

Cleveland Ave Short Plat/Unit Lot Subdivision

August 20, 2026

City of Spokane Planning and Development
808 W. Spokane Falls Blvd, Spokane, WA 99201

RE: 26-094 Project Narrative – Cleveland Ave Preliminary Short

Dear Mrs Taylor,

This project divides one existing tax parcel, consisting of one platted lot from the Alta Vista Addition Plat. The intent is to create a second lot for the newly completed home on the north half of the lot.

The proposed layout would divide the existing parcel just south of the newly constructed fence.

Due to the proposed Lot 1 being an alley access with no public street frontage this will be a unit lot subdivision and subject to SMC 17G.080.065

All existing utilities are shown on the preliminary plat drawing.

We anticipate easements being needed for the electric where it crosses lot 1 to lot 2 and where the water crosses lot 2 for lot 1, those details can be shown on the final plat drawing per city comments and direction.

While trash pickup is currently from the alley, the owner wishes to have lot 2 change to have trash pickup from the street, as many of the neighbors already do.



Regards, Luke Engell