



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

THE PROVISIONS SET FORTH IN 176-080 ALLOW FOR SINGLE FAMILY RESIDENTIAL SUBDIVISIONS WITH HAVING REQUIREMENTS FOR LOT SIZES & SETBACKS THIS PROPOSAL ADHERES TO ALL THESE REQUIREMENTS

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

THIS SHORT PLAT WILL CREATE 1 ADDITIONAL LOT IN THE SAME MANNER AS OTHER PROPERTIES IN THE SAME BLOCK

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

THE EXISTING HOUSE WILL USE ALL CURRENT UTILITIES AND ACCESS AS IS BEING USED CURRENTLY. THE NEW LOT WILL USE AN EXISTING CURB CUT FOR ACCESS, AND TIE INTO EXISTING UTILITIES ON 27<sup>TH</sup> AVE E.

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 IS SUITABLE FOR AN ADDITIONAL SINGLE FAMILY RESIDENCE. THE SITE IS FLAT, AND IS CONSISTENT WITH SURROUNDING DEVELOPMENT.

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 ARE ANTICIPATED. THIS PROPERTY MEETS THE DENSITY REQUIREMENTS FOR RESIDENTIAL SINGLE FAMILY.

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

- public health, safety and welfare - FIRE HYDRANTS EXIST WITHIN REQUIRED PROXIMITY
- open spaces - BUILDING SETBACKS WILL PROVIDE YARD SPACE
- drainage ways - N/A
- streets, roads, alleys and other public ways - CURRENTLY EXIST
- transit stops - 28<sup>TH</sup> & FREYA
- potable water supplies - CITY OF SPOKANE
- sanitary wastes - CITY OF SPOKANE
- parks, recreation and playgrounds - THORNTON MURPHY PARK
- schools and school grounds - LINCOLN HEIGHTS (LOW) CHASE (MIDDLE) FERRIS (HIGH)
- sidewalks, pathways and other features that assure safe walking conditions

SIDEWALKS EXIST ON 26<sup>TH</sup> & 27<sup>TH</sup> AVES