



CITY PLAN COMMISSION
808 W. SPOKANE FALLS BLVD
SPOKANE, WASHINGTON 99201-3329
509.625.6300
FAX 509.625.6013

April 1, 2015

Lexcom Development, Inc.
c/o Andy Hambright
617 8th Avenue South
Seattle, WA 98104

Subject: Proposed "Riverside Avenue Wireless Communication Tower"
File # Z1500021CEL2

Dear Mr. Hambright,

This letter is to inform you that the application materials for the proposed wireless communication tower to be located at 415 E. Sprague Avenue, Spokane WA, 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.

Spokane Tribe of Indians:

1. Our office has determined that this is "**Adverse Effect**" on this project. There are six cultural sites that may be eligible for the National Register that will need to be addressed before this project can move forward. We request an onsite meeting at your convenience on the project mentioned above.

Recommendation: Cultural Survey & Subsurface testing.

Randy Abrahamson
Tribal Historic Preservation Officer
(509) 258-4315

Planning:

1. Provide a landscaping plan to show that required around any tower or ground equipment in accordance with Spokane Municipal Code 17C.355.040A.1. as follows:

Wireless communication support structure bases, when fenced (compounds), or large equipment shelters (greater than three feet by three feet by three feet), shall be landscaped following the provisions of this section. In all residential, O, OR, NR, NMU,

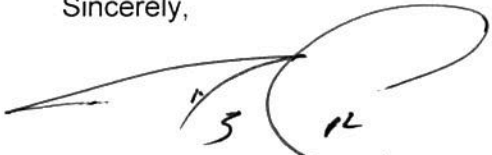
CB and GC, and other commercial zones, landscaping shall consist of a six-foot wide strip of L2 landscaping, consisting of eighty percent evergreen trees and shrubs. At the time of planting, evergreen trees shall be a minimum of fourteen feet in height, deciduous trees shall be a minimum of three-inch caliper (measured at four feet above the root ball), and shrubs shall have a minimum spread of eighteen to twenty-four inches.

Irrigation for the above landscaping must be shown or addressed on the revised site plan.

2. Either a Boundary Line Adjustment (BLA) needs to be accomplished to aggregate this vacant parcel with no address into one of the other parcels owned by the applicant that has an address or purchase an address from our permitting center. The cost for a BLA is \$350.00 and takes approximately a week. If you choose this I can forward you an application. It would then have to be filed and recorded with the county and the 2015 property taxes paid in full at that time. If you choose the latter, an address could be obtained for approximately \$5.00.
3. Please send a response letter with your revised site plans to address your decision on whether to do a BLA or get an address for the parcel and what agreement has been reached with the Spokane Tribe of Indians.

If you have any questions regarding these requirements, please let me know by calling 625-6089. This application will not be processed until 2 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 to the right.

Dave Compton, Assistant Planner
City of Spokane