



Preliminary Short Plat

Application

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

pre development meeting I had allowed the split.

Pre-development meetings do not guarantee project will be allowed.
Applicable zoning and development codes include 17C.111, 17G.61 and 17G.080

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

I had a pre development meeting before and it allows for a short plat creating two parcels and two addresses already assigned as 27 and 29 E EVERETT

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

Regular city lot meets all criteria.

This site (with duplex approved for construction under B2510598BLDR) is served by existing public facilities and services.

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.

~~SITE PLAN HAS BEEN APPROVED AND INSPECTED ON SITE.
SEE ATTACHED~~

Site plan for B2510598BLDR for duplex approved. This does not constitute approval of short plat documents.

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 ISSUES SITE PLAN IS APPROVED~~

Site plan for B2510598BLDR for duplex approved. This does not constitute approval of short plat documents.

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

- public health, safety and welfare
- open spaces
- drainage ways
- streets, roads, alleys and other public ways
- transit stops
- potable water supplies
- sanitary wastes
- parks, recreation and playgrounds
- schools and school grounds
- sidewalks, pathways and other features that assure safe walking conditions

~~ALL HAS BEEN INSPECTED
AND APPROVED
NO ISSUES~~

This site (with duplex approved for construction under B2510598BLDR) is served by existing public facilities and services. Each unit must provide a minimum 250 SF of outdoor space to address adopted land use standards.