



**PLANNING & DEVELOPMENT**  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3343  
509.625.6300  
FAX 509.625.6822  
spokaneplanning.org

April 3, 2014

Western Land Consulting  
C/o Derek Budig  
2607 S. Southeast Blvd., B214  
Spokane, WA 99223

Subject: Proposed "811 W. 15<sup>th</sup> Ave. Wireless Communication Tower"  
File # Z1400013CEL2

Dear Mr. Budig,

This letter is to inform you that the application materials for the proposed wireless communication tower to be located at 811 W. 15<sup>th</sup> Avenue, were found to be **technically incomplete**, based on a review required under Spokane Municipal Code (SMC) 17G.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. There is an 8" and 10" public sewer line adjacent to this property line from 15<sup>th</sup> and 16<sup>th</sup> Avenues. This sewer line must be addressed in the SEPA and the pipe and manhole locations located on the site plan for review of this application.
2. Access to this site requires crossing over six parcels from Wall St. A recorded mutual use and access agreement must be in place with these property owners to allow access to this site. If there is an existing agreement then this must be amended.

Planning:

1. Provide any additional information possible on attempts or negotiations undertaken to co-locate services on other wireless communication sites within a one-mile radius over and beyond the affidavit supplied with the application. If unavailable, Planning and Development will help to facilitate any efforts to co-locate your needs with other wireless communication service providers.

Avista:

1. Avista serves this area with both gas and electric. Gas is served from 15<sup>th</sup> and 16<sup>th</sup> Avenue street rights of way and there would be no interference with the cell tower. Electric is served from the rear of the lots and there are numerous service lines and one pole which will be seriously affected by the cell tower and will require re-routing. All costs associated with this re-routing will be the responsibility of the

developer including any new property rights that have to be acquired. The developer should contact Jason Stippach at Avista, 495-2546 for design information and cost estimates.

If you have any questions regarding these requirements, please let me know by calling 625-6089. This application will not be processed until 14 copies of the revised site plans have been submitted. Please make an appointment to resubmit these materials with me. Thank you.

Sincerely,

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

Dave Compton, Assistant Planner  
City of Spokane