

LEGACY PROPERTIES SPOKANE LLC

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Written Narrative

Re: Proposal for Cora Hill Project

Our proposal includes developing the street front of W. Cora Ave. in between W. Jefferson St. and N. Cedar St. in order to create seven single family residential lots at the (current) site of 1230 W. Cora Ave. within the pocket residential guidelines. Two of these lots will be accessed on the north side of the property along W. Courtland Ave. The remaining five lots will be accessed along the developed portion of W. Cora Ave. adjacent to Emerson Park. We intend to provide and connect all necessary utilities in conjunction with the street development. The Pocket Residential Development provisions allow this proposal under Municipal Code 17C.110.360.

Our intent is for quality of life improvement for the residents of Emerson Park, housing diversification and for neighborhood beautification as well as investment purposes.