plat boundary, of both roads to maintain a conforming and consistent right-of-way width. If additional right-of-way cannot be dedicated at this time, we will restrict the development (building permits) of Lot 1 Block 6 and Lot 11 Block 4.
12. Temporary turn-arounds, designed to meet the City standards, are required at all street dead-ends to allow emergency and service vehicles to turn around.
13. Please show one-foot strips for right-of-way conveyed to the City in cases where a public street abuts unplatted land (SMC 17G.080.040(B)(2)(o)).
14. Please include all right-of-way widths of all streets on the plat map.
15. Addresses must be shown on the final plat. Addresses for the plat are in progress of being developed. One area of concern is the ultimate direction of Beard Drive. Is Beard Drive more likely to continue west or south? Please clarify.
16. Lot plans, stamped and signed by a Professional Engineer, shall be prepared for residential lots as per the criteria listed in Appendix 3C of the Spokane Regional Stormwater Manual and submitted to the City of Spokane for review and acceptance

Date: May 1, 2023

Comments: Alteration to Westridge Addition

(Continuation)

prior to the final plat being accepted by the City of Spokane. Please prepare these and submit to Engineering.

17. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat. Water and sewer improvements cannot be bonded for. All punch list items including as-built drawings must be turned in.
18. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat. Pre-development flow of any off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm must be provided.
19. All stormwater facilities necessary to serve the proposed plat shall be designed and constructed in accordance with City standards.
 - a. The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve the proposed plat.
 - b. The accepted civil engineering plans show stormwater facilities on privately owned property. Who will maintain these facilities?
20. Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot.
 - a. Deviations from the design standards must be submitted in writing to the City Engineer and approved prior to the submittal of engineering plans for review (SMC 17H.010.020).
 - b. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
 - c. All street identification and traffic control signs required due to this project must be installed by the developer at the time street improvements are being constructed. They shall be installed and inspected to the satisfaction of the City's Construction Management Office in accordance with City standards prior to the occupancy of any structures within the plat.
 - d. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
21. Public right-of-way widths shall be in accordance with the City's comprehensive plan, the City's Engineering Design standards, or as directed by the Director of Engineering Services. Minimum right-of-way widths are shown in Tables 17H.010-1 and 17H.010-2. The right-of-way width varies based on the required street elements including

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Comments: Alteration to Westridge Addition

(Continuation)

number of lanes, on-street parking, bike lanes, medians, turn lanes, roadside swales, pedestrian buffer strips and street trees.

- a. Public rights-of-way or private tracts shall contain all street elements including paving, curbing, gutters and pedestrian buffer strips or swales in accordance with the City's design standards.
- b. Narrower right-of-way widths may be allowed if approved by the Director of Engineering Services. Variance requests will be evaluated based on topography, traffic circulation, emergency vehicle access, zoning, existing development, and on-street parking requirements.

22. Per Section 17H.010.180 Sidewalks:

- a. Sidewalks shall be located on both sides of the street for all public and private streets.
- b. In steep, hillside areas, where development occurs only on one side of the street, sidewalk may be omitted from one side in accordance with SMC 17H.010.110. However, it must be demonstrated that the segment to be omitted is not a critical link in the sidewalk system.
- c. All sidewalks shall be designed and constructed in accordance with the City's design standards, standard plans, and specifications.

23. Per Section 17H.010.190 Pedestrian Buffer Strips:

- a. Pedestrian buffer strips are required on both sides of all streets between the sidewalk and the curb. The width and type of pedestrian buffer strip for each street shall comply with the requirements of the comprehensive plan and the City's design standards.
- b. Planted strips are required on residential local access streets. A minimum three-foot wide concrete pedestrian buffer strip may be allowed in place of the planted strip for certain land uses such as churches and schools that require passenger loading and unloading. These will be evaluated on a case-by-case basis and allowed if approved by the Director of Engineering Services.
- c. In situations where a separation between the sidewalk and the street is constrained by topography, narrow right-of-way or existing development, a variance from this standard may be approved by the Director of Engineering Services.
- d. In cases where sidewalk has been omitted on one side of the street, the pedestrian buffer strip may also be omitted on that side.

