



PLANNING & DEVELOPMENT

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**REQUEST FOR COMMENTS**  
**\*\*\* 5<sup>th</sup> Review (4<sup>th</sup> Revision Review) \*\*\***  
**Crestview Estates Preliminary Short Plat**  
**FILE NO. Z22-423PSP**

**Date:** Oct 25, 2023

**To:** Engineering/Planning

**From:** Melissa Owen, Assistant Planner II  
808 West Spokane Falls Boulevard  
Spokane, WA 99201 or call (509) 625-6063  
mowen@spokanecity.org

**Subject:** **Crestview Estates Preliminary Short Plat** – Request for Comments (4<sup>th</sup> review; 3<sup>rd</sup> revision review)

**Owner:** CRESTVIEW HOMEOWNERS' ASSOCIATION  
8205 N DIVISION ST  
SPOKANE, WA, 99208

**Applicant:** WHIPPLE CONSULTING ENGINEERS  
21 S. PINES RD.  
SPOKANE VALLEY, WA 99206

**File Number:** Z22-423PSP

**Location Description:** The proposal is located at **8903 and 8904 North Ash Street**; Parcels 26241.0310 and 26241.0410, SE 1/4 of the NE 1/4 SEC. 24, T. 26 N., R. 42 E., W.M.

**Description of Proposal:** The applicant, in response to comments received during agency review of the proposed preliminary short plat, has made minor adjustments to their proposal. Under the current revised submittal, the applicant is proposing to retain stormwater tract A and subdivide stormwater tract B (of the Final Plat of Crestview Estates 1st Addition) into two lots for residential development. The proposal is in a Residential Single-family (RSF) zone and includes parcels 26241.0310 and 26241.0410 addressed as 8903 and 8904 North Ash Street. The property proposed for subdivision and revision to stormwater retention (Tracts A and B of the Final Plat of Crestview Estates 1st Addition) includes 24,288 sq. ft. of land.

**Legal Description:**

CRESTVIEW ESTATES 1ST ADD LT A BLK 1 AND LT B BLK 2 (AFN#5142404)

**SEPA:** This proposal is exempt from SEPA.

**Current Zoning:** Residential Single-Family (RSF)

**REPORT NEEDED BY: 5 P.M. November 8, 2023.** If additional information is required for your department or agency to comment on this proposal, please notify Planning and Development as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, **please note one of the following:**
  - a) ( ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
  - b) ( X ) This application is exempt from concurrency testing, but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

\* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

\*\* - Please forward your comments to Patty Kells, Planning and Development at least 2 working days before the "Report needed by" date shown on the front page.

**DISTRIBUTION LIST FOR COMMENTS – 4<sup>th</sup> Revision Review (5<sup>th</sup> RFC)**  
**PROJECT NAME: “Crestview Estates Preliminary Short Plat”**  
**FILE No.: Z22-423PSP**

**E-mail Copies**

**City Departments**

- Planning & Development, Attn: Mike Nilsson\*\*
- Planning & Development, Attn: Melissa Owen
- Planning & Development, Attn: Joeline Eliason

**REQUEST FOR COMMENTS**  
**4<sup>th</sup> Revision Review (5<sup>th</sup> RFC)**  
**File No.: Z22-423PSP**

**COMMENTS:** (Use additional sheets if necessary)

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Department or Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Concurrency Passed/Failed