3rd REQUEST FOR COMMENTS
Thorpe Road Preliminary Long Plat
FILE NO. Z25-631PPLT

Date: July 6, 2026

Comment Due Date: July 21, 2026

To: Erik Johnson, DSC Engineering
Justin Cravalho, DSC Fire Protection
Kevin Picanco, Integrated Capital Management
Greg Figg, WSDOT
Corey Clarke, WSDOT
Shauna Harshman, WSDOT

From: Steven Bafus, Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6312
sbafus@spokanecity.org

Subject: Thorpe Road Preliminary Long Plat – 3rd Request for Comments

Owner: Easy Home Buyer, LLC
1002 N Spokane St.
Post Falls, ID 83854

Applicant/Agent: Austin Fuller – Whipple Consulting Engineers, Inc.
21 S Pines Rd.
Spokane Valley, WA 99206

File Number: Z25-631PPLT

Location Description: 2710 W Thorpe Rd. (parcel 25253.0039) & 2510 S Thorpe Rd. (parcel 25264.0007)

Description of Proposal: The applicant (Whipple Consulting Engineers, Inc.) on behalf of the owner is proposing to subdivide parcels 25264.0007 (addressed as 2510 S Thorpe Rd.) and 25253.0039 (addressed as 2710 W Thorpe Rd.) into 26 lots with intent to construct single-family dwellings on each lot. Combined size of both parcels is approximately 5.98 acres. Access from W Thorpe Rd. is proposed via dedicated right of way through parcel 25253.0039. Improvements include dedications of 24th Ave. and Canyon Woods St., associated utilities and stormwater facilities. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

Legal Description: See Planning for full legal descriptions.

SEPA: This project is subject to SEPA review.

Current Zoning: Residential 1 (R1)