



PLANNING & DEVELOPMENT
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LETTER OF APPROVAL

April 12, 2016

Richard Fisher
4214 S Glenrose Rd
Spokane, WA 99223

RE: Preliminary "Ricari" City Short Plat File #Z16-139PSP

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 "Ricari" Short Plat File #Z16-139PSP is a preliminary plat proposal of one parcel into two lots, located at parcel number 35272.0927;
2. THAT the proposed preliminary "Ricari" 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 "Ricari" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT two public comments were received on the short plat proposal, in opposition to the proposal based on traffic and safety concerns at the intersection of 16th and Ray;
5. THAT staff responded to the public comments and those responses can be found in the application file;
6. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
7. 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;
8. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
9. 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 "Ricari" Short Plat on April 12, 2016 subject to compliance with the following conditions of approval:

1. The name of the Final City Short Plat shall be "Ricari" Final City Short Plat, being a portion of the Northwest Quarter Section 27, 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 "Ricari" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
6. Each lot must have its own individual sewer service line connecting the lot to the main. There is an existing 10-inch vitrified clay sewer main in Ray Street and an existing 8-inch concrete sewer main in 16th Avenue;
7. Individual water services must be installed without crossing lot lines. Because Lot 1 has frontage on both Ray and 16th, it can be connected to either the existing 12-inch cast iron water main in Ray or the existing 6-inch cast iron water main in 16th Avenue. Lot 2 has frontage only on 16th Avenue and must connect to the water main in 16th Avenue.
8. Addresses must be shown on the face of the final plat. Lot 2 has been given a preliminary address of 3209 E 16th Ave. Please contact Joelle Eliason, at the City of Spokane, to establish and pay for the address permit. She can be reached at (509) 625-6385.
9. Garages shall be a minimum of 20 feet back from the back of the sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
10. All easements, whether existing or proposed, must be shown on the face of the plat. There is an existing pole line across the north portion of these parcels that must be protected in an easement. Please coordinate with the appropriate utility purveyor to establish the appropriate width.
11. Because of its proximity to the intersection of Ray and 16th, Lot 1 must be accessed from Ray Street unless a shared driveway with Lot 2 is desired, straddling the shared property line.

Statements to be added to the dedicatory

12. 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.
13. 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.

14. A transportation impact fee will be collected prior to the issuance of a building permit for the affected lot.
15. Direct access to 16th Avenue for Lot 1 shall be prohibited, unless through a shared driveway with Lot 2.
16. 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.
17. All parking areas and driveways must be hard surfaced.
18. 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. This language shall appear on the face of the Final Short Plat;
19. 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).

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 platlor is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Ricari" 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 platlor, 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 platlor, 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 three 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 twelve (12) 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 12th day of April 2016. **THE DATE OF THE LAST DAY TO APPEAL IS THE 26th DAY OF APRIL 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 Ali Brast (509) 625-6638 if you have further questions related to procedures or if you need further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Key". The signature is fluid and cursive, with the first name "Lisa" and the last name "Key" clearly distinguishable.

Lisa Key, Planning Director
Planning and Development

By: Ali Brast, Assistant Planner
Planning and Development