

April 22, 2015

Pat Moore  
Pat Moore & Associates  
7224 W Johannsen Ave  
Nine Mile Falls, WA 99026

Dear Mr. Moore,

The City of Spokane has conducted a review of your recent submittal for the proposed McCarroll East 4<sup>th</sup> Addition Final Short Plat located east of the intersection of Lowell Ave and James Dr. (Z1500028FPLT). The documents submitted for the proposed development at the above address have been checked and the following items require correction, clarification, or additional detailing before they can be approved.

**PLANNING SERVICES – (Ali Brast):**

1. In the title block, under Planning Director, please change the Director's title to City of Spokane Interim Planning and Development Director.
2. Separated sidewalks will be required on all streets within this proposed final plat to stay consistent with what has already been developed to the southwest on Lowell. A mere 5ft sidewalk easement will not be allowed.
3. In keeping with the first comment below from Engineering Services, please submit an updated overall phasing plan, per SMC 17G.050.050.F. This will allow us to verify street connectivity and proper naming.
4. Add the required side yard setback to the map.

**ENGINEERING SERVICES – (Eldon Brown):**

1. Because of the changes to the preliminary plat, please submit an updated overall phasing plan.
2. Please submit a copy of the Spokane County Resolution and Maintenance Agreement 3-0772 that is referenced in the dedicatory language.
3. All roadway names shall conform to Spokane Municipal Code - Section 17D.050.020: Naming of Roadways – Policy.
4. Label all roadways on the plat. The 160' section between proposed Lowell Ave & proposed Seminole Ave should continue as James Dr. and labeled as such, especially if a future extension of James Dr. is planned.
5. To eliminate potential confusion with respect to emergency response, duplication of existing roadway root names, which are not in reasonable alignment with the existing roadway, will not be permitted. Proposed Seminole should be named as such only if it will be in alignment with the existing Seminole St as part of a future addition. If that is the case, then "Avenue" should be changed to "Way" or "Street". If future planned additions are to have proposed Seminole Avenue continue in an east-west direction, then a different name will be required. An overall master plan for the area would be helpful to determine proper roadway naming.

6. Is the plan to continue Lowell in a general east-west direction? If so, then Lowell can remain as an "Avenue"; if not, then Lowell should transition to a "Way."
7. Unless approved through the Hearing Examiner, all right-of-ways shown on this plat must be a minimum of 60' in width as shown on the preliminary plat.
8. Please modify the dedicatory statement on the plat that talks about sidewalk easements as the sidewalks will be in the right-of-way.
9. In accordance with item number 10 of the Hearing Examiner's Decision, side setbacks must be shown on the face of the plat.
10. Monuments must be installed prior to the City Engineer signing the final plat at the following locations or a deposit in the amount of \$250.00 per monument will be required.
  1. The beginning and end of all street centerline curves.
  2. At all street centerline intersections.
  3. At the edges of the plat.
11. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion/sediment control improvements not constructed prior to the approval of the final PUD/plat. Sewer and water facilities must be constructed prior to the approval of the PUD/plat.

After all the above comments have been addressed, please contact me to set up a meeting to submit revised plans. I will need the following:

1. **Response Letter**
2. **3 sets of the revised plans**

Should you have additional questions or concerns I can be contacted at (509) 625-6638 or [abrast@spokanecity.org](mailto:abrast@spokanecity.org).

Sincerely,



Ali Brast  
Assistant Planner  
Planning & Development Services

Cc by Email:

Eldon Brown, Engineering Services  
Erik Johnson, Engineering Services