



PRELIMINARY SUBDIVISION APPLICATION

SVMC 20.30

Community Development – Planning Division
11707 E Sprague Ave Suite 106 ♦ Spokane Valley WA 99206
509.720.5310 ♦ Fax: 509.688.0037 ♦ planning@spokanevalley.org

PART I – REQUIRED MATERIAL

****THE PLANNING DIVISION WILL NOT ACCEPT YOUR APPLICATION IF THE REQUIRED MATERIALS ARE NOT PROVIDED****

- Pre-application Meeting Request** *(include copy of staff worksheet from meeting)*
- Completed Application Form**
- Application Fee**
- Notice of Application Packet (17.80.110) – Adjacent Property**
- Plat Certificate**
 - One (1) plat certificate dated within thirty (30) days of the application filing date confirming that the title of the lands as described and shown on the short plat, subdivision, or BSP is in the name of the owners signing.
- Preliminary Plans**
 - Submit ten (10) copies of the preliminary short plat, plat or binding site plan which shall be prepared under the supervision of a professional land surveyor, licensed in the State of Washington (SVMC 20.20.080), 18 x 24 inches in size for short plats; 24 x 36 inches in size for plats and binding site plans and one (1) reduced copy (8 ½ x 11) at a scale of one inch equals 50 feet or one inch equals 100 feet (if approved by the department, an alternative appropriate scale may be used) with the following:
 1. Name, address and telephone number of the owner of the subject property and the person with whom official contact should be made regarding the short plat, plat, or binding site plan.
 2. Title of the proposed division.
 3. Location of subject property by quarter-quarter(s) of the section, township and range.
 4. Legal description of the subject property with the source of the legal description clearly indicated.
 5. A vicinity map at a scale of not more than four hundred feet (400') to the inch. Except that the Community Development Director may approve an alternative scale if requested. The vicinity map shall show all adjacent parcels. It shall show how the streets and alleys in the proposed subdivision connect with existing and proposed streets and alleys in neighboring subdivisions or unplatted property.
 6. North arrow, scale and boundary of the proposed short plat, plat, or binding site plan and the date map is prepared.
 7. Boundaries of all blocks, lot numbers, lot lines along with their dimensions and areas in square feet.
 8. Location and identification of existing utilities.
 9. Location, names and widths of all existing and proposed streets, roads and access easements within the proposed short subdivision, subdivision, or binding site plan and within 100 feet thereof, or the nearest City street if there is no City street within 100 feet of the subject property.



PRELIMINARY SUBDIVISION APPLICATION

10. All easements, including border easements, or tracts proposed to be dedicated for any public purpose or for the common use of the property owners of the short plat, plat or binding site plan.
 11. All existing easements that affect the subject property.
 12. Location of any natural features such as wooded areas, streams, drainage ways, special flood hazard areas identified on the Flood Insurance Rate Map, or critical areas as defined in SVMC Title 21.
 13. Location of existing buildings, septic tanks, drain fields, wells or other improvements, and a note indicating if they will remain or be removed.
 14. Whether adjacent property is platted or un-platted. If platted, give the name of the subdivision. If the proposed short subdivision, subdivision or binding site plan is the subdivision of a portion of an existing plat, the approximate lines of the existing plat are to be shown and a copy of the existing plat, along with the recording numbers of any recorded covenants and easements.
 15. Topographic information at five-foot maximum contour intervals, or at two-foot intervals where overall site topography is too flat to be depicted by five-foot intervals. Delineate areas with any slopes that are greater than thirty (30) percent.
 16. "Site data table" showing number of proposed lots, existing zoning, water supplier, and method of sewerage.
- Written Narrative** – A written narrative describing the proposal including, but not limited to, the number of proposed lots, nature of surrounding properties, proposed access, zoning, utility providers, method of sewerage, and timing of phasing of the development (if any). The narrative shall also address compliance to applicable sections of the development code and other applicable regulations.
- SEPA Environmental Checklist for Preliminary Subdivisions and Binding Site Plans** – An environmental checklist will be required for a preliminary short plat if the construction of improvements will involve more than 500 cubic yards of grading, excavation or fill, or if critical areas exist on site. *(Note: Any previous environmental documents that are relevant to this project should be included and maybe adopted by reference.)*
- Certificate of Sewer Availability** (To be completed by Sewer Department)
- Certificate of Water Availability** (To be completed by Water Purveyor and Fire Department)
- Applicant Advisory Statements (Water and Sewer)** – If forms are not attached to packet or to verify you have the correct form, contact the Planning Counter at (509) 720-5310. The following advisory forms shall be read and signed in acknowledgement that the City of Spokane Valley does not provide sewer or water.
1. Sewer Concurrency Advisory Statement
 2. Water Concurrency Advisory Statement
- Other Related Applications or Permits, if Applicable:**
- Traffic Study
 - Wetland Report
 - Concept Drainage
 - Geo-hazard Evaluation
 - Flood Control Plans



