CITY OF SPOKANE PLANNING SERVICES DEPARTMENT
Shoreline/Critical Areas Checklist

The Shorelines/Critical Areas Checklist is to be filled out by any person preparing a Land Use Permit Application for the City of Spokane. The purpose of the Checklist is to enable City staff to determine whether any potential Shoreline or Critical Areas are, or may be, present on the subject property. The information you provide will help you and reviewing agencies comply with regulations that assure the protection of public and private property, public safety, and the values and functions of environment, water quality, and fish and wildlife. This checklist does not constitute project approval.

A property owner or his/her authorized representative, must fill out the checklist, sign and date it, and submit it to the City as part of a Land Use Permit application process. The City will review the checklist and make a determination of the subsequent steps necessary to complete a Land Use Permit Application.

Directions: Please fill out the checklist to the best of your knowledge. The information should be easily available from site observations, agency websites, or data available at City Hall. Maps, supporting data, drawings to scale, and photos must accompany this checklist. *Attach a sheet if more space is required.*

APPLICANT INFORMATION	
Property Owner Name: MGD at GU LLC	Date 07-30-14
Address: 7110 N Cannon St.	
Phone: 509 953 2056	E-mail Address: david@adeptescrow.com
Agent Name: Mark Latham – ML Architect	
Address: 607 E. 6th St. Post Falls, ID 83854	
Phone: 208-773-9864	E-mail Address: mark@ml-architect.com

SITE INFORMATION (Attach area, topographical, and orthographic maps, and photos)

Site Address 704 N Superior St. Spokane Wa	
Property Tax Parcel No. 35174.0223, 35174.0027	Approximate Parcel Size (acres or square feet): 22,078 s.f.
Land Use Designation: CC Core Land Use	Zoning Designation: CC1-DC
Is the site currently developed? YES ☒ NO ☐	
If Yes, list existing structures and dimensions: one existing building to be renovated,	
Are you aware of any environmental studies that have been prepared related to or including the subject property or related to any property located within 300 feet of the subject property? If yes, list titles on an attached sheet. YES ☐ NO ☒	
Describe the project: Renovation to an existing building.	

Indicate by circling whether or not the following are potentially located on-site or within 300 feet of the subject property:

Fish and Wildlife Habitat	YES ☒ NO ☐	Floodplain or Floodway	YES ☐ NO ☒
Wetlands	YES ☐ NO ☒	Critical Aquifer Recharge	YES ☐ NO ☒
Geological Hazard	YES ☐ NO ☒	Spokane River	YES ☒ NO ☐
Streams	YES ☒ NO ☐	Latah Creek	YES ☐ NO ☒

SHORELINES	
Is any part of the subject property located within the 200 foot Shoreline Jurisdiction? YES ☒ NO ☐	
Shoreline Environmental Designation: Upriver	Shoreline Buffer Setback: Blue = 75' shoreline buffer
Shoreline Design District: "Limited Urban Environment"	Shoreline Structure Setback
Will any structures be located within the Shoreline Buffer setback? YES ☒ NO ☐	
If YES, what structures will be located within the Shoreline Buffer setback: one existing building	
Will any vegetation need to be removed within the 200 foot Shoreline Jurisdiction as part of the project? YES ☐ NO ☒	
Project Value: 150,000	

GENERAL SITE TOPOGRAPHY (Provide site specific information, refer to maps and provide support data)

Describe the general site topography. Check all that apply.

___x____ Flat (less than 5-ft elevation changes over entire site)
_____ Rolling (slopes on site generally less than 15% - a vertical rise of 10 ft over a horizontal distance of 66 ft).
_____ Hilly: (slopes present on site of more than 15% and less than 30% -a vertical rise of 10 ft over a horizontal distance of 33 to 66 ft).
_____ Steep (grades of greater than 30% present on site - a vertical rise of 10 ft over a horizontal distance of less than 33 ft).
_____ Other - please describe:

Is there any surface water body or indication of surface water bodies on or in the immediate vicinity (300 feet) of the proposed site or adjacent sites? Check all that apply.

_____ gullies		
_____ drainage ways	_____ rivers	_____ wetlands/potential wetland
_____ creeks	_____ lakes ponds	___x____ year-round or seasonal streams

Site is Primarily?

_____ forested	_____ mixed	_____ disturbed and/or degraded
_____ meadow	_____ agriculture	___x___ urban landscaped (lawn, shrubs, etc)
_____ shrubs		

List all major natural and manmade features: one existing building. Parking lot, gravel unimproved area.

ACTIVITIES

Office building with some mixed use.

Types of Project Activities (within the Shoreline Jurisdiction, Critical Area or associated buffer):

Will activities alter man-made or natural drainage features? YES ☐ NO ☒

Does project involve any clearing, filling, grading, paving, surfacing, and/or dredging? YES ☒ NO ☐

If Yes, answer the following:

1. If activity includes paving indicate amount of new impervious areas: Refer to attached site plan exhibit

2. If activities include clearing and grading, indicate square feet: Refer to attached site plan exhibit

3. Will activities involve placing fill materials? YES ☐ NO ☒

    If yes, will fill materials exceed one foot in depth? YES ☐ NO ☒   Indicate Depth:

4. If fill materials exceed 50 cubic yards, indicate cubic yards

5. If activities involve earth removal exceeding 2 feet in depth excluding foundation excavation, indicate depth:

DISCLAIMER AND SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any approvals that it might issue in reliance upon this checklist.

Signature   Mark Latham, ML Architect   Date   07-30-14

FOR USE BY AGENCY

Received By	Date
Reviewed By:	Date
Notes:	