

PROJECT NARRATIVE (PROPOSED SHORT PLAT OF APN 35274.2122)

THE INTENDED USES OF THE NEW LOTS WILL BE CONSISTENT WITH THE EXISTING USES AND CHARACTERISTICS OF THE NEIGHBORING LOTS AND PARCELS ALSO IN THE RSF ZONE. DRAINAGE IMPACT OF THE PROPOSED NEWS LOT WILL BE MINIMAL. THE NEW LOTS WILL HAVE FRONTAGE ON AN EXISTING PUBLIC STREET IN CONFORMANCE WITH THE RSF ZONE. THE PROPOSED NEW LOTS ARE WITHIN ONE BLOCK OF A SPOKANE TRANSIT BUS STOP AT 24TH AND FREYA, AND WITHIN 0.8 MILE FROM LINCOLN AND THORNTON MURPHY PUBLIC PARKS. EXISTING PUBLIC AND PRIVATE UTILITIES ARE LOCATED ON SITE AND AVAILABLE WITHIN THE FRONTING E. 24<sup>TH</sup> AVE. RIGHTS-OF-WAY. NO ADVERSE IMPACT TO THESE FACILITIES IS ANTICIPATED.