

LETTER OF APPROVAL



PLANNING & DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
FAX 509.625.6013
www.spokanecity.org

April 19, 2016

Mike Gahvarechi
PO Box 30332
Spokane, WA. 99223

RE: Preliminary "Parviz" City Short Plat File #Z16-150PSP

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 "Parviz" Short Plat File #Z16-150PSP is a preliminary plat proposal of three parcels into 5 lots, located at parcel numbers 35203.2312, 35203.2313, and 35203.2314;
2. THAT the proposed preliminary "Parviz" 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 "Parviz" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT one public comment was received about the proposal on April 8, 2016 and staff responded on April 8, 2016;
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 "Parviz" Short Plat on April 19, 2016 subject to compliance with the following conditions of approval:

1. The name of the Final City Short Plat shall be "Rockwood Corner" Final City Short Plat, being a portion of the North Half Section 20, 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 "Rockwood Corner" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
6. The right-of-way improvements, required by this project, must be constructed prior to the approval of the final plat. If these improvements cannot be finished prior to the completion of the final plat, a financial guarantee must be established with the City.
7. Each townhome has been constructed with their own individual 4-inch diameter sewer side service. It should be understood that the maintenance of these individual 4-inch side services shall be the responsibility of the corresponding parcel owner.

These 4-inch sewer services eventually tie into a shared 6-inch diameter line. The maintenance of this shared 6-inch line is the responsibility of all the property owners in this plat. A sewer maintenance agreement must be established and recorded delineating the shared responsibility of the sewer maintenance. Please mention this sewer agreement in the dedication.

8. Some of these individual 4-inch sewer lines cross property lines and must be protected by easements. Please show these easements as well as any other existing or proposed on the face of the plat.
9. This project has been designed to utilize the old water service line for irrigation on all 5 lots. An agreement must be established and recorded that delineates the shared responsibility for the maintenance of this line as well as the shared responsibility of the water bill. Please mention this water agreement in the dedication.
10. A portion of parcel number 35203.2308's water service line crosses Lot 1 and must be protected by an easement. Please show this easement on the face of the plat.
11. Stormwater for all 5 lots is being disposed of on Lot 1. These stormwater facilities must be protected within an easement and the easement must be shown on the face of the plat. Please show, in the dedication, that all lots within this plat have access to this stormwater easement. A stormwater maintenance agreement must be established and recorded delineating the shared responsibility of the stormwater maintenance.

12. All 5 lots are sharing one access point onto the street. This shared access must be protected by an easement. Please show this easement on the face of the plat. A Mutual Use and Access Agreement must be established and recorded giving all lots access to this easement as well as delineating the shared maintenance responsibility of this shared driveway.
13. Addresses must be shown on the face of the plat.

Statements to be added to the dedicatory

14. All stormwater and surface drainage generated onsite shall be disposed of onsite in accordance with SCM 17D.060 "Storm water facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, and City Design Standards.
15. This plat lies within the Moran Prairie Special Drainage District. 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 17.060 "Storm water facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, and City Design Standards have been complied with. 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.
16. A transportation impact fee will be collected prior to the issuance of a building permit for the affected lot.
17. Only City water and sanitary sewer systems shall serve the plat; the use of individual onsite sanitary waste disposal systems and private wells is prohibited.
18. All parking areas and driveways must be hard surfaced.
19. If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW.
20. The site shall be developed in accordance with the plans on record and comments received on the project from City Departments and outside agencies with jurisdiction.

This Preliminary Short Plat is exempt from the Washington State Environmental Policy Act (SEPA) per SMC 17E.050.080.

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 plat is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Fisher" 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 one 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 eleven (11) 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 19th day of April 2016. **THE DATE OF THE LAST DAY TO APPEAL IS THE 3rd DAY OF MAY 2016 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 Donna deBit (509) 625-6637 if you have further questions related to procedures or if you need further assistance.

Sincerely,



Lisa Key, Planning Director
Planning and Development

By: Donna deBit, Assistant Planner
Planning and Development