



1. List the provisions of the land use code that allows the proposal.  
*The proposal meets the residential uses guidelines under SMC 17C.110.  
Short plat into five lots is permitted under SMC 17G.080.*
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.  
*The proposed townhome project is a redevelopment of a former single-family site. The project is within the city limits and Urban Growth Area.*
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.  
*The site is served by existing sanitary sewer and water provided by City of Spokane. Significant impacts to police, fire, solid waste, schools, libraries and parks are not anticipated from this project.*
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 site plan for the townhomes has been approved by City of Spokane. The project is currently under construction. A preliminary short plat map accompanies this application showing the proposed subdivision of parcels.*
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 the approved site plan which is currently under construction.*
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
  - a. public health, safety and welfare - *new homes offer improvement to neighborhood*
  - b. open spaces - *not required for this subdivision*
  - c. drainage ways - *see approved site plan*
  - d. streets, roads, alleys and other public ways - *off street parking - see approved site plan*
  - e. transit stops - *STA Rte. 2 South Side Medical Shuttle*
  - f. potable water supplies - *provided by City of Spokane Water Dept.*
  - g. sanitary wastes - *provided by City of Spokane Solid Waste Dept.*
  - h. parks, recreation and playgrounds - *Cliff Park, Manito Park, Pioneer Park all 1/2 mi. radius distant*
  - i. schools and school grounds - *Roosevelt Elem., Sacajawea M.S., Lewis & Clark H.S.*
  - j. sidewalks, pathways and other features that assure safe walking conditions  
*- see approved site plan*