Narrative “McNairy II”
March 03, 2021

This short plat proposes three lots. This short plat will subdivide two existing parcels to create a total of three lots. The existing single-family residence and garage will remain on proposed Lot 1. Lots 2 and 3 will be developed for additional single-family residences.

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

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

Access for Lot 1 will be taken via existing gravel driveway on Cuba Street. Lot 2 will take access via the existing curb drop on 37th Avenue. Lot 3 will have access via a proposed curb drop on 37th Avenue.

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