



P.O. Box 121
Spangle, WA 99031
www.horizon-surveying.com
509-402-6113 (Office)

April 2, 2026

City of Spokane
Department of Planning and Economic Development
809 W Spokane Falls Blvd
Spokane, WA 99201

RE: Narrative for proposed Short Plat of 4004 W Queen Ave, Spokane WA 99205 (APN: 26353.1413)

Dear Sir/Madam:

This project is located on a 0.396 acre Lot located Northwest of the intersection of West Queen Avenue and North Rustle Street. The purpose of the project is to divide existing Lot 7, Block 43 of Boulevard Park Addition into two parcels. Proposed Parcel A will be 0.272 acres and will have a residential structure and an Accessory Dwelling Unit. Proposed Parcel B will be 0.124 acres and will have a residential structure. Both Lots will front West Queen Avenue and will access existing sewer, water, and storm from this street.

This project will develop a currently vacant lot in Spokane Northwest Neighborhood and will be guided by the following City of Spokane Land Use Policies:

LU 1.1 (Neighborhoods) – This project will integrate new housing into an existing neighborhood that was first platted in 1909. Structures built for this project will reflect the style of surrounding houses and will be designed to integrate with the existing community.

LU 3.6 (Compact Residential Patterns) – The dividing of Lot 7 into two lots will allow for compact and affordable housing in the Boulevard park Subdivision that is aesthetically appealing and has minimum impact on existing infrastructure.

LU 5.5 (Compatible Development) – Construction on the two proposed parcels will be designed to insure compatibility with surrounding neighborhood uses and building types.

If you have any questions regarding the above proposal, please call me at your convenience at 509-402-6113.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mason K. Marker", with a long horizontal flourish extending to the right.

Mason K. Marker, PLS, CFedS, WRE