

**Spokane Valley Public Works
Traffic Engineering**

Certificate of Transportation Concurrency

Project Name: Painted Hills Subdivision / PRD

File Number: SUB-2015-0001 / PRD-2015-0001

Parcel Number(s): 44041.9144, 45334.0106, 45334.0108-.0110, 45334.0113, 45334.0114, 45334.9135, 45336.9191

Project Address: 4403 South Dishman-Mica Road

Specific Land-Use: 52 Cottage Units (ITE LUC 230); 206 Single Family Units (ITE LUC 210) 42 Estate Units (ITE LUC 210); 228 Apartment Units (ITE LUC 220); 52 Apartment Units/mixed (ITE LUC 220); 13,400 SF Commercial/mixed (ITE LUC 820); 9,000 SF Commercial/south (ITE LUC 220); 4,000 SF Restaurant (ITE LUC 931)

Number of PM Peak Trips Reserved: 545 new PM peak hour trips

City Intersections Affected: 16th Avenue at Pines & SR 27; 32nd Avenue at University, Bowdish, Pines, SR 27, Evergreen, & Sullivan; Dishman-Mica at University, Bowdish, Thorpe; Madison at Thorpe

Expiration Date: 5 years from Preliminary Plat Approval (See Conditional Approval Memo)

The Spokane Valley Public Works Department has reviewed the development described above and has determined that sufficient roadway capacity exists, or is programmed to exist with future road improvements on the City street system to accommodate the uses and densities shown.

This Certificate of Transportation Concurrency reserves the number of PM peak hour trips indicated above and is issued only for the development as described above. It shall run with the land and is not transferable to other development projects or properties.

The Certificate of Transportation Concurrency is valid upon approval of the development permit/application through the expiration date indicated. The owner or owner's authorized agent shall apply to renew/extend the Certificate of Transportation Concurrency prior to the expiration date. Spokane Valley will not notify a property owner/agent of an expired or impending certificate expiration.

Any questions regarding transportation concurrency should be directed to the Traffic Engineering Section at (509) 921-1000.

Approval:


Traffic Engineering

2/23/17
Date

Copies to: CSV Planning Department, CSV Building Department Permit Center, CSV Development Engineering File, Project Applicant, Project Traffic Engineer