



Preliminary Short Plat

Application

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

(RSF) SMC 17C.110 residential zoning and
tables SMC 176-110-3 Development standards

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

The proposal seeks to create three lots from
one to code

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

this short plat proposal will create three (RSF) lots
that are bigger than the minimum size of code

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.

meets the size, shape and surrounding area.

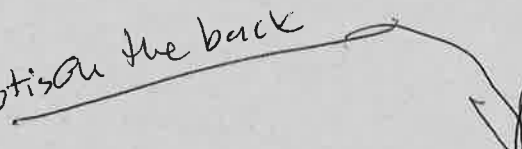
5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

n/a

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

- public health, safety and welfare
- open spaces
- drainage ways
- streets, roads, alleys and other public ways
- transit stops
- potable water supplies
- sanitary wastes
- parks, recreation and playgrounds
- schools and school grounds
- sidewalks, pathways and other features that assure safe walking conditions

List on the back



- (a) The housing matches the availability of public service and other characteristics.
- (b) The lot is 24,535 sqft of open space that is bigger than the City of Spokane Development Minimum ultimately a house will cover 40% of that space
- (c) No drainage ways leading to / from the site and will not impact / alter the current sight
- (d) current street standards will be maintained. 30' easment will be recorded
- (e) n/a
- (f) Water is available in the street on 22nd ave and will have a 1" tap to the main as standard
- (g) An 8" sewer main is in the street on 22nd ave and is taped for all 3 proposed lots
- (h) no parks or recreational facilities will be impacted.
- (i) n/a not impacted by this
- (j) the proposed will address and approach from 22nd ave and the easment street on Freya st