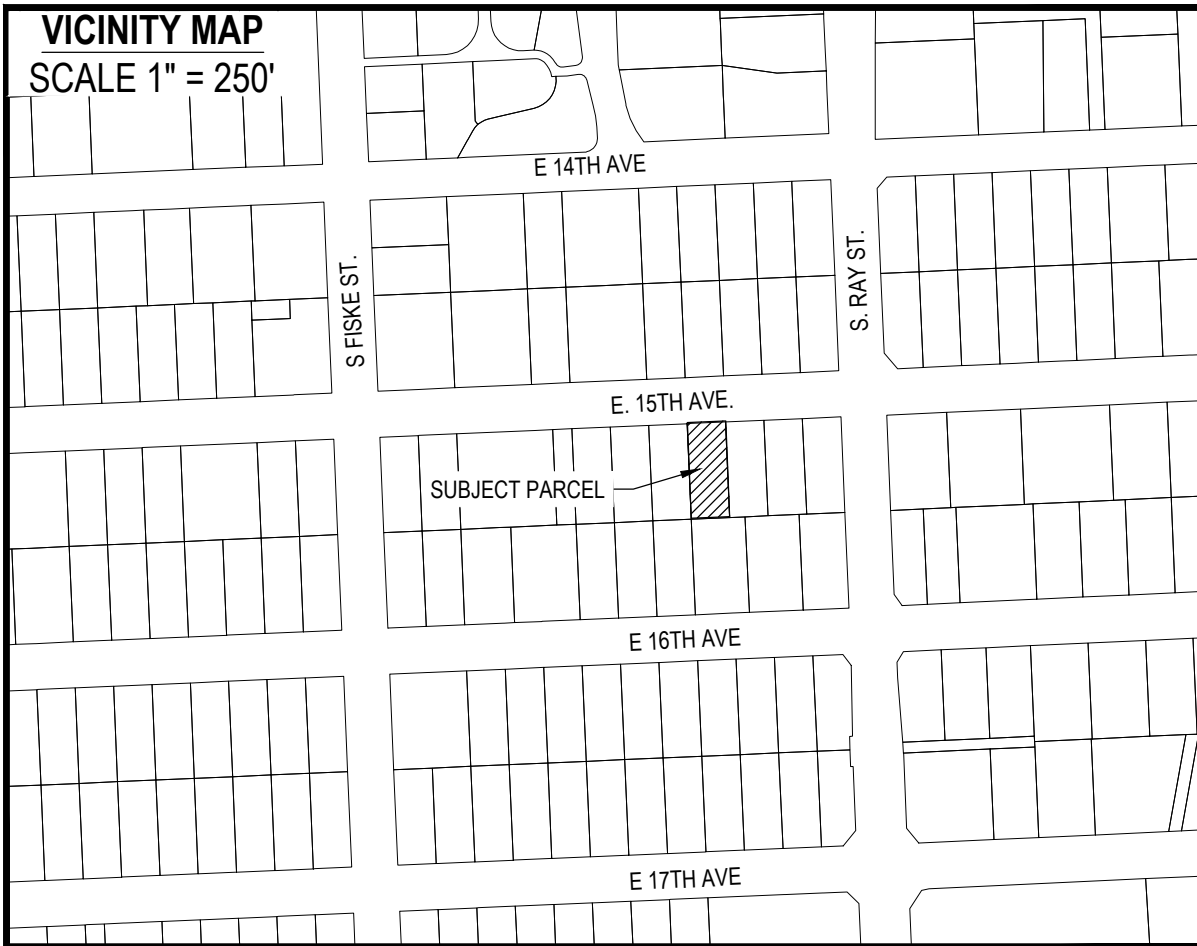


15TH AVE DUPLEXES  
PRELIMINARY SHORT PLAT  
3144 E 15TH AVE (PARCEL #: 35272.0804)  
REPLAT OF LOT 4, BLOCK 4, RAVENWOOD ADDITION,  
BEING A PORTION OF THE NW 1/4 OF THE NW 1/4, S.27, T.25N., R.43E., W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WA



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: 433, LLC  
ADDRESS: 3511 S HIGH DR, SPOKANE, WA, 99203

SURVEYOR

NAME: DANIEL J. ATHA  
ADDRESS: 221 N. WALL ST #500, SPOKANE, WA 99201  
PHONE #: 509.328.2994  
EMAIL: DANIEL.ATHA@COFFMAN.COM

ZONING

R1 (RESIDENTIAL 1)  
CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.111  
SECTION 17C.111.205 (DEVELOPMENT STANDARDS TABLES)

TABLE 17C.111.205-2	
BUILDING AND SITING STANDARDS [1]	
	R1
PRIMARY BUILDINGS	
Floor area ratio	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	2,450 sq. ft.
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	35%
Maximum building height [2] [3]	40 ft.
Minimum Setbacks	
Front [4]	10 ft.
Interior side lot line - lot width 40 ft or less [5]	3 ft.
Interior side lot line - lot width more than 40 ft [5]	5 ft.
Street side lot line - all lot widths	5 ft.
Attached garage or carport entrance from street	20 ft.
Rear	15 ft.

ACREAGE

NAME	AREA (S.F.)	AREA (ACERS)
LOT #1	3,171.820	0.070
LOT #2	3,171.820	0.070
TOTAL	6,343.640	0.140

NUMBER OF LOTS AND PROPOSED DENSITY

NUMBER OF LOTS: 2  
NUMBER OF UNITS: 4  
THE TOTAL S.F. FOR ALL 2 LOTS IS 6,343.640 S.F.  
PROPOSED DENSITY IS APPROXIMATELY 28.57 UNITS PER ACRE

LEGAL DESCRIPTION:

LOT #4, BLOCK 4, RAVENWOOD ADDITION.

FLOOD ZONE

ZONE "X" AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C0563D, EFFECTIVE ON 07/06/2010.

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

SURVEY REFERENCES

1. RAVENWOOD ADDITION PLAT
2. RECORD OF SURVEY, PAGE 93, BOOK 203.
3. RECORD OF SURVEY, PAGE 48-49, BOOK 40.
4. RECORD OF SURVEY, PAGE 50, BOOK 124.

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-LS ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.



SURVEYOR'S CERTIFICATE

I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF 15TH AVE DUPLEXES 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 PL# 45775, UNLESS OTHERWISE NOTED
EG	EXISTING GROUND ELEVATION
	BUILDING
—X—X—	FENCE
==	CURB
---SS---	SANITARY SEWER
---W---	WATER
---O-E---	OVERHEAD ELECTRIC

LOCATION:  
3144 E 15TH AVE, SPOKANE, WA

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

PROJECT NO. 250784	DATE: 3/26/25	SHEET NO: 1 OF 1
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