



Shoreline/Critical Areas Checklist

Rev.20180103

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 another sheet if more space is required.*

APPLICANT INFORMATION

Property Owner Name: GVD Commercial Properties, Inc. Date: 06/30/2025

Address: 909 W 1st Ave, Ste B Spokane, WA 99201

Phone: 509-534-5805 Email: GVD@GVDcommercial.com

Agent Name: Hilary Hahn, Facet

Address: 601 W. Main Avenue, Suite 617 Spokane, WA. 99201

Phone: 509-991-2958 Email: HHahn@Facetnw.com

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

Site Address: 702 N. Division St. Spokane, WA (Parcel 35175.0031)

Property Tax Parcel Number: 700 N. Division St. Approx. Parcel Size: 313,965 SF (7.21 acres)

Land Use Designation: Commercial Conservation OS Zoning Designation: CB-150, Commercial Business

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Is the site currently developed? Yes No

If yes, list existing structures and dimensions: _____

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 See attached - Appendix A

Describe the project: The proposed project consists of design, permitting and construction administration for a new floating dock on the Spokane River at the Ruby River Hotel.

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

Fish and Wildlife Habitat	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Floodplain or Floodway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Critical Aquifer Recharge	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Geological Hazard	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Spokane River	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Streams	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Latah Creek	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SHORELINES *(Provide site specific information, refer to maps and provide support data)*

Describe the general site topography. Check all that apply:

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

- | | |
|--|---|
| <input type="checkbox"/> Gullies | <input checked="" type="checkbox"/> Rivers |
| <input type="checkbox"/> Wetlands/Potential Wetlands | <input type="checkbox"/> Drainage Ways |
| <input type="checkbox"/> Lakes/Ponds | <input type="checkbox"/> Year-round or Seasonal Streams |
| <input type="checkbox"/> Creeks | |

Site is primarily:

- | | |
|--|--|
| <input type="checkbox"/> Forested | <input type="checkbox"/> Mixed |
| <input type="checkbox"/> Meadow | <input type="checkbox"/> Agriculture |
| <input type="checkbox"/> Disturbed and/or Degraded | <input checked="" type="checkbox"/> Urban Landscaped (lawn, shrubs, etc) |
| <input type="checkbox"/> Shrubs | |

List all major natural and man-made features: Hotel and parking lot, with related utilities. A paved trail
and patio are located on the southern portion of the subject property. Landscaping beds with native plants.

ACTIVITIES

Types of Project Activities (within the shoreline jurisdiction, critical area or associated buffer):

Shoreline development and in-water work for the dock.

Will activities alter man-made or natural drainage features? Yes No


Does project involve clearing, filling, grading, paving, surfacing and/or dredging? Yes No

If yes, please answer the following:

- If activity includes paving, indicate amount of new impervious areas: 125 cubic feet
- If activities include clearing and grading, indicate square feet: _____
- Will activities involve placing fill materials? Yes No
 If yes, will fill materials exceed one foot in depth? Yes No Depth: _____
- If fill materials exceed 50 cubic yards, indicate cubic yards: _____
- 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:  Date: 6/30/25

For Use by Agency

Received by: _____ Date: _____

Reviewed by: _____ Date: _____