



STAFF USE ONLY

Date Submitted: _____	Received by: _____	Fee: _____	PLUS #: _____
Complies with Zoning District <input type="checkbox"/> YES <input type="checkbox"/> NO		Staff Initials: _____	File #: _____

PRE-APPLICATION CONFERENCE FORM

COMMERCIAL (Complete Sections 1-4) LAND USE (Complete Sections 1, 3 and 4)

SITE ADDRESS:4403 S Dishman-Mica Rd

PARCEL NUMBER(S):45336.9191, 45334.0106, .0108, .0109, .0110, .0113, .0114, .9135, 44041.9144

PROJECT LOT SIZE(S) (ACREAGE OR SQ FT):99.5 acres

EXISTING USE OF SITE:Golf course

PROPOSED USE OF SITE:Residential, Park, Open space, Commercial

EXISTING NUMBER OF LOTS:0

PROPOSED NUMBER OF LOTS: 578

EXISTING: Sewer Septic **PROPOSED:** Sewer Septic

SECTION 1:

PROPERTY OWNER:

CHECK BOX IF PRIMARY CONTACT

NAME:Black Realty, Inc.

ADDRESS:107 S Howard St, # 600, Spokane, WA 99201

PHONE:509.623.1000

FAX:

EMAIL:

OWNER'S REPRESENTATIVE: Contractor Architect Engineer Other _____

CHECK BOX IF PRIMARY CONTACT

NAME:Todd Whipple or Mark Krigbaum

COMPANY:Whipple Consulting Engineers, Inc.

ADDRESS:2528 N Sullivan Rd, Spokane Valley, WA 99216

PHONE:509-893-2617

FAX:509-926-0227

EMAIL: toddw@whipplece.com mkrigbaum@whipplece.com

I CERTIFY THAT THE ABOVE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Mark Krigbaum

RECEIVED

11-12-2014

JUL 24 2015

SPOKANE VALLEY
COMMUNITY DEVELOPMENT

Owner/Applicant Signature

Date

SECTION 2:

FOR COMMERCIAL BUILDING ONLY:

Occupancy Group: A B E F H I M R S U

Construction Type: Type V A B Type IV A B Type III A B Type II A B Type I A B

Square Footage:

Number of Stories:

Automatic Fire Suppression System: YES NO
Fire Alarm System: YES NO

Building Waste Disposal: YES NO
Proposed Food Service Facility: YES NO

SECTION 3:

Proposed name of project, if any;
Painted Hills PRD

PROPOSAL: Provide a detailed description of the proposed project including, but not limited to, the changes to the site, landscaping, number of lots and uses proposed.

Redevelopment of golf course into single family, cottage, multifamily housing, park & open space, commercial and mixed use/retail. Multi-family 228 units, Mixed use 52 units, Single family 298 units.

Project will include open space and park with trail system.

Commercial about 2 acres, retail about 2.4 acres

SPECIFIC ISSUES/QUESTIONS YOU HAVE ABOUT YOUR PROJECT: (Examples: Landscaping, Paving, Parking, Setbacks, Stormwater, Frontage Improvements, Traffic, Fire Sprinklers, and/or Accessible Requirements) Designation, ROW width and section for Dishman-Mica Rd

Please list below the names of City staff you have been in contact with in relation to the project:

Staff Person Name	Department
John Hohman, Gabe Gallinger, Lori Barlow, Henry Allen	Community Development

SECTION 4:

THE APPLICATION WILL NOT BE ACCEPTED IF THE REQUIRED MATERIALS ARE NOT PROVIDED

\$250.00 Application Fee: This fee will be deducted from the formal application fee (proposed in pre-application request), if filed within one (1) year of the pre-application meeting date.

