

Narrative “Locarno” Short Plat September 2024

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 residences will remain on proposed Lot 1.

Lot 2 is proposed for future development as a single-family residence. The landowner is not proposing development. The current landowner / applicant does not intend to develop this lot. The lot is intended to be sold. The purchaser would be required to develop a site plan at the time. Excavation and/or a creative site plan would be necessary.

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

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

Access for Lot 1 will be taken via Crestline Street at the existing curb approach. Lot 2 will take access via as approved approach to be approved and constructed at the time of the application for a building permit.

Zoning is R1. The proposed plat meets the requirements of the R1 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.