

Narrative Z-2026-#### Short Plat
May 2026

This short plat proposes three lots. This short plat will subdivide one existing parcel to create a total of three lots. The parcel is currently vacant. Three row type housing units are proposed for single family use.

The surrounding properties are single family residences. Duplexes exist in the general neighborhood.

The lots and surrounding parcels are relatively flat. The area is generally developed with typical residential landscape.

Access to all proposed lots will be taken from the adjoining alley along the north side of the parcel.

Zoning is R2. The proposed plat meets the requirements of the R2 zoning code.

Utilities shall be provided by:

Sewer: City of Spokane

Water: City of Spokane

Power/Gas: Avista

Phone: CenturyLink

Cable: Comcast

This is a short plat. Phasing is not proposed. All platting work shall be completed within one Final Short Plat.