



The use or activity applied for is located in a potential critical area. The information should be easily available from site observations or data available at City Hall. City staff may also field check the site to determine subsequent steps. The information you provide will help you and reviewing agencies comply with critical area regulations that assure the protection of public and private property, public safety, and the values and functions of environment, water quality, and fish and wildlife in Spokane.

Directions: Please fill out the checklist to the best of your knowledge. Additional resources are available; these include maps, staff and agency websites. Complete answers will help expedite this process. Maps, supporting data, drawings to scale, and photos must accompany this checklist.

Please Print Clearly.

1. Property Owner John Pitcher
2. Address 10223 S. Haugman Valley Rd. Contact 509-981-3537
3. Applicant/Agent _____
4. Address _____ Contact _____

Site Information

5. Site Address/Location (Attach area, topographical, and orthographic maps, and photos) 3515 S. Inland Empire Way
6. Assessor Parcel ID Number 25301.0006, 25301.0007, 25312.0004 Approximate parcel size 48 acres
7. Land Use Designation AG/OS Zoning Designation RA/RSF
8. Is the site currently developed? If yes, list existing improvements, structures, and dimensions
Single family residence and 10 farm-related outbuildings
9. Describe the project Applications for 84 lots on approximately 45 acres

General site topography (Provide site specific information in questions 10-16. Refer to maps and provide support data. Check all that apply.)

10. Potential Critical Areas and associated buffers: wetlands _____ fish & wildlife streams
geological hazard floodplain critical aquifer recharge urban natural open space _____
11. Are there potential Critical Area designations on adjacent parcels? yes
If so, list parcels and designations property N & S have both shoreline & slopes
12. Are unstable slopes _____ steep slopes ; eroding hillsides _____, or erosion _____ present?
 - a. _____ Flat: Less than 5 feet elevation change over entire site
 - b. _____ Rolling: slopes on site less than 15%
 - c. _____ Hilly: slopes present on site of more than 15% and less than 30%
 - d. Steep: grades of greater than 30% present on site
 - e. _____ Other (please describe) _____

13. Is there any surface water body or indication of surface water bodies on or in the immediate vicinity (250 feet) of the proposed site or adjacent sites? Check all that apply: year-round or seasonal streams , gullies _____, drainage ways _____, creeks _____, rivers _____, lakes _____, ponds _____, or wetlands/potential wetland _____
- a. If seasonal, what season(s) of the year? _____
14. Name of water and/or wetland within which development is proposed. Latah Creek
15. Site is in the floodway floodplain of a watercourse.
16. Site is primarily: forested _____ type of tree cover _____; meadow ; shrubs ; mixed _____; urban (lawns, landscaping) _____; or agriculture
17. List all major natural and manmade features N/A

Types of Project Activities (within the potential Critical Area or associated buffer)

18. Will activities alter man-made or natural drainage features? Yes _____ No
19. Does project involve any clearing, filling, grading, paving, surfacing, and/or dredging? Yes No _____ If Yes, answer the following. If no, go to number 24.
20. If activity includes paving indicate amount of new impervious areas 190,000 sq ft of road surface
21. If activities include clearing and grading, indicate square feet 170,000 sq ft
22. If activities include new landscaping, yard maintenance or gardening greater than 7,500 square feet, indicate square feet N/A
23. Will activities involve placing fill materials? Yes No _____
 If yes, will fill materials exceed one foot in depth? Yes No _____ Indicate Depth 3 feet
 If fill materials exceed 50 cubic yards, indicate cubic yards 55,000 cubic yards
24. If activities involve earth removal exceeding 2 feet in depth excluding foundation excavation, indicate depth N/A
25. Has proposed site been flagged? Yes _____ No If no, contact City of Spokane Permit Coordinator when flagged.
26. Project Value _____

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any approvals that it might issue in reliance upon this checklist.

Date: 12-4-16 Signature: [Signature]
 Proponent: John Pilder Address: 10223 S. Hanger Valley
 Phone: 509 981 3537 Spokane WA 99209

Agency Approval: _____ Date: _____