

Sharp Avenue Short Plat/Unit Lot Subdivision

Permit No. B26M0032PDEV

June 12, 2026

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

RE: 26-158 Project Narrative – Sharp Ave. Preliminary Short Plat / Unit Lot Subdivision

Dear Mr. Baufus,

This project involves the subdivision of an existing residential property into a unit lot subdivision consisting of six residential lots. The site currently contains a single-family residence that is proposed to remain, while five additional lots are being created to accommodate the construction of five new single-family homes.

The proposed layout is intended to provide an efficient and coordinated residential development while maintaining compatibility with the surrounding neighborhood. The existing residence will remain on its own lot, and the five newly created lots will provide opportunities for additional housing within the site.

Utilities will be extended and distributed throughout the development in a coordinated manner to serve each lot. This approach allows each residence to function independently while minimizing the overall infrastructure footprint within the site.

A unit lot subdivision approach is being utilized to efficiently organize the development. This allows for the creation of individual ownership lots while accommodating shared pedestrian access within the project. The resulting layout provides a practical means of developing the property while ensuring all lots have appropriate access and utility service.

Regards,



Luke Engell