

Narrative “Karstetter” Preliminary Plat
June 8, 2021

This short plat proposes two lots. This short plat will subdivide one existing parcel to create a total of two lots. The existing single-family residence and garage will remain on proposed Lot 1. Lot 2 will be developed for an additional single-family residence.

The surrounding properties are single family residences.

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

Access for Lot 1 will be taken via the alley and drive. Lot 2 will take access via the alley or 38th Avenue, to be determined when building permits are requested.

Zoning is RSF. The proposed plat meets the requirements of the RSF 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.