



1. List the provisions of the land use code that allows the proposal.  
Residential zones are allowed under SMC Chapter 17C.110. The proposed use is single family residence which is permitted in the underlying RMF zone.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.  
The goals and policies of the City's Comprehensive Plan encourage in-fill development in areas where public services and utilities are available. The subject property is inside the City limits and Urban Growth Area and has been deemed appropriate for urban residential growth.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.  
Public sewer and water are available to the site from the City of Spokane. Impacts to the City fire, police, solid waste and schools are not anticipated since this project only creates one new lot.
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.  
Please see attached Preliminary Short Plat map, it demonstrates that the site is suitable for creating one new lot based on the size of the subject property. There are no unique features present on the subject property that would interfere in developing one new residential lot.
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 none identified. This proposal is for single family residential which is the predominant use of the surrounding area. Each lot will exceed the minimum lot size of the RMF Zone and will have the required frontage along 11th Avenue.
6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
  - a. public health, safety and welfare - No impact
  - b. open spaces - No impact, a public park is four blocks to the west.
  - c. drainage ways - Drainage will be accommodated per the City of Spokane's requirements.
  - d. streets, roads, alleys and other public ways - Both lots will access existing City right-of-way.
  - e. transit stops - Transit stops are immediately east on Grand Blvd.
  - f. potable water supplies - Public water will be provided by the City of Spokane.
  - g. sanitary wastes - Public sewer will be provided by the City of Spokane.
  - h. parks, recreation and playgrounds - Cliff park is four blocks to the west.
  - i. schools and school grounds - Roosevelt Elementary, Sacajawea Middle and Lewis & Clark High School.
  - j. sidewalks, pathways and other features that assure safe walking conditions  
Existing sidewalks on both sides of the right-of-way exist throughout the neighborhood.