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City of
Spokane



Planning Services
Department

PLANNING & DEVELOPMENT
Preliminary Short Plat

Application

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

THE PROPOSAL MEETS THE RESIDENTIAL USES GUIDELINES UNDER SMC 17C.17C.110 SHORT PLATS IS PERMITTED

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

SMC 17C.080
RESIDENTIAL PROPERTY SINGLE-FAMILY SITE
IN CITY LIMITS

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

THE SITE IS SERVED BY SEWER & WATER BY CITY OF SPOKANE

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.

A PRELIMINARY SHORT PLAT MAP ACCOMPANIES THIS APPLICATION SHOWING THE PROPOSED SUBDIVISION

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.

ANY SIGNIFICANT IMPACTS HAVE BEEN ADDRESSED BY APPROV SITE PLAN

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

- a. public health, safety and welfare IMPROVEMENT TO NEIGHBORHOOD
- b. open spaces
- c. drainage ways SEE SITE PLAN
- d. streets, roads, alleys and other public ways SEE SITE PLAN
- e. transit stops N/A
- f. potable water supplies CITY OF SPOKANE
- g. sanitary wastes CITY OF SPOKANE
- h. parks, recreation and playgrounds MANITO PARK
- i. schools and school grounds CHASE-FERRIS HIGH SCHOOL
- j. sidewalks, pathways and other features that assure safe walking conditions SEE SITE PLANS

ALL CITY REQUIREMENTS
SEE SITE PLAN