



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

**TO SEPARATE ONE (1) LOT INTO TWO (2) LOTS**

4217 E. 24<sup>th</sup> and 4216 E. 25<sup>th</sup> Ave  
Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

## APPLICANT

Name: **KAHRIMANOVIC, RIZAH & ENISA**

Address: **4213 E 24<sup>th</sup> AVE, SPOKANE, WA 99223**

Phone: **(509)263-7264** Email: **BIDZO123@HOTMAIL.COM**

## PROPERTY OWNER

Name: **KAHRIMANOVIC, RIZAH & ENISA**

Address: **4213 E 24TH AVE, SPOKANE, WA 99223**

Phone: **(509)263-7264** Email: **SAME**

## AGENT

Name: **BENTHIN & ASSOCIATES**

Address: **1004 N ATLANTIC ST, SPOKANE, WA 99201**

Phone: **(509)325-4529** Email: **WODALE@GPS-SURVEYOR.COM**

Assessor's Parcel Numbers: **35274.2405**

Legal Description of Site: **LOT 4, B112, LINCOLN HEIGHTS ADD**

List Specific Permits Requested in this Application: N/A



# *Preliminary Short Plat*

## Application

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

**CHAPTER 17C.110 OF THE SMC**

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

**THIS PROPOSAL INCREASES THE CURRENT DENSITY FROM 3 UNITS PER ACRE TO 5 UNITS PER ACRE WHICH CONFORMS WITH THE RESIDENTIAL 4-10 LAND USE.**

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

**ALL CITY INFRASTRUCTURE, WATER, SEWER, POWER, GARBAGE, AND COMMUNICATIONS, EXIST AND ARE IN PLACE**

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.

**PROPERTY IS CONSISTANTLY FLAT, OPEN, AND SUITABLE FOR BUILDING. SITE IS VACANT EXCEPT FOR SHED THAT IS TO BE MOVED**

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 ANTICIPATED. PROPOSAL MAKES THE SUBJECT PROPERTY MORE CONSISTANT WITH THE NEIGHBORHOOD**

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 PAGE FOR #6 ANSWERS**

WALTER O. DALE  
PRESIDENT



# BENTHIN & ASSOCIATES

PROFESSIONAL LAND SURVEYING AND PLANNING

1004 NORTH ATLANTIC STREET • SPOKANE, WA. 99201-2209  
(509) 325-4529 • (FAX) 325-4520 • SURVEY@GPS-SURVEYOR.COM



SCOTT A. DALE  
SECRETARY

November 26, 2025

6.

- a.) Public health and welfare – No health concerns anticipated with this proposal. Emergency service already in place as well as City sanitary services.
- b.) Open spaces – Front and rear as well as side yards will be typical lawn turf.
- c.) Drainage ways – No drainage issues anticipated with this Short Plat. Storm water will be absorbed through lawn/native grasses.
- d.) Streets and other public ways – 24<sup>th</sup> and 23<sup>rd</sup> are already built. No other streets needed.
- e.) Transit stops – Existing.
- f.) Potable water supplies – Existing water mains able to support this project.
- g.) Sanitary wastes – Existing. Sewer system in place and able to handle slight increase.
- h.) This proposal is in close proximity to 3 public parks.
- i.) Schools and school grounds – Site to be served by local schools.
- j.) Sidewalks etc – Sidewalks existing.





**DESCRIPTION OF PROPOSAL:**

**APPLICANT IS REQUESTING APPROVAL OF A PRELIMINARY SHORT PLAT  
TO DIVIDE ONE (1) LOT INTO TWO (2) LOTS**

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

**4217 E 24TH AVE, SPOKANE, WA 99223**

**APPLICANT:**

**Name:** KAHRIMANOVIC, RIZAH & ENISA

**Address:** 4213 E 24TH AVE, SPOKANE, WA 99223

**Phone (home):** (509)263-7264

**Phone (work):**

**Email address:** RIDZO123@HOTMAIL.COM

**PROPERTY OWNER:**

**Name:** KAHRIMANOVIC, RIZAH & ENISA

**Address:** 4213 E 24TH AVE, SPOKANE, WA 99223

**Phone (home):** (509)263-7264

**Phone (work):**

**Email address:**

**AGENT:**

**Name:** BENTHIN & ASSOCIATES

**Address:** 1004 N ATLANTIC ST, SPOKANE, WA 99201

**Phone (home):**

**Phone (work):** (509)325-4529

**Email address:** WODALE@GPS-SURVEYOR.COM

**ASSESSOR'S PARCEL NUMBERS:**

**35274.2405**

**LEGAL DESCRIPTION OF SITE:**

**LOT 4, BLOCK 112, LINCOLN HEIGHTS ADDITION**

**SIZE OF PROPERTY:**

**0.30± ACRES**

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

N/A

**DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?**

**If yes, provide all parcel numbers.**

YES, 35274.2404

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 Planning Services Department or on [www.spokaneplanning.org](http://www.spokaneplanning.org).

**SUBMITTED BY:**



☐ Applicant    ☒ Property Owner    ☐ Property Purchaser    ☐ Agent

WALTER O. DALE  
PRESIDENT



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The purpose of the proposed Preliminary Short Plat is to divide Lot 4, Block 112, Lincoln Heights Addition Vol. "L" of Plats, Page 36, into two (2) lots. The current zoning of the proposed Preliminary Short Plat is R1. All lots created will have right of way access. All lots within the proposed Preliminary Short Plat will connect to City of Spokane sewer services for sewage disposal, City of Spokane Irrigation for domestic water services, and Avista for power services. This proposed Preliminary Short Plat meets the standards found in Spokane Municipal Codes 17C.110, 17D.010, and 17G.080 and in keeping with the infill density of the surrounding lots.