WATER:

24. The nearest available public water service main which could provide service to this proposed plat is a twelve-inch ductile iron distribution main located in 21st Avenue near 3516 W 21st Ave and a twelve-inch cast iron transmission main located in Grandview

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Comments: Alteration to Westridge Addition

(Continuation)

Avenue. Existing water pressure is approximately 64 psi at the hydrant located near 3512 W 21st Ave for the distribution main.

- a. The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
- b. The water system shall be designed and constructed in accordance with City standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require pressure relief valves to be installed at developer expense.
- c. An electronic version (pdf) of an overall water plan and hydraulic analysis must be submitted to the Development Services Center for review and concurrence. The hydraulic analysis must include supporting calculations for domestic and fire flows per City design standards.
- d. Construction plans shall be submitted to Development Services for review and acceptance. The water system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.
- e. The civil plans show water services being constructed to Lots 5 and 6 Block 5 of the final plat of Westridge Addition, but the Alteration of Westridge Addition indicates said lots are to become a part of Tract A. Are both services required for irrigation? Please clarify.

25. The following proposed Lots appear to be missing water services. Please clarify.

- a. Lot 1 Block 5; no water main was proposed at this time in Cumberland. A minimum of ten feet of water main must front Lot 1 Block 5.
- b. Lot 2 Block 5
- c. Most of the lots on Beard Drive.

SANITARY SEWER:

26. The nearest existing public sanitary sewer which could provide service to this proposed plat is an eight-inch PVC line located in 21st Avenue near 3516 W 21st Ave.

- a. The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
- b. The sanitary sewer system shall be designed and constructed in accordance with City standards.
- c. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat. The sanitary sewer for some of the proposed lots on Westridge and Cumberland are not included in the approved civil plans. Please clarify.

Date: May 1, 2023

Comments: Alteration to Westridge Addition

(Continuation)

27. The civil plans show side sewers being constructed to Lots 5 and 6 Block 5 of the final plat of Westridge Addition, but the Alteration of Westridge Addition indicates said lots are to become a part of Tract A. Please clarify.
28. The following proposed lots appear to be missing side sewers. Please clarify:
 - d. Lot 3 Block 5
 - e. Lot 1 Block 5
 - f. Most of the lots on Beard Drive

General comments:

29. Tract A and the storm water easement/access to Tract A within the boundaries of this proposed plat will be maintained by a Homeowners' Association established for this development. Said stormwater facilities will be operated and maintained in accordance with an operation and maintenance manual written by a licensed engineer in the State of Washington.
30. Construction plans for public street, sanitary sewer, water, and stormwater improvements must be designed by a Professional Engineer, licensed in the State of Washington, , and submitted to Development Services for review and acceptance prior to construction.

The following statements will be required in the dedication of the final plat:

1. All parking areas and driveways shall be hard surfaced.
2. All street identification and traffic control signs required by this project will be the responsibility of the developer per SMC 17G.080.070.

cc: Development Services File

Tami Palmquist, Director, Development Services

Mike Nilsson, P.E., Principal Engineer, Development Services

Patty Kells, Traffic Engineering Assistant, Development Services

Erik Johnson, Engineering Technician IV, Development Services

Joel Taylor, E.I.T., Development Services

Kelly Heitstuman, Field Engineer, Engineering Services

Planning comments

File No: Z23-108FPLT

Subject: Alteration to Westridge Addition of the Westridge PUD (Z9700042-FP, document recording no. #4223669)

Corrections Required prior to public notice for plat alteration.

1. Please update the surveyor notes on page 2 of three to include the proposal to dedicate Westridge Lane as public road right of way (surveyor note 3 includes only Cumberland name and engineering comments related to this same topic).
2. Please provide written confirmation that the CCRs have been reviewed by the property owner and applicant and that this proposed modification to the PUD Plat does not violate the recorded covenants and conditions.
3. Please update the general setback language included in the dedication and on the proposed PUD/Plat Map to meet the setback requirements of the original PUD Plat (correction required on the proposed fifth dedication from the bottom of column 1, dedication page). The below setbacks are copied from the original plat.

All lots designated for building lots shall have a front yard setback as shown hereon (a minimum of 20 feet from the right of way or the back of sidewalk, whichever is greater), a flanking street side yard setback as shown hereon (a minimum of 10 feet from the right of way or the back of sidewalk, whichever is greater), and a rear yard setback of 15 feet or 25 feet, as shown hereon, and a side yard setback of 5 feet.

