



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

Section 17G.080.040 of the City of Spokane Municipal Code gives the criteria for Short Subdivisions procedures, allowing for entitlement of our proposal, also Table 17C.111.205-2

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

The land use plan shows the address to be low residential, within R1 zoning, we adding one single family residential, maintaining one dwelling unit per lot.

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

The Parcel being split into two lots is currently served by, and in close proximity of, all of the facilities in Spokane municipal code including water and sewer.

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 Preliminary Short Plat for Site Topography and Site Details

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.

None at this time

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. public health, safety and welfare	Design shall meet City of Spokane Standards
b. open spaces	N/A
c. drainage ways	City Storm Drain
d. streets, roads, alleys and other public ways	No Changes made
e. transit stops	Not Applicable
f. potable water supplies	City Water
g. sanitary wastes	City Sewer
h. parks, recreation and playgrounds	Not Applicable
i. schools and school grounds	Not Applicable
j. sidewalks, pathways and other features that assure safe walking conditions	Sidewalks Exist