

PHILLIPS (3) LOT SHORT PLAT NARRATIVE

PRELIMINARY SHORT PLAT APPLICATION

CITY OF SPOKANE

STORHAUG ENGINEERING PROJECT #18-012

The preliminary short plat of Phillips Asset Recovery is situated along the eastern frontage of N. Crestline St. just south of the intersection of Crestline St. and E. Bruce Ave. in the SW ¼ of Section 28, Township 26 North, Range 43 East, Willamette Meridian, within the boundary of the City of Spokane.

The site is part of the original subdivision known as Sylvan Acre Tracts. The site has residential property on its borders and is located in North Spokane.

The preliminary short plat is approximately 0.47 acres and has approximately 166 feet of frontage on N. Crestline St. The site is vacant land. The preliminary short plat creates three lots approximately 0.15 acres (6670 sf) and is intended for single family residences.

The site has access to public water and sewer utilities. Gas, electric, and data utilities are also available. The site topography is somewhat flat gradually sloping down toward easterly property line.

Construction on the new preliminary short plat will take place over the next year. Infrastructure construction related to the preliminary short plat will be per the City of Spokane requirements.

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