

**34TH AVE TOWNHOMES
PRELIMINARY SHORT PLAT**
3922 E 34TH AVE, SPOKANE, WA
(PARCEL #: 35341.2235)
REPLAT OF FIRST ADDITION TO MANITO PARK, BLOCK 59
BEING A PORTION OF THE SW 1/4 OF THE NW 1/4, S.X, T.25N., R.43E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA

SPOKANE COUNTY AUDITOR
FILED FOR RECORD THIS _____ DAY OF _____ AT _____
MINUTES PAST _____ O'CLOCK _____ M. AND RECORDED IN BOOK
OF FINAL SHORT PLAT AT PAGE(S) _____ RECORDS OF SPOKANE COUNTY,
WASHINGTON, AT THE REQUEST OF COFFMAN ENGINEERS, INC.

SPOKANE COUNTY AUDITOR

APPLICANT

NAME: URBAN EMPIRE HOMES, LLC
APPLICANT'S AGENT: RANDY PALAZZO
ADDRESS: 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019
PHONE #: 509-850-6236
EMAIL: RANDY@URBANEMPIREHOMES.COM

OWNER

NAME: THE 3 AMIGOS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
ADDRESS: 2020 E. 18TH AVE., SPOKANE, WA, 99203
PHONE #: 509-828-5421
EMAIL: WOODYFAMFIVEY@AOL.COM

SURVEYOR

NAME: DANIEL J. ATHA
ADDRESS: 10 N POST ST #500, SPOKANE, WA 99201
PHONE #: 509-328-2994
EMAIL: DANIEL.ATHA@COFFMAN.COM

LEGAL DESCRIPTION:

LOTS 11 AND 12 IN BLOCK 19 OF LINCOLN HEIGHTS, AS PER PLAT RECORDED IN VOLUME "L" OF PLATS, PAGE 36 AND 37.

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

ACREAGE

PARCEL #1: 2473.53 SQ.FT., ±0.06 ACRES
PARCEL #2: 1858.60 SQ.FT., ±0.04 ACRES
PARCEL #3: 1858.53 SQ.FT., ±0.04 ACRES
PARCEL #4: 1858.46 SQ.FT., ±0.04 ACRES
PARCEL #5: 1858.40 SQ.FT., ±0.04 ACRES
PARCEL #6: 2477.76 SQ.FT., ±0.06 ACRES
TOTAL(1-6): 12385.28 SQ.FT., ±0.28 ACRES

NUMBER OF LOTS AND PROPOSED DENSITY

NUMBER OF LOTS 6
THE TOTAL SQ. FT. FOR ALL SIX LOTS IS 12384.28 SQ FT
PROPOSED DENSITY IS APPROXIMATELY 21.43 UNITS PER ACRE

FLOOD ZONE

ZONE "X" AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C00726D, EFFECTIVE ON 07/06/2010.

