



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

The proposal meets the Residential Guideline
SMC

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

The proposed 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 impact to Police, fire, solid waste, schools, libraries and parks 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 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.

NONE

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

over →

→ GA

no significant impact to Public health, Safety & Welfare.

B. No open spaces are Planned

C. Drainage considerations will be addressed during any new development permitting

D. Both lots front on Public Streets

E. STA Bus services is available.

F. Public water is available in Stone ST.

G. Public Sanitary sewer is available in Stone ST

H. Murphy Park 3 Blocks East on 29th Ave.

I. The site lies in Spokane Public School District 81 and is served by:

Lincoln HTS Elem.

Sacajawea Midd.

Lewiston Clark H. School.

J. Existing side walks are available on Stone ST.



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over →

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