

FAHSHOLTZ (2) LOT SHORT PLAT NARRATIVE

PRELIMINARY SHORT PLAT APPLICATION

CITY OF SPOKANE

STORHAUG ENGINEERING PROJECT # 17-311

The preliminary short plat for Erick Fahsholtz is situated southwest off a cul-de-sac at the end of Helena Ct. south of the intersection of East Rockwood Boulevard and Helena Court, in the North half of Section 28 Township 25 North, Range 43 East, Willamette Meridian, within the boundary of the City of Spokane.

The site is a subdivision of Rockwood View 2nd. Addition. The site is an established residential area located in South Spokane.

The preliminary short plat is approximately 0.71 acres and has approximately 95 feet of frontage on South Helena Court. An existing house is situated on the lot and will remain. The preliminary short plat creates two lots where one currently exist. The new preliminary short plat lot will be approximately 0.13 acres (5,860 sf) and is intended for a single family dwelling.

The site has access to public water and sewer utilities. Gas, electric, and data utilities are also available. The site topography is somewhat flat along the first 100' of lot depth then slopes down toward southerly property line.

Construction on the new preliminary short plat lot will occur over one year. Infrastructure construction related to the preliminary short plat will be per the City of Spokane requirements.

The applicant is Erick Fahsholtz, in Spokane, Washington. The applicant package, supplemental exhibits, and accompanying reports are provided by Storhaug Engineering in Spokane, Washington.