



Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:
CHAPTER 176.080.040 & SECTION 17C.110
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:
Typical properties for residential use as divided.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:
All areas are in place for short plat Division of 3 lots.
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 existence of natural, historic or cultural features:
Level lot, +/- 2 trees, existing curb cuts to Crown Ave., Access to Rustle St. as well.
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:
None
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*Typical Residential / Single Family use.*