



Whipple Consulting Engineers, Inc.

WCE No. 24-3883
November 18, 2025

City of Spokane, Development Services
808 W Spokane Falls Boulevard
Spokane, WA 99201

Attn: Steven Bafus, Planner II

Re: **2710 W Thorpe Preliminary Plat – a residential development
Development narrative**

Dear Mr. Bafus:

Whipple Consulting Engineers, on behalf of the Easy Home Buyer, LLC, respectfully submits for your review a preliminary long plat application as outlined in SMC Section 17G.080.050 and 17G.070. The attached project proposes a subdivision of parcel numbers 25264.0007 and 25253.0039, totaling 5.98 ac +/-, into 26 lots in the R1 zone. The project site is located at 2710 W Thorpe Road, in the SE ¼ of Section 26, Township 25 N., Range 42 E., W.M. The property is currently vacant.

Traffic

The proposed main access to the site lies at Thorpe Road. This project will be subject to traffic impact fees to be assigned at time of certificate of occupancy.

Connectivity

The project proposes connection to W. Thorpe Road via public road access. Two public roads, one north-south and one east-west, are proposed for this project that will provide future connectivity to the south and west. At the time of this writing access to SR195 may be complicated due to conditions from the Victory Heights project. The timing and final version of the impacts are as of yet unknown.

Wildland Urban Interface (WUI)

The project is located in the WUI interface and intermix zones. WUI does not have requirements that preclude development, but instead has specific requirements in the building code that will be followed when constructing the residences occurs after preliminary plat approval.

Consistency with Policies, Regulations, and Criteria

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.080.050 as follows:

Predevelopment Meeting – A pre-development meeting was held on November 7, 2024.

Community Meeting and Public Notice – A community meeting was held on November 5, 2025. Information regarding this meeting is included in the application packet.

Preliminary Plat Application and Map Requirements – The preliminary plat application includes the following required documents: a general application, a preliminary plat application, a title report, a preliminary plat map containing all requirements outlined in SMC 17G.080.040(B)(2), a written narrative and a notification map application. Filing fees will be paid when requested.

Review of Preliminary Plat – The preliminary long plat will be subject to review as a Type III application.

Public Notice – The project intends to give appropriate notice as requested by the City of Spokane.

Preliminary Plat Approval Criteria – The project intends to comply with all Land Use Application Procedures as listed in 17G.061.

Final Plat Review Procedure – After construction of required roadways, connection to sewer and water services, and other constructions as required in the decision, a final plat application containing a final plat, title report, associated applications and appropriate fees will be submitted.

Final Plat Requirements – The final plat map will contain all elements contained within SMC 17G.080.050 (H).

Filing – WCE will file the final plat with the county auditor within ten days of final approval of the plat.

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,

A handwritten signature in dark ink, appearing to read "Austin J. Fuller", with a long horizontal flourish extending to the right.

Austin J. Fuller, AICP
Planner, Whipple Consulting Engineers, Inc.

TRW/ajf

Cc: File, Owner