



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

*Existing Residential zone*

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

*This proposal is creating a new parcel number so that a new home can be built in this residential zone.*

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

*Single family home in existing neighborhood*

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.

*This lot is adjoining other lots with residences on them, proposed new lot has street access to 12th Ave and its utilities. Front portion of lot slopes to flat in the back. Good drainage, size, shape and location.*

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 impact. This lot has been sitting vacant, overgrown and unused. This proposal will create its highest and best use.*

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

*This proposed lot has provisions for all the above. This is an infill lot that has utilities in 12th Ave.*