ZONING

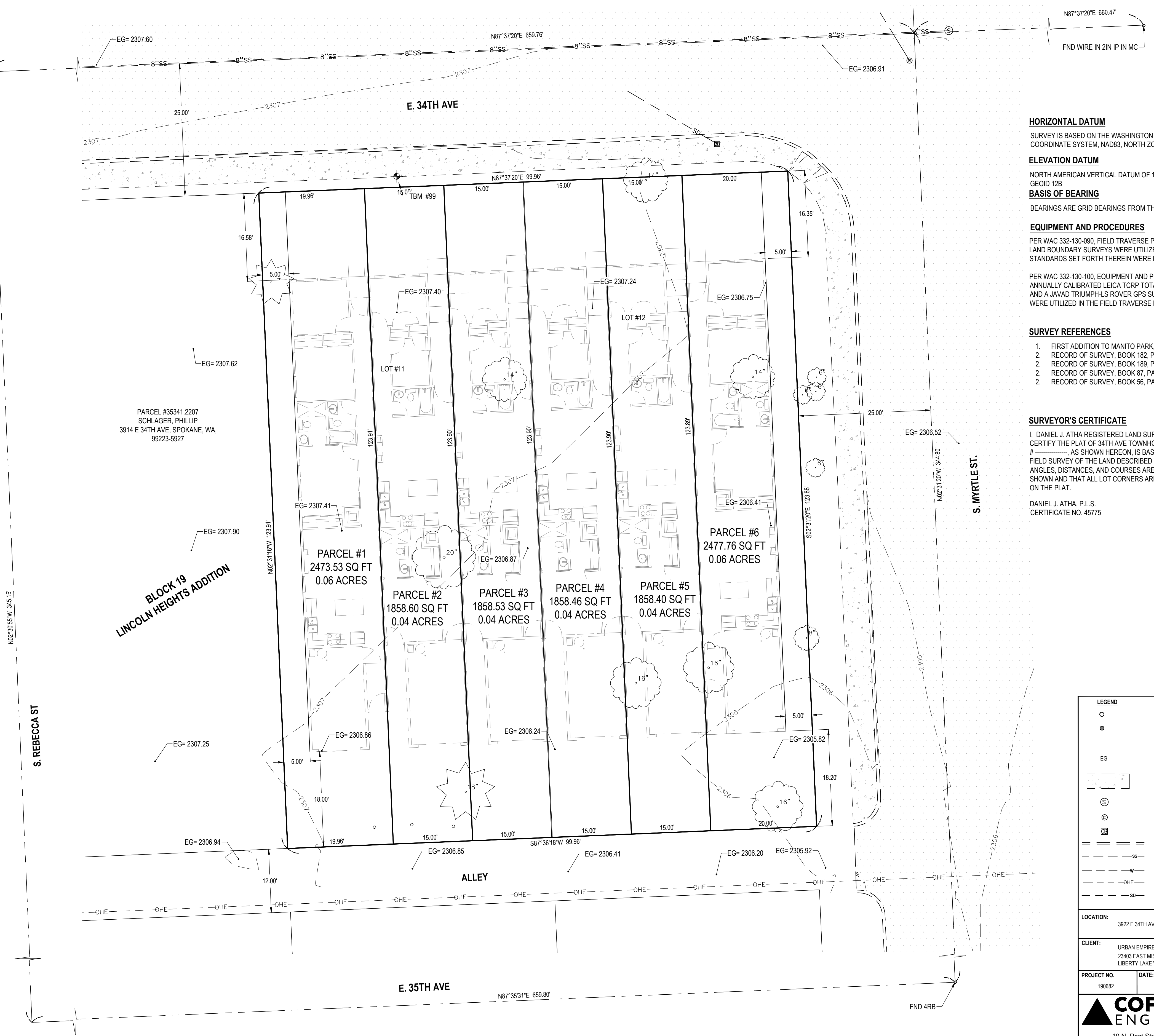
RSF (RESIDENTIAL SINGLE-FAMILY)
CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.400 INTERIM HOUSING REGULATIONS ADOPTED TO IMPLEMENT RCW 36.70A.600(1)

TABLE 17C.400-1, CITY OF SPOKANE MUNICIPAL CODE

TABLE 17C.400-1	
DEVELOPMENT STANDARDS	
MINIMUM LOT DIMENSIONS	
LOTS TO BE DEVELOPED WITH:	
Attached Houses as defined in 17A.020.010 SMC	RSF & RSF-C
Minimum lot area	1,280 sq. ft.
Minimum lot width with alley parking and no street curb east [2]	16 ft.
Minimum lot width	36 ft.
Minimum lot depth	80 ft.
Minimum front lot line	Same as lot width
Detached single-family residential buildings, duplexes,	
multi-family residential structures of three or four units	
Minimum lot area	4,350 sq. ft.
Minimum lot width	40 ft.
Minimum lot depth	80 ft.
Minimum front lot line	40 ft.
PRIMARY STRUCTURE	
Attached Houses as defined in SMC 17A.020.010	RSF & RSF-C
Maximum Building Coverage	--
Maximum Roof Height [1]	40 ft.
Maximum Wall Height On Interior Lot of Development	35 ft.
Maximum Wall Height	30 ft.
Floor Area Ratio (FAR)	--
Detached single-family residential buildings, duplexes,	
multi-family residential structures of three or four units	
Maximum Building Coverage	60%
Maximum Roof Height [1]	40 ft.
Maximum Wall Height	30 ft.
Floor Area Ratio (FAR)	--

