



1. List the provisions of the land use code that allows the proposal.  
The proposed short plat conforms to all standards for R-1 zone as set forth in Spokane Municipal Code Title 17C Chapter 111 Section 200.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.  
The proposed short plat is consistent with the comprehensive plan and goals because it meets all requirements set in R-1 zone by maintaining low-density single family housing on the new lot.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.  
The proposed development will add three additional residential lots which is compliant with 17D.010 as well as being adjacent to other residential properties on all sides. Public sewer is available to serve the development along W Rosamond Ave with a private service extension proposed to service lot 2. Public water is available along S Azalea street with a private water extension proposed to service Lot 2.
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 property has a steep existing topography grading down towards W Rosmaond Ave. To work with these existing grades single family residential is being proposed as opposed to something with more density. A geotechnical study has been provided to show feasibility and an additional soils report will be required for each lot prior to issuance of building permits. There is no known surface water, or natural, historic, or cultural features within the vicinity of the project site.
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.  
There are no known adverse impacts to the environment or surrounding properties.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
  - a. public health, safety and welfare no impact
  - b. open spaces development will comply with zoning setback requirements
  - c. drainage ways no impact
  - d. streets, roads, alleys and other public ways lots 1, 3 and 4 have existing frontage, lot 2 proposes gravel
  - e. transit stops no impact extension from S Azalea Drive to provide frontage
  - f. potable water supplies existing water main is available in S Azalea Drive
  - g. sanitary wastes existing sewer main is available in W Rosamond Street
  - h. parks, recreation and playgrounds no impact - Finch Arboretum, Indian Canyon Park, Whittier Park
  - i. schools and school grounds no impact - School District #81, Hutton Elementary, Lewis & Clark High
  - j. sidewalks, pathways and other features that assure safe walking conditions no impact