

# **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 Yalley, 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: <u>509.893.2617</u> Email: <u>todd w@Whipplece.com</u> or Strueblood@whipplece.com
Assessor's Parcel Numbers: 34032.04 94
Legal Description of Site: See Attached Site plan

Size of Property: 8.62 ac +/-
List Specific Permits Requested in this Application: Binding Site Plan
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SUBMITTED BY: WHIPPLE CONSULTING ENGINEERS, Inc.
- Cur un Stalk, Copp
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, <u>Davis Vaughn</u> , owner of the above-described property, do hereby
authorize to represent me and my interests in all matters
regarding this application.
STATE OF THE PARTY
ACKNOWLEDGMENT
STATE OF WASHINGTON ) ss. 21011220 21011220
COUNTY OF SPOKANE )
On this 30 day of June, 2011, before me, the understanted, a Notary Public in and for
the State of Washington, duly commissioned and sworn, personally appeared Todd R. Whipple
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.
Austin J Fuller. Witness my hand and official seal hereto affixed the day and year first above written.
Mist J Filler
Notany Public in and for the State of Washington, reciding at

Spokare, WA



### **Binding Site Plan**

#### **Application**

Rev.20170927

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

  See affached 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 Namative

- 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.2018010 <i>a</i>
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: todd w@ whipplece.com or Phone: 509.893.2617  Strueblood@whipplece.com
PROPERTY OWNER
Name: Vaughns 57th Avenue, LLC
Address: 201 North River brive # 360, Spokane, WA, 99201
Email Address: Phone: 509.998.5861
AGENT
Name: Whipple Consulting Engineers, INC.
Address: 215. Pines Rd., Spokane Valley, WA, 99206
Email Address: toldw@whipplece.com or Phone: 509.893.2617 Strueblood@whipplece.com

ASSESSOR'S PARCEL NUMBERS: 34032.0494
LEGAL DESCRIPTION OF SITE: Please see site plan
SIZE OF PROPERTY: 8.62 ac the
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 <a href="https://www.spokaneplanning.org">www.spokaneplanning.org</a> .
SUBMITTED BY:  Applicant Property Owner Property Purchaser Agent