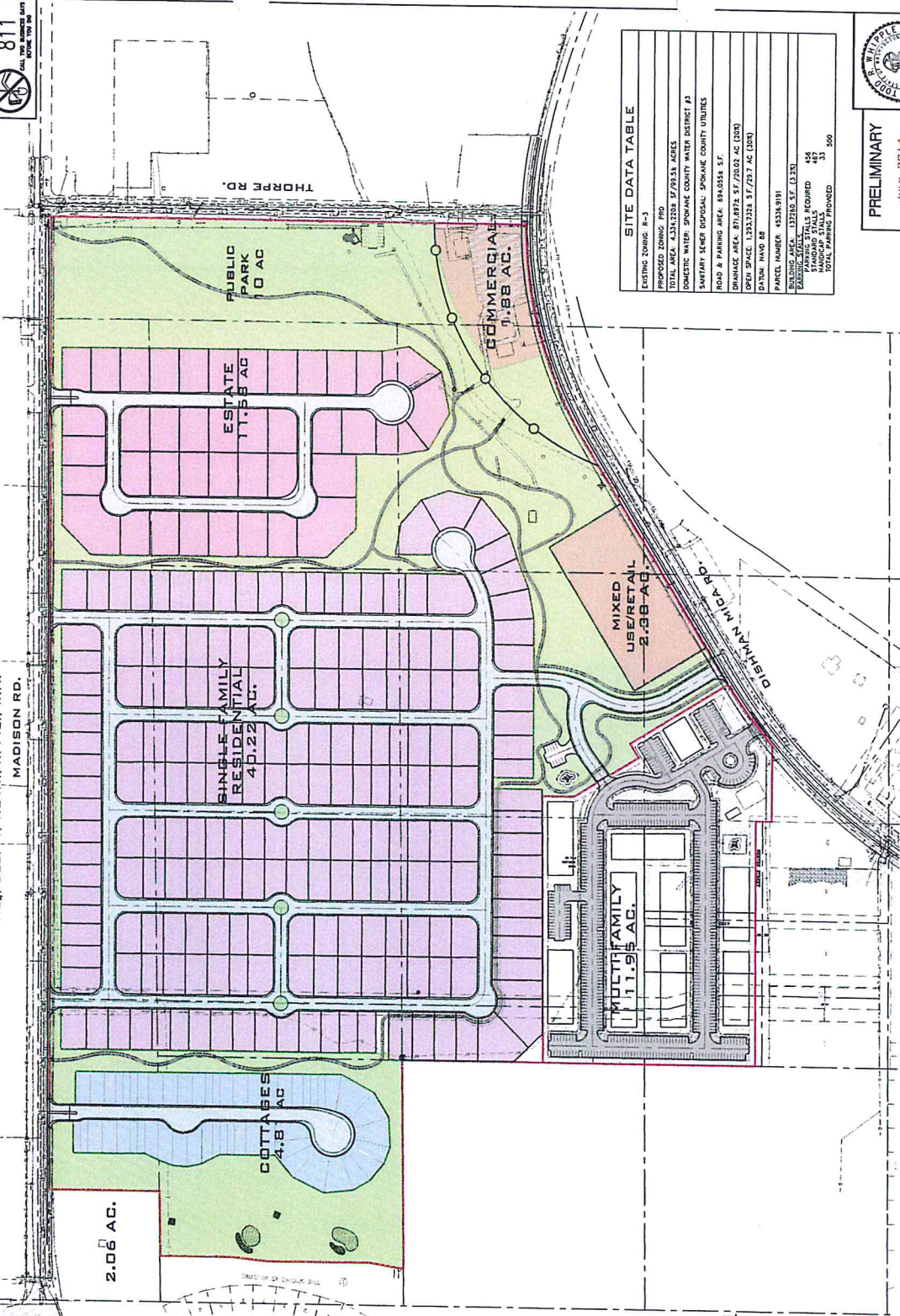
- Commercial Review Only:**
- Nine (9) copies of a Site Plan
(See separate sheet for commercial site plan requirements)
 - Nine (9) copies of a Floor Plan; and
 - Additional Information, if any.

OR

- Land Use Only:** Two (2) copies of a Site Plan, to include:
- North Arrow and Scaled drawing (i.e. engineers scale)
 - All abutting streets identified
 - Property configuration - Existing & Proposed
 - All existing structures, identified and dimensioned

UNDERGROUND SERVICE ALERT
 811
 CALL 789-8888

SE1/4 SEC. 33, T. 25N., R. 44E., W.M.
 SW1/4 SEC. 34, T. 25N., R. 44E., W.M.
 NE1/4 SEC. 4, T. 24N., R. 44E., W.M.
 MADISON RD.



SITE DATA TABLE

EXISTING ZONING	R-3
PROPOSED ZONING	R-3
TOTAL AREA	4,331,208 SF/79.53 ACES
DOMESTIC WATER	SPOKANE COUNTY WATER DISTRICT #3
SEWER	SEWER DISPOSAL, SPOKANE COUNTY UTILITIES
ROAD & PARKING AREA	194,055 SF
OPEN SPACE	871,875 SF/70.02 AC (10%)
DRAINAGE AREA	1,253,228 SF/79.7 AC (100%)
DRAINAGE	NAVD 88
PARCEL NUMBER	43336.9191
BUILDING AREA	1,325,033 SF (3.33)
EXISTING BUILDING AREA	0 SF
PARKING STALLS REQUIRED	458
PARKING STALLS PROVIDED	513
TOTAL PARKING PROVIDED	513



PRELIMINARY
 JULY, 2014
 NOT FOR CONSTRUCTION

SHEET
 1 OF 1
 JOB NUMBER
 13-1166

PAINTED HILLS
 SITE 1 LAYOUT (PRD)
 DISHMAN MICA RD,
 SPOKANE VALLEY, WA



PROJ. # 13-1166
 DATE 07/17/14
 DRAWN: BLS
 REVIEWED: TRW

SCALE:
 HORIZONTAL
 1"=130'
 VERTICAL
 N/A

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07/17/14
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	



UNIT/LOT DATA

ESTATES	40
SINGLE FAMILY	208
20-65	131
65-80	42
COTTAGE	32
20	9
30	5
40	28
MULTI-FAMILY	278
MIXED USE	52
TOTALS	298
SINGLE FAMILY	298
MIXED USE	52
SF LOTS & MF UNITS	578

PROPERTY AREA BREAKDOWN

TOTAL PROJECT AREA	99.50 ac
NEW MULTI-FAMILY RESIDENTIAL	25.58 ac
TOTAL OPEN SPACE PROVIDED	29.10 ac
PERCENTAGE OF OPEN SPACE PROVIDED	29.14%
TOTAL LOT AREA	40.22 ac
SINGLE FAMILY COTTAGE LOTS AREA	4.31 ac
NEW MIXED USE/RETAIL AREA	2.88 ac
EXISTING COMMERCIAL AREA	1.89 ac

DATUM: NAVD - 88
 THIS SCALE IS THE SHOWN PERCENTAGE DIMENSIONAL
 WITH ALL DIMENSIONS OF THIS PLAN TO BE MEASURED FROM THE
 CENTER OF GRAVITY OF THE EARTH