- a. Based on the above, you may either choose to utilize the original setbacks from the PUD for new lots 1-3 block 5 (original configuration and orientation) or apply the above plat setbacks to each lot based on their new street frontage (front lot lines along 21st and Cumberland).

Inactive HOA, HOA Tracts.

4. The application, currently proposed plat dedications, and signature blocks include the Westridge Homeowners' Association (HOA) as land owned by the HOA is included in the proposed alteration of the Westridge Addition to the Westridge PUD. Following discussions with the legal staff who assist with land use action we recommend the following:
 - a. The CCRs will need to be amended and a new and active HOA instated to carry out the HOA's responsibilities including responsibilities related to common area tracts.
 - b. Please see if there is any documentation related to why that common tracts were conveyed to private parties in the early 2000s.
 - c. Because Westridge HOA tracts B and C, currently owned by Charleen Beard, had been previously conveyed with other land Lennar purchased in 2022, it may be worth verifying if these tracts were supposed to be included with the 2022 land transaction. If parcels 25262.2512 and 25263.2706 were not included in the sale, we recommend reaching out to the current owner to address the stated use of the lots (per the Westridge Addition to the Westridge PUD).

Items to be addressed prior to final plat approval (authorization to print, sign, record).

5. Please update the title block with reference to the original final land use action to include the final city plat number Z9700042-FP.
6. Please add this alteration city file number Z23-108FPLT to the title block on each page.
7. Please update file number found in the surveyor block on the bottom of each page to Z23-108FPLT.
8. Please add a revision block listing all previously recorded surveys/PUD Plats and the date of recording including #4223669.
9. Please add the following language to the dedication page for the PUD Plat alteration:
"If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW."
10. Please add a note that alteration of this PUD Plat does not modify terms and conditions of the Hearing Examiner Decision for the Westridge Planned Unit Development (Z9600060PP/PUD) nor the Westridge Addition of the Westridge PUD (Z9700042-FP).
11. Please add a Vicinity map. Please use only black and white and produce at a scale where street names are legible.
12. Please add the name, mailing address and phone number of the owner and the person with whom official contact should be made regarding the application.
13. Please add the datum plane.
14. Please add the acreage of each lot (please retain the sq. ft. already shown on the plat map). This can be completed in table format or placed on each lot.
15. Please add a note that the density and number existing and proposed lots associate with this plat alteration is unchanged from the Westridge Addition to the Westridge PUD. This could be added to the surveyor note 3 on page 2 of 3.
16. Add the zoning designation – RSF.
17. Please update the owner certification to match the language in SMC 17G.080.040:
 - a. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - b. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 - c. the owners adopt the plan of lots, blocks and streets shown;
 - d. owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes;
 - e. owner dedicates to the City the streets, alleys and other public places, including slope and construction easements and waives all claims for damages against any governmental authority including, without limitation, the City which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of any public way so dedicated;
18. Please update the following signature blocks that do not match language from the SMC and/or reference Spokane County instead of the City of Spokane. Note: planning may have other edits to the signature blocks based on clarifying answers provided and/or if no hearing is requested for this alteration. Please note that any reference to the original preliminary PUD/Plat approval

within the planning director and/or hearing examiner signature blocks will need to be updated to Z9600060PP/PUD.

f. Surveyor's certificate, stamp, date and signature, as follows:
The following land surveyor's certificate to be shown on each sheet of the plat: "I, _____ registered land surveyor, hereby certify the plat of _____, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.
Signed _____(Seal)"

g. A certification by the city treasurer, as applicable:
"I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local improvement assessments. Examined and approved, this _____ day of _____, 20__.

City of Spokane Treasurer"

h. The certification by the Spokane county treasurer, as follows:
"I hereby certify that the land described in this plat, as of the date of this certification, is not subject to any outstanding fees or assessments. Examined and approved _____ day of _____, 20__.

Spokane County Treasurer"

General Comments to assist in the Alteration process.

19. Planning has put together a list of parcel numbers associated with land within the original PUD Plat. Please use this list to gather owner, taxpayer, and occupant addresses for use in the forthcoming notification process. Once this application is deemed technically complete, the planning department will provide you with the letter you will be required to send to owners, taxpayers and occupants providing them an opportunity to request a hearing before the hearing examiner on this proposal.