

Project Narrative

CLIENT: **SpokaneHousing Venture** DATE: **6/12/2025**
CONTACT: **John Pilcher** PHONE: **509-981-3537**
PROJECT: **Lincon/Sinto Short Plat** JOB #: **25046-0048**
LOCATION: **1404 N. Lincoln** Surveyor **Blake Whelchel**

Description of Project:

The purpose of this project is to divide the subject property located at 1404 N. Lincon Street, Spokane Wa. (also known as Lot 7, Block 23, Strattons Addition to Spokane Falls), into two units of land. The subject property currently has two residential structures on it. The intent of this Short Plat is to place each residence on its own discrete unit of land. Both structures are currently served by city water and sewer; however, they share a sewer line. Construction is currently underway to place each structure on its own lateral line feeding to City infrastructure.

Zoning Compliance:

The subject property is zoned RDH-55. The existing structure located on proposed Lot 1 of this Short Plat meets all zoning setbacks and height requirements. The existing structure located on proposed Lot 2 meets zoning height requirements but does not meet current zoning setback requirements.

Critical Area Zones:

The subject property does not fall within any City, County or State critical area zones.

SEPA Checklist:

No SEPA checklist as described in Chapter 17E.050 SMC was prepared as part of this Short Plat as there are no proposed changes to the existing conditions of the subject property.

Preliminary Short Plat (Map requirements)

The Preliminary Short Plat submitted as part of this application meets all requirements as described in section 17G.080.040 SMC.

Submitted By: Blake Whelchel Title: Senior Land Surveyor