LETTER OF APPROVAL

August 16, 2017

Candy Correia
7708 N Warren Lane
Spokane, WA 99208

RE: Preliminary "Correia" City Short Plat File #Z16-723PSP

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

1. THAT the proposed preliminary "Correia" Short Plat File #Z16-723PSP is a preliminary plat proposal of one parcel into three lots, located at parcel number 35083.1311;

2. THAT the proposed preliminary "Correia" Short Plat is allowed under the provisions of Title 17 of the Spokane Municipal Code (SMC), and is consistent with the comprehensive plan designation and goals, objectives and policies for the subject property;

3. THAT the proposed preliminary "Correia" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;

4. THAT four public comments were received on the short plat proposal; two in opposition, two in support;

5. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;

6. THAT the subject property is suitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historical, or cultural features;

7. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;

8. THAT appropriate provisions (when all of the conditions of approval of the Preliminary 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 Planning and Development Director APPROVES the Preliminary "Correia" Short Plat on August 16, 2017 subject to compliance with the following conditions of approval:

1. The name of the Final City Short Plat shall be "Correia" Final City Short Plat, being a portion of the Southwest Quarter Section 08, Township 25 North, Range 43 East, 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 I and SMC 17G.080.050 H;
4. Final short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
5. Final short plat “Correia” shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
6. The required side yard setback for Lot 1 off of Indiana is twenty feet for all structures.
7. As depicted in the elevations provided to the Planning Department, the corner home shall include a porch and door in order to maintain visual character with existing neighboring structures.

Water
8. The existing new 1” water service lines that have been extended onto the property from Indiana must be protected within an easement and the easement must be shown on the face of the plat.

Sewer
9. There is an existing 8-inch vitrified clay sewer main that runs across the north portion of Lot 1 that can provide service to these lots. This main must be protected within a no-build easement. The north 12 feet of Lot 1 must be shown as an easement on the Final Plat. Because there are also other utilities across this portion of Lot 1, the easement can be titled, “Sewer & Utility Easement.”
10. Lots 1 through 3 can share one sewer tap if the following is done.
   a. The shared sewer tap is a minimum of 6-inches in diameter.
   b. Each lot has its own individual 4-inch diameter service line installed connecting to the shared 6-inch tap.
   c. The service lines and the 6-inch tap are protected by an easement and the easement is shown on the face of the plat.
   d. A sewer maintenance agreement, for the combined maintenance of the shared tap, is established for the lots and is recorded.
11. Alternatively if a shared sewer line is not desired, each lot can be connected to the main via their own individual 4-inch tap and service line. These lines must be protected by an easement and the easement must be shown on the face of the plat.

Storm
12. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 and the Spokane Regional Stormwater Manual.
13. A surface drainage plan shall be prepared for each lot and shall be submitted to Planning & Development for review and acceptance at the time of building permit review.

Other
14. This plat lies within the Northeast Transportation Impact Fee Area. Each lot will be subject to a Transportation Impact Fee at the time of building permit review.
15. Indiana Ave is currently under a no-cut pavement moratorium. No cuts will be allowed in this street until 05/20/2019.
16. This plat lies within the General Facilities Waiver Boundary and is not subject to general facilities charges at the time of connection.
17. Addresses must be shown on the face of the final plat. The assigned addresses and address permits for the short plat are as follows:
a. Lot 1 – 1945 N. Astor St. (Permit# P1605925ADRS)
b. Lot 2 – 1933 N. Astor St. (Permit# P1605926ADRS)
c. Lot 3 – 1919 N. Astor St. (Permit# P1605927ADRS)

Statements to be added to the dedicatory language

1. The following statements will be required in the dedication of the final plat:
   a. Only City of Spokane Water shall serve the plat; the use of individual on-site wells is prohibited.
   b. Only City of Spokane Sewer shall serve the plat; the use of individual on-site sanitary disposal systems is prohibited.
   c. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
   d. All parking areas and driveways shall be hard surfaced.
   e. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Planning & Development Department for review and acceptance prior to the issuance of a building permit on said lot.
   f. All stormwater surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 “Stormwater Facilities.” 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 SMC 17.0.0”Stormwater Facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, and the City Design Standards have been complied with.
   g. Slope easements for cut and fill, as deemed necessary by the City of Spokane Planning & Development Department, in accordance with the City Design Standards, are granted along all public right-of-ways.

This Preliminary Short Plat is exempt from the Washington State Environmental Policy Act (SEPA).

A Final City Short Plat shall be prepared by a registered Land Surveyor licensed by the State of Washington. Submission of a Final Short Plat shall include; the filing fee, seven (7) paper copies of the proposed Final Short Plat, and three (3) plat certificates (Title Report) less than thirty days old.

The plattor is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final “Rosamond” City Short Plat to Planning & 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. A one-year extension may be granted if applied for in writing prior to the expiration date.

After review, approval and corrections, if necessary, of the Proposed Final Short Plat by the City, the plattor, or their agent, shall obtain the required signatures on the face of the Final Short Plat Photo-Mylar or “Silver Slick”-Mylar. The last signature obtained prior to filing the Mylar with the County Auditor shall be that of the Planning Director.

The plattor, or their agent, shall then, within thirty days of the signing of the Final Short Plat by the Planning Director, complete these steps in the following order:

1. File three conformed silver-slick mylar of the Final Short Plat, which bears the Auditor’s File Number and Recording Information, with the Planning Director.
2. File twelve (12) conformed paper copies of the Final Short Plat, which bears the Auditor’s File Number and Recording Information, with the Planning Director.

**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 16th of August, 2017. **THE DATE OF THE LAST DAY TO APPEAL IS THE 29th OF AUGUST, 2017 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 Ali Brast (509) 625-6638 if you have further questions related to procedures or if you need further assistance.

Lisa D. Key, Planning Director
Planning and Development

By: Ali Brast, Assistant Planner
Planning and Development