



# Preliminary Short Plat

## Application

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

The New Pocket Development standards allow for the development of the Vacant Property S. of 4511 S Hogan Spokane, WA 99203

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

The city of Spokane encourages infill development. The New Pocket Dev. standards allow for infill of property like this

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

Per requirements of SMC Ch 17D.010 Existing City services will service this development with no additional resources

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.

The property is Flat and easy to develop. No ground water, drainage, or slope issues exist

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 adverse effects on neighbors. A single story home is planned and will not be seen by neighbors

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

Existing infrastructure will service this single lot