STAFF USE ONLY

Date Submitted: _____	Received by: _____	Fee: _____
PLUS #: _____	File #: _____	

PART II – APPLICATION INFORMATION

- SHORT SUBDIVISION
 SUBDIVISION
 BINDING SITE PLAN

APPLICANT NAME: Whipple Consulting Engineers, Inc. - Todd R Whipple			
MAILING ADDRESS: 2528 N Sullivan Rd			
CITY: Spokane Valley		STATE: WA	ZIP: 99216
PHONE: 509-893-2617	FAX: 509-926-0227	CELL:	EMAIL: toddw@whipplece.com

PROPERTY OWNER : Black Realty Inc. - c/o Bryan Walker			
MAILING ADDRESS: 107 S Howard St. # 500			
CITY: Spokane		STATE: WA	ZIP: 99201
PHONE: 509-623-1000	FAX:	CELL:	EMAIL: bwalker@naiblack.com

SITE ADDRESS: 4403 S DISHMAN-MICA RD	PARCEL No.: 45336.9191, 45334.0106, .0108, .0109, .0110, .0113, .0114, .9135, 44041.9144
SIZE OF SUBJECT PROPERTY (SQUARE FEET): 4,334,220	
COMPREHENSIVE PLAN DESIGNATION: LDR	
ZONING DESIGNATION: R-3	
PREVIOUS LAND USE ACTIONS INVOLVING SITE: NONE	
PARCEL # OF ADJACENT LAND OWNED OR CONTROLLED BY OWNER:	



PRELIMINARY SUBDIVISION APPLICATION

SIZE OF ADJACENT LAND OWNED OR CONTROLLED BY OWNER: N/A

BRIEF PROPERTY DESCRIPTION (E.G. FLAT, ROLLING, VACANT, STRUCTURES, SEPTIC, WELL)

Flat, abandoned golf course with associated improvements including club house, maintenance building, starter shack, bridges over creek, pathed cart paths, paved parking areas

PROPOSED USE OF PROPERTY:

Single family dwellings, duplexes, multi-family dwellings, mixed use, business, industrial, manufactured homes, other - describe: rowhouses

PROPOSED NUMBER OF LOTS: 303 PLUS OPEN SPACE TRACTS

NAME OF PUBLIC ROADS PROVIDING ACCESS: DISHMAN-MICA RD, MADISON RD, THORPE RD

HAVE YOU PROVIDED ACCESS TO ADJACENT PROPERTY THAT IS "LAND LOCKED" WITHOUT ACCESS TO PUBLIC ROAD? Yes No IF NO, EXPLAIN: NO ADJACENT LAND LOCKED PROPERTY

PROPOSED SOURCE OF WATER:

Individual wells, public system, private community system, other - describe:

PROPOSED MEANS OF SEWAGE DISPOSAL:

Public sewer, community system, septic tank and drainfield, other - describe:

UTILITY COMPANIES AND DISTRICTS TO PROVIDE SERVICE TO THIS PROPOSAL (PLEASE NAME):

Electricity: Avista, Gas: Avista, Water: SCWD # 3, Phone: CenturyLink, Cable: Comcast, Fire District: Spokane Valley FD, School: Central Valley #356, Other:

IS THE PROPOSAL SITE ADJACENT TO, OR DOES IT INCLUDE, A BODY OF WATER (E.G., EXPOSED STANDING WATER, POND, YEAR ROUND STREAM, RIVER OR LAKE? Yes No

IF YES, LIST: CHESTER CREEK, INTERMITTENT OR SEASONAL STREAM



DOES THE SITE HAVE FLOODPLAINS? YES NO

IF YES, IDENTIFY THE COMMUNITY PANEL NO. & FLOOD ZONE No.: FM53063C0751D, ZONE AE& X

DOES THE SITE HAVE ANY WETLANDS (OPEN WATER, MARSH AREAS, WATER SATURATED SOILS OR WETLAND PLANTS SUCH AS "CAT TAILS"? YES NO

IF YES, HOW CLOSE TO THE BOUNDARY OF THE WETLAND IS DEVELOPMENT PROPOSED TO OCCUR?

DOES THE SITE HAVE CRITICAL AREAS (SUCH AS SLOPES OVER 30%, UNSTABLE SOIL OR ROCKS PRONE TO LANDSLIDES, SEVERE EROSION, FLOODING OR OTHERS? IF YES, IDENTIFY ERODIBLE SOILS-ALLUVIUM

CHESTER CREEK-FLOODING

DO YOU HAVE ANY PLANS FOR FUTURE ADDITIONS, EXPANSIONS OR FURTHER ACTIVITY RELATED TO THIS PROPOSAL? YES NO IF YES, EXPLAIN:

PART III – CERTIFICATION BY SPOKANE REGIONAL HEALTH DISTRICT

SPOKANE REGIONAL HEALTH DISTRICT

RCW 36.70 B requires early coordination and information

A. PRELIMINARY DISCUSSION HAS TAKEN PLACE, A COMPLETE APPLICATION MUST INCLUDE:

Public Works / Sewer

B. SEE ATTACHED LETTER DATED:

After a preliminary review of the proposal, I have advised the applicant of some of the Spokane Regional Health requirements. A complete and detailed review will be provided after the application is submitted, which will result in a complete list of requirements and conditions regarding Health provisions for the proposal.

