



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Binding Site Plan to subdivide one parcel into four lots in the
CC2-DC zone.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

APPLICANT

Name: Whipple Consulting Engineers, Inc.

Address: 21 S. Pines Rd., Spokane Valley, WA, 99206

Phone: 509.893.2617 Email: todd.w@whipplece.com or
strueblood@whipplece.com

PROPERTY OWNER

Name: Vaughns 57th Avenue, LLC

Address: 201 North River Drive #360, Spokane, WA, 99201

Phone: 509.998.5861 Email: _____

AGENT

Name: Whipple Consulting Engineers, Inc.

Address: 21 S. Pines Rd., Spokane Valley, WA, 99206

Phone: 509.893.2617 Email: todd.w@whipplece.com or
strueblood@whipplece.com

Assessor's Parcel Numbers: 34032.0494

Legal Description of Site: See Attached Site plan



Binding Site Plan Application

Rev.20170927

1. List the provisions of the land use code that allows the proposal:

See attached Narrative

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:

See attached Narrative

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:

See attached Narrative

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape location, topography, soils, slope, drainage characteristics, the existence of ground or surface water, and the existence of natural, historic or cultural features:

See attached Narrative

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have, and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use:

See attached Narrative

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. Public health, safety and welfare
 - b. Open spaces
 - c. Drainage ways
 - d. Streets, roads, alleys and other public ways
 - e. Transit stops
 - f. Potable water supplies
 - g. Sanitary wastes
 - h. Parks, recreation and playgrounds
 - i. Schools and school grounds
 - j. Sidewalks, pathways and other features that assure safe walking conditions

See attached Narrative



Notification Map Application

Rev.20180102

DESCRIPTION OF PROPOSAL:

Binding Site Plan application to subdivide one parcel into four lots
in the CC 2-DC zone.

ADDRESS SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

APPLICANT

Name: Whipple Consulting Engineers, Inc.

Address: 21 S. Pines Rd., Spokane Valley, WA, 99206

Email Address: toddw@whipplece.com or strueblood@whipplece.com Phone: 509.893.2617

PROPERTY OWNER

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Address: 201 North River Drive #360, Spokane, WA, 99201

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Name: Whipple Consulting Engineers, Inc.

Address: 21 S. Pines Rd., Spokane Valley, WA, 99206

Email Address: toddw@whipplece.com or strueblood@whipplece.com Phone: 509.893.2617

ASSESSOR'S PARCEL NUMBERS: 34032.0494

LEGAL DESCRIPTION OF SITE: Please see site plan

SIZE OF PROPERTY: 8.62 ac +/-

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Binding Site Plan, construction permits, building permits

DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY? If yes, provide all parcel numbers.

34032.0493

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Development Services Department or on www.spokaneplanning.org.

SUBMITTED BY:



Applicant Property Owner Property Purchaser Agent