



# Preliminary Short Plat Application

Rev.20180122

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

Spokane Municipal Code 17C1.11  
Spokane Municipal Code 17G080 040 C2

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

The comprehensive plan designates the property of RSF. Both lots of the proposed land division will be used for single family housing.

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

The property will use existing utilities installed or will connect to public utilities for service. All services in 17D.010 are available to the property

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:

The proposed development and site plan accounts for the characteristics of the property and should not significantly alter the current condition.

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:

There are no anticipated adverse impacts on the environment as a result of the proposed development

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

- a. Public health, safety and welfare no anticipated impact
- b. Open spaces no open spaces planned
- c. Drainage ways no existing drainage ways will be effected by this development
- d. Streets, roads, alleys and other public ways Lots will have access from existing road improvements
- e. Transit stops no STA stops are proposed to be added
- f. Potable water supplies Public water provided by City of Spokane
- g. Sanitary wastes Public sewer provided by City of Spokane
- h. Parks, recreation and playgrounds Thorton Murphy Park is located .5 miles NW of project
- i. Schools and school grounds Adams Elementary, Chase MS, Joel E. Ferris HS
- j. Sidewalks, pathways and other features that assure safe walking conditions

Existing sidewalks along 30th Ave