



Whipple Consulting Engineers, Inc.

WCE No. 22-3376  
October 11, 2022

City of Spokane, Development Services  
ATTN: Planning Department  
808 W Spokane Falls Boulevard  
Spokane, WA 99201

Re: Crestview Estates 2<sup>nd</sup> Addition Short Plat – A Preliminary Short Subdivision  
Attached supplemental information and development narrative.

Dear Planning Department:

This letter is intended to provide a development narrative and the supplemental information that is requested in the applications.

The attached project proposes to develop parcel numbers 26241.0310 and 26241.0410, properties totaling approximately 0.56 acres, into 2 lots and 2 tracts in the RSF zone. The project site is located at 8903 & 8904 N Ash Street in the SE ¼ of the NE ¼ of Section 24, Township 26 N., Range 42 E., W.M. The property is currently a drainage tract with a fire hydrant and grassy swale. The site is proposed to be served by public sewer and water; the City of Spokane GIS indicates that water has already been stubbed into the site.

### **Legal Description**

Spokane County Parcel Number: 26241.0310

CRESTVIEW ESTATES 1ST ADD LT A BLK 1 (AFN#5142404) (From SCOUT)

Spokane County Parcel Number: 26241.0410

CRESTVIEW ESTATES 1ST ADD LT B BLK 2 (AFN#5142404) (From SCOUT)

### **Consistency with Policies, Regulations, and Criteria**

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.080.040 as follows:

**Predevelopment Meeting** – A pre-development meeting was not required for this submittal.

**Preliminary Short Plat Application and Map Requirements** – The preliminary plat application as submitted contains all applications and forms required by the City of Spokane per SMC 17G.080.040(B)(1). The preliminary plat map contains all information required by SMC 18G.080.040(B)(2).

**Review of Preliminary Short Plat** – This project will be submitted to the City of Spokane, who will circulate the preliminary plat to reviewing agencies for preliminary plat and SEPA review.

**Preliminary Plat Approval Criteria** – After review and comment, the planning director will determine whether the plat serves the public use and interest. If the director approves the preliminary plat, the applicant has five years to final plat the property.

**Phasing** – This project may be phased with phasing to be determined later and subject to approval of the planning director.

**Final Short Plat Review Procedure** – This project proposes to follow final plat regulations as provided in SMC 17G.080.040(F) and (G).

**Filing** – After the City of Spokane approves the final plat and applicable departments sign the final short plat, the final short plat will be filed with the Spokane County auditor and the platted lots may be submitted for applicable building permits.

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,

A handwritten signature in black ink that reads "Austin J Fuller". The signature is written in a cursive, flowing style.

Austin J Fuller, Assistant Planner  
Whipple Consulting Engineers, Inc.