PRE DEVELOPMENT SITE PLAN

SCALE: 1" = 20'-0"

NOTE: ALL SITE MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. IN NO WAY DOES THIS DOCUMENT REPRESENT OR CONSTITUTE A LAND SURVEY.

PROJECT ADDRESS:
519 EAST NORTH FOOTHILLS DRIVE
SPOKANE, WASHINGTON 99207

PARCEL NUMBER:
35082.4105

PRIMARY CONTACT:
UPTIC STUDIOS
152 SOUTH JEFFERSON ST., SUITE 101
SPOKANE, WASHINGTON 99201
509.850.3698
MATTHEW COLLINS
COLLINS@UPTICSTUDIOS.COM

PROPERTY OWNER:
PAW PRINT GENETICS
LISA SHAFFER, CEO
220 EAST ROWAN AVE. STE. 220
SPOKANE, WASHINGTON 99207

PROJECT VALUATION:
$3,000,000

EST. CONSTRUCTION DATE:
SUMMER 2020

ZONE:
LI (LIGHT INDUSTRIAL), RMF (RESIDENTIAL MULTI-FAMILY)

REQUIRED SETBACKS:
MIN. STREET LOT LINE: 0'
MIN. FRONT LOT LINE: 10'
MIN. SETBACK ABUTTING R ZONES: 10'
MIN. SETBACK ABUTTING GC-70: 0'

PARKING:
MIN.: 1:500 OR 24 AT 12,000 SF FOOTPRINT
MAX.: 1:200 OR 60 AT 12,000 SF FOOTPRINT
MIN. (3) ACCESSIBLE @ 68 PROVIDED

LANDSCAPE:
L3 REQUIRED

MAXIMUM HEIGHT:
70'
ABUTTING R ZONES: 35'

BUILDING FOOTPRINT:
+/- 11,600 SF

MAX. BUILDING COVERAGE:
80%

FAR:
2.5

PROPOSED USE:
OFFICE SPACE/LABORATORY

GROUP B

CONSTRUCTION TYPE:
VB

FIRE PROTECTION:
SPRINKLED

VICINITY MAP

ADJACENT PARCEL
GC-70 ZONING
(0'-0" SETBACK)

ADJACENT PARCEL
GC-70 ZONING
(0'-0" SETBACK)

ADJACENT PARCEL
GC-70 ZONING
(0'-0" SETBACK)

SCHMATIC SITE PLAN

SCALE: 1" = 20'-0"

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NOT FOR CONSTRUCTION - PROGRESS SET: 04.29.2020