Signature Lance Hobson

Title Public Works Director

Date 7/14/15



PRELIMINARY SUBDIVISION APPLICATION

PART IV – AUTHORIZATION
(Signature of owner or authorized representative)

I, BLACK REALTY INC., (print name) swear or affirm that the above responses are made truthfully and to the best of my knowledge.

David K Black President.
(Signature)

7.1.15
(Date)

NOTARY

STATE OF WASHINGTON)

COUNTY OF SPOKANE)

SUBSCRIBED AND SWORN to before me this 1st day of July, 2015

NOTARY SEAL

Marti Bezdicek
NOTARY SIGNATURE

Notary Public in and for the State of Washington

Residing at: Spokane, WA

My appointment expires: 7/29/18

MARTI BEZDICEK
Notary Public
State of Washington
My Commission Expires
July 29, 2018

LEGAL OWNER AUTHORIZATION: PN's 45336.9191, 45334.0108, .0109, .0110, 44041.9144

If the applicant is not the legal owner(s), the owner must provide the following acknowledgement;

I, BLACK REALTY INC., owner of the above described property do hereby authorize Whipple Consulting Engineers, Inc. to represent me and my interests in all matters regarding this application.

David K Black
(Signature) President

7.1.15
(Date)



PART IV – AUTHORIZATION

(Signature of owner or authorized representative)

I, Northwest Renovators Inc., (print name) swear or affirm that the above responses are made truthfully and to the best of my knowledge.

[Signature] President
(Signature)

August 11, 2015
(Date)

NOTARY

STATE OF WASHINGTON)

COUNTY OF SPOKANE)
ss:

SUBSCRIBED AND SWORN to before me this 11th day of August, 2015

NOTARY SEAL

[Signature]
NOTARY SIGNATURE

Notary Public in and for the State of Washington

Residing at: Spokane

My appointment expires: 12-31-2015

Notary Public
State of Washington
KAITLIN CAUDLE
My Commission Expires
December 31, 2015

LEGAL OWNER AUTHORIZATION: PN's 45334.0106, .0113, .0114, .9135

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[Signature] President

August 11, 2015



RECEIVED

JUL 24 2015

SPOKANE VALLEY COMMUNITY DEVELOPMENT

STAFF USE ONLY

Date Submitted: <u>7.24.15</u>	Received by: <u>CJ</u>	Fee: _____
PLUS #: _____	File #: <u>SUB-2015-0001</u>	

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PROPOSED USE OF PROPERTY:

- Single Family Dwellings, Duplexes, Multi-Family Dwellings, Mixed Use, Business, Industrial, Manufactured Homes, Other - Describe: Rowhouses

PROPOSED NUMBER OF LOTS: 303 PLUS OPEN SPACE TRACTS

NAME OF PUBLIC ROADS PROVIDING ACCESS: DISHMAN-MICA RD, MADISON RD, THORPE RD

HAVE YOU PROVIDED ACCESS TO ADJACENT PROPERTY THAT IS "LAND LOCKED" WITHOUT ACCESS TO PUBLIC ROAD? Yes No IF No, EXPLAIN: NO ADJACENT LAND LOCKED PROPERTY

PROPOSED SOURCE OF WATER:

- Individual Wells, Public System, Private Community System, Other - Describe:

PROPOSED MEANS OF SEWAGE DISPOSAL:

- Public Sewer, Community System, Septic Tank and Drainfield, Other - Describe:

UTILITY COMPANIES AND DISTRICTS TO PROVIDE SERVICE TO THIS PROPOSAL (PLEASE NAME):

ELECTRICITY: AVISTA GAS: AVISTA WATER: SCWD # 3 PHONE: CENTURYLINK CABLE: COMCAST FIRE DISTRICT: SPOKANE VALLEY FD SCHOOL: CENTRAL VALLEY #356 OTHER:

IS THE PROPOSAL SITE ADJACENT TO, OR DOES IT INCLUDE, A BODY OF WATER (E.G., EXPOSED STANDING WATER, POND, YEAR ROUND STREAM, RIVER OR LAKE? Yes No

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Lance Hedberg
Signature

PHD JP
Title

7/24/15
Date



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(Signature of owner or authorized representative)

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(Signature)

7.1.15
(Date)

NOTARY

STATE OF WASHINGTON)

COUNTY OF SPOKANE)

ss:

SUBSCRIBED AND SWORN to before me this 1st day of July, 2015

NOTARY SEAL

Marti Bezdicek
NOTARY SIGNATURE

Notary Public in and for the State of Washington

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