



PLANNING & DEVELOPMENT
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January 14, 2015

Taylor Engineering
C/o Frank Ide
106 W. Mission Ave.
Spokane, WA 99218

Subject: Proposed "Cheltenham Court" Preliminary Plat
File # Z1400069PPLT

Dear Mr. Ide,

This letter is to inform you the application materials for the above mentioned preliminary plat were found to be **technically incomplete**, based on a review required under Spokane Municipal Code (SMC) 17F.060.090, Determination of a Complete Application. The following comments were received from various departments and agencies that require addressing before this application could be considered technically complete and proceed to Notice of Application and Public Hearing.

Traffic and Engineering - Development Services:

1. Three (3) lots (10, 11, & 12) shown on the cul-de-sac are less than the minimum forty foot (40') of required lot frontage. Please revise and re-submit the preliminary plat site plan.

Mead School District:

1. The school district states they do not have any additional capacity at the Prairie View Elementary school and that this oversight was due to the applicant assuming that this proposal was within School District #81's jurisdiction as noted in both the preliminary plat application and the SEPA checklist. Recommend informing future homeowners in this plat that their children could be bussed to different schools than those anticipated.

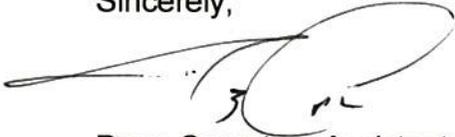
Planning & Development:

1. Please amend the preliminary plat application, Attachment "A" pages 1 (3.h.) and 2 (6.i.), and within the "Written Narrative" on page 1 (3.h.) to change the school district this proposed plat is in from District #81 to Mead and re-address the comment for each. In addition, a correction is needed for the comment section (15.a.) for Public Services on page 16 of the SEPA checklist.
- Please see the attached Memorandum, dated January 9, 2015, from Engineering for other comments on this proposal.

- Please reference the additional comments from the Mead School District, Avista Corporation, and the Spokane Tribe of Indians.

If you have any questions regarding these requirements, please let me know by calling 625-6089. This application will not be processed until 2 copies of the revised plat and 1 copy each of the SEPA Checklist and application materials have been submitted. Please make an appointment to resubmit these materials with me. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Compton', with a large, stylized flourish extending to the left.

Dave Compton, Assistant Planner
City of Spokane

cc: Inland Pacific Development, LLC