



Preliminary Short Plat

Application

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

SMC 17C.110 Residential Zones and Tables
SMC 176-110-3 Development Standards

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

In Accordance with the comprehensive plans and goals of the city, This proposal will increase urban density by creating 3 lots, from 1 existing lot.

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

All facility and Services outlined in 17D.010, are currently available to these properties. Adding 3 new lots will not affect services capacity.

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 Site Plan will conform to all minimum lot sizes and is congruent with the surrounding neighborhood. The proposed development will make little change to the current flat topography.

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.

No adverse impacts are anticipated as a result of this proposal. The design of the proposal creates lots that are in conformance with the current zoning code and will allow for adequate setbacks and space for planned development of the property.

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

This proposal will add Three additional Single-Family Residences.

This proposal will add 3 additional Single-Family Residences. It appears that most parcels in the area already have been improved to the density provided hereon. It appears that services are improved to the standards necessary to accommodate this proposal. We do not anticipate that this will significantly impact stated service.



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

3 Lot Short Plat

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

APPLICANT

Hrair Garabedian

Name: _____

Address: 2310 S Pittsburg ST. Spokane, WA 99203

Phone: 509-990-6428 Email: hrairgarabedian@comcast.com

PROPERTY OWNER

Hrair Garabedian

Name: _____

Address: 2310 S Pittsburg ST. Spokane, WA 99203

Phone: 509-990-6428 Email: hrairgarabedian@comcast.com

AGENT

NA

Name: _____

Address: _____

Phone: _____ Email: _____

Assessor's Parcel Numbers: 35274.3229

Legal Description of Site: The North 100 FEET of Lots 11 and 12, Block 128 Lincoln Heights.

Size of Property: 12,123 SQ FT.

List Specific Permits Requested in this Application: Preliminary Short Plat

SUBMITTED BY:

HRAIR GARABEDIAN

☐ 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, Hrair Garabedian, owner of the above-described property, do hereby authorize David Randall to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 1st day of October, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Hrair Garabedian 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.

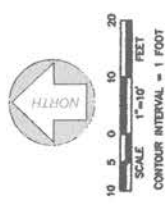
Witness my hand and official seal hereto affixed the day and year first above written.



N. J.

Notary Public in and for the State of Washington, residing at

2525 E 24th Ave Ste 108 Spokane WA
99223



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KEYED CONSTRUCTION NOTES	
1	INSTALL 6" WIDE SIDEWALK FOR STD. PLAIN F-1026.
2	CONSTRUCT STORMWATER SHALE FOR STD. PLAIN F-1027.
3	INSTALL 4" SLOPE SERVICE FOR STD. PLAIN F-1048.
4	INSTALL 4" SLOPE SERVICE FOR STD. PLAIN C-16.
5	INSTALL A 3/4" WATER SERVICE FOR STD. PLAIN Y-11.
6	PANDUIT CUT SHALL BE FOR THE INLAND NORTHWEST REGIONAL PAVEMENT
7	INSTALL 12" FORCE FOR THE DETAIL ON PLAIN SHEET C-1.
8	EXISTING CURB DROP INLET TO REMAIN.

CALL
BEFORE YOU DIG
1-800-424-5555
ONE CALL NUMBER
48 HR. NOTICE REQUIRED

NOTE: UTILITY LOCATIONS ARE FROM
UTILITY OWNERS RECORDS AND FIELD
LOCATING. THE CONTRACTOR IS
RESPONSIBLE FOR THE ACTUAL
LOCATION OF ALL UTILITIES IN THE
FIELD.

SITE GRADING AND UTILITY PLAN

[illegible][illegible]

VERTICAL CONTROL

THE VERTICAL CONTROL FOR THE SITE IS BASED ON A NAVD83 ELEVATION OF 2324.91 LOCATED ON A SANITARY SEWER MANHOLE LID AT THE INTERSECTION OF 23RD AVENUE AND HAVANA STREET.

Plot 6046, 1-1

**Engineering Report
21st Avenue Short Plat
4258 E. 21st Avenue
Spokane, Washington**

September 14, 2025



Prepared By:

**David Randall, Civil Engineer
521 W. Cameron Road
Spangle, Washington 99031
Cell: (509) 951-7411
email: dn.randall.ce@gmail.com**

Engineering Report
21st Avenue Short Plat
4258 E. 21st Avenue
Spokane, Washington

Introduction

The owner of the parcel located at the above referenced address is planning on finalizing a three lot Short Plat for the construction of single family homes. The street was improved with concrete curb and gutter, water, sewer and pavement with the development of the Plat to the north of this site. A sidewalk was not installed along the frontage of this parcel during the plat work across the street. The development of the 21st Avenue Short Plat involves construction of the required sidewalk along the frontage of the parcel and the installation of concrete driveway approaches, sewer services and water services. Infiltrative swales will be constructed between the existing concrete curb and the proposed sidewalk.

The installation of sewer and water services will require pavement cutting of 21st avenue. During the design and construction of utilities associated with the Plat to the north, no utilities were stubbed to this parcel.

The design and construction of additional street section is not being required along the parcel frontage of Havana Street. A hammer-head turn-a-round was installed during the construction of the Plat to the north of this parcel that contains a turn-around leg extending south along Havana Street for approximately 30 feet of street frontage.

Drainage Analysis

The proposed Short Plat does not require the construction of any additional roadway section. As discussed above, that has already been constructed with the development of the Plat to the north. One existing curb drop inlet (note #8 on the attached plans) was installed as part of the street construction. It is proposed to retain this existing inlet as part of the proposed Short Plat construction.

The installation of three concrete driveway approaches per Standard Plan F-104B is proposed to provide access to the lots in the Short Plat. The proposed driveway layout is following a similar pattern to what is installed along the north side of 21st Avenue.

Infiltrative swales will be installed between the driveway approaches and the existing curb and new sidewalk for the retention, treatment and infiltration of the runoff from the south half of 21st Avenue along the frontage of the parcel.

All stormwater runoff design work for the improvements associated with 21st Avenue was performed as part of the development and approval of the Plat to the north of this parcel. No additional stormwater calculations were performed for the development of this Short Plat.