



# Preliminary Short Plat Application

Rev.20180122

1. List the provisions of the land use code that allows the proposal:  
SPOKANE MUNICIPAL CODE SECTION 17G.080 AND SPOKANE MUNICIPAL CODE SECTION 17C.111.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:  
THE COMPREHENSIVE PLAN DESIGNATION IS RESIDENTIAL MULTIFAMILY (RMF). THE EXISTING USE IS RESIDENTIAL MULTIFAMILY AND THE PROPOSED USE IS RESIDENTIAL MULTIFAMILY.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:  
THE PARCEL BEING DIVIDED IS CURRENTLY SERVED BY, AND IN CLOSE PROXIMITY OF, ALL OF THE FACILITIES LISTED IN SPOKANE MUNICIPAL CODE SECTION 17D.010.010, TO INCLUDE WATER AND SEWER.
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:  
SEE PRELIMINARY SHORT PLAT MAP FOR SITE DETAILS AND TOPOGRAPHY.
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 SIGNIFICANT ADVERSE IMPACTS ARE ANTICIPATED FOR THIS PROPOSAL.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
  - a. Public health, safety and welfare NO IMPACTS TO THE PUBLIC IS ANTICIPATED.
  - b. Open spaces NO OPEN SPACE IS DESIGNATED IN THIS PROPOSAL.
  - c. Drainage ways NO ADDITIONAL DRAINAGE WAYS WILL BE NEEDED IN THIS PROPOSAL.
  - d. Streets, roads, alleys and other public ways NO ADDITIONAL STREETS PROPOSED.
  - e. Transit stops CLOSEST TRANSIT STOP IS AT MONROE AND 13TH AVE.
  - f. Potable water supplies CITY WATER IS AVAILABLE. IN CLIFF DRIVE.
  - g. Sanitary wastes CITY SEWER IS AVAILABLE IN CLIFF DRIVE.
  - h. Parks, recreation and playgrounds CLIFF PARK AND MANITO PARK ARE CLOSE TO THIS SITE.
  - i. Schools and school grounds ROSEVELT ELEMENTARY SCHOOL IS 0.45 MILES SE OF SITE.
  - j. Sidewalks, pathways and other features that assure safe walking conditions CITY SIDEWALKS CURRENTLY EXIST IN THIS NEIGHBORHOOD.