TABLE 17C.110-3, CITY OF SPOKANE MUNICIPAL CODE

PRIMARY STRUCTURE	
Maximum Building Coverage	
RSF & RSF-C	
Lots 5,000 sq. ft. or larger	2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.
Lots less than 3,000 sq. ft.	50%
Attached housing as defined in SMC 17A.020.010, lots any size	Same as above
Building Height	
Maximum Roof Height	35 ft. [5]
Maximum Wall Height	25 ft.
Floor Area Ratio (FAR)	
FAR	0.5 [4]
Setbacks	
Front Setback [7, 8]	15 ft.
Side Lot Line Setback - Lot width more than 40 ft.	5 ft.
Side Lot Line Setback - Lot width 40 ft. or less	3 ft.
Street Side Lot Line Setback [7]	5 ft.
Rear Setback [9, 10]	25 ft. [11]
Required Outdoor Area	
Required Outdoor Area for attached and detached houses. Minimum dimension (See SMC 17C.110.223)	250 sq. ft. 12 ft. x 12 ft.
ACCESSORY STRUCTURES	
Maximum Roof Height	20 ft.
Maximum Wall Height	15 ft.
Maximum Coverage [12]	15%
Maximum Coverage with Detached Accessory Dwelling Unit, Lots less than 5,500 sq. ft. [12]	20%
Front Setback	20 ft.
Side Lot Line Setback - Lot width 40 ft. or wider [13]	5 ft.
Side Lot Line Setback - Lot width less than 40 ft. [13]	3 ft.
Street Side Lot Line [14]	20 ft.
Rear [13]	5 ft.
Rear with Alley	0 ft.



HORIZONTAL DATUM
SURVEY IS BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE, U.S. FOOT.

ELEVATION DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B

BASIS OF BEARING
BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

EQUIPMENT AND PROCEDURES
PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES, AN ANNUALLY CALIBRATED LEICA TCPR TOTAL STATION 1203 AND A JAVAD TRIUMPH-L5 ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

SURVEY REFERENCES

- FIRST ADDITION TO MANITO PARK, VOLUME "L", PAGE 36.
- RECORD OF SURVEY, BOOK 182, PAGE 11.
- RECORD OF SURVEY, BOOK 189, PAGE 97.
- RECORD OF SURVEY, BOOK 87, PAGE 36.
- RECORD OF SURVEY, BOOK 56, PAGE 37.

SURVEYOR'S CERTIFICATE

I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF 34TH AVE TOWNHOMES SHORT PLAT # _____ AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL LOT CORNERS ARE SET AS SHOWN ON THE PLAT.

DANIEL J. ATHA, P.L.S.
CERTIFICATE NO. 45775

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR WITH CAP PLS# 45775, UNLESS OTHERWISE NOTED
- EG EXISTING GROUND ELEVATION
- CONCRETE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- CURB
- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- STORM SEWER

LOCATION: 3922 E 34TH AVE, SPOKANE, WA

CLIENT: URBAN EMPIRE HOMES LLC
23403 EAST MISSION STE 207,
LIBERTY LAKE WASHINGTON, 99019

PROJECT NO.: 190682 **DATE:** 11/29/23 **SHEET NO.:** 1 OF 1

COFFMAN ENGINEERS
10 N. Post Street Suite 500
Spokane, Washington 99201
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