

## Project Narrative

The subject short plat utilizes a new code provision to the city of Spokane entitled “Alternative Residential Subdivisions” or Pocket Residential Development. This is described in SMC 17G.080.065 and 17C.110.360. The basic idea of it is that it allows for multiple child lots that have a high degree of flexibility regarding lot coverage, setbacks, lot frontage and utilities as long as the provisions of all of the above are met in the parent lot.

This short plat requests two new lots (1 & 2) and a separate “Tract A” for utilities. The ownership and management of Tract A will be shared by the owners of the new lots 1 and 2.

Every physical improvement for this short plat has already been constructed, approved in place on the property prior to application submittal. This includes all dwellings along with their CO’s, the water and sewer, electrical, natural gas and solid waste and any other utilities necessary.

In short – this short plat application proposes segregating one lot into two along with a shared access and utility “Tract A” that will separate what appears to be one building into two building on two separate new tax parcels. The firewalls are already in place as all of this was planned prior to construction.