

City of
Spokane



Planning Services
Department

General Application

DESCRIPTION OF PROPOSAL:

a shot plat a 140' x 103' property into 3 parcels

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

2915 E 12th Ave.

APPLICANT:

Name: Ed Rud

Address: 3703 e 23rd ave 99223

Phone (home): 509-981-9503 Phone (work):

Email address: edrud@usa.com

PROPERTY OWNER:

Name:

Address:

Phone (home):

Phone (work):

Email address:

AGENT:

Name:

Address:

Phone (home):

Phone (work):

Email address:

ASSESSOR'S PARCEL NUMBERS:

35223, 2308

LEGAL DESCRIPTION OF SITE:

sw 1/4 of section of blk 13 of east Altamont

SIZE OF PROPERTY:

14,419 sq ft

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Type II shot plat

RECEIVED

NOV 04 2014

SUBMITTED BY:

Em Rud

Ed Rud

Applicant Property Owner Property Purchaser Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, *Edward Rud*, owner of the above-described property do hereby authorize _____ to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this *30* day of *October*, 20*14*, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared *Edward Rud*, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

COLLEEN A. RUGG
Notary Public
State of Washington
My Commission Expires
August 09, 2018

Colleen A Rugg
Notary Public in and for the State of Washington,
residing at *Spokane WA*

City of
Spokane



Planning Services
Department

Preliminary Short Plat

Application

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

(RSF) SMC17C.110 residential zones and tables
SMC17B.110-3 Development Standards

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

the proposal seeks to create three lots from one to code

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

this short plat proposal will create three (RSF) lots that are bigger than the minimum size ~~area~~ of code.

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.

the proposed lots to be created size and shape will blend well with surroundings.

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.

n/a

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

on the back

RECEIVED

NOV 04 2014

PLANNING & DEVELOPMENT SERVICES

- a) the housing matches the availability of public service and other characteristics.
- b) the lot is 4,789 sqft of open space that is bigger than the City of Spokane Development minimum ultimately a house will cover 40% of that space
- c) no drainage ways leading to/from of site and will not impact/alter the current sight.
- d) current street standards will be maintained, no new streets are envisioned.
- e) n/a
- f) water is in the street on 12th ave and will have 1" tap to the main as standard.
- g) an 8" sewer main is in the street and is already tapped for all three proposed lots
- h) no parks or recreational facilities will be impacted.
- i) no schools or school grounds will be impacted by this.
- j) the proposal will address an approach from the street. there is no sidewalks on 12th ave to be considered.

CEMIS 1000

10/10/10

3301133 10/10/10 10/10/10