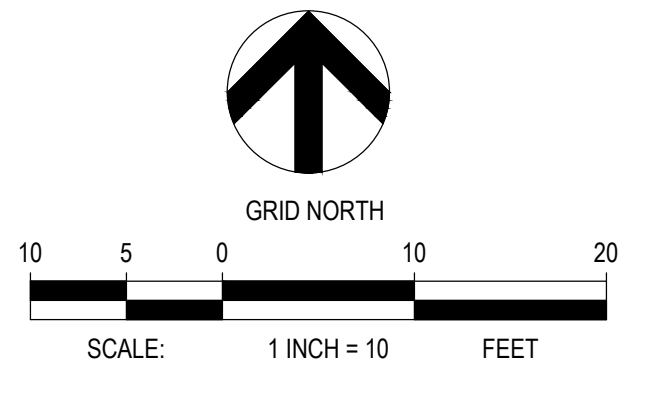


27TH TOWNHOMES
PRELIMINARY SHORT PLAT
 1121 E 27TH AVE (PARCEL # 35294.2114)
 REPLAT OF LOTS 19,20,21, AND 22
 MCCREA & MERRYWEATHER'S ADDITION TO MANITO PARK, OF BLOCK 3
 BEING A PORTION OF THE SE 1/4 OF THE SE 1/4, S.29, T.25N., R.43E., W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WA



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

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]	
PRIMARY BUILDINGS	R1
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.

NAME	AREA (S.F.)	AREA (ACERS)
LOT #1	2,996,850	0.069
LOT #2	2,997,540	0.069
LOT #3	2,950,130	0.068
LOT #4	2,997,010	0.690
TOTAL	11,941,530	0.896

NUMBER OF LOTS AND PROPOSED DENSITY
 NUMBER OF LOTS: 4
 THE TOTAL SQ. FT. FOR ALL X LOTS IS 11,941,530 S. F.
 PROPOSED DENSITY IS APPROXIMATELY 14.55 UNITS PER ACRE

LEGAL DESCRIPTION:
 THE EAST 38 FEET OF LOT 21 AND ALL OF LOT 22 IN BLOCK 3 OF MCCREA & MERRYWEATHER'S ADDITION TO MANITO PARK, PER VOLUME 1 OF PLATS AT PAGE 28.
 SITUATED IN THE CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON.
 CONTAINING 12,003.08 S.F. OF LAND MORE OR LESS.

FLOOD ZONE
 ZONE "X" AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 THE FLOOD MAP FOR THE SELECTED AREA IS NUMBERS30630543D, EFFECTIVE ON 07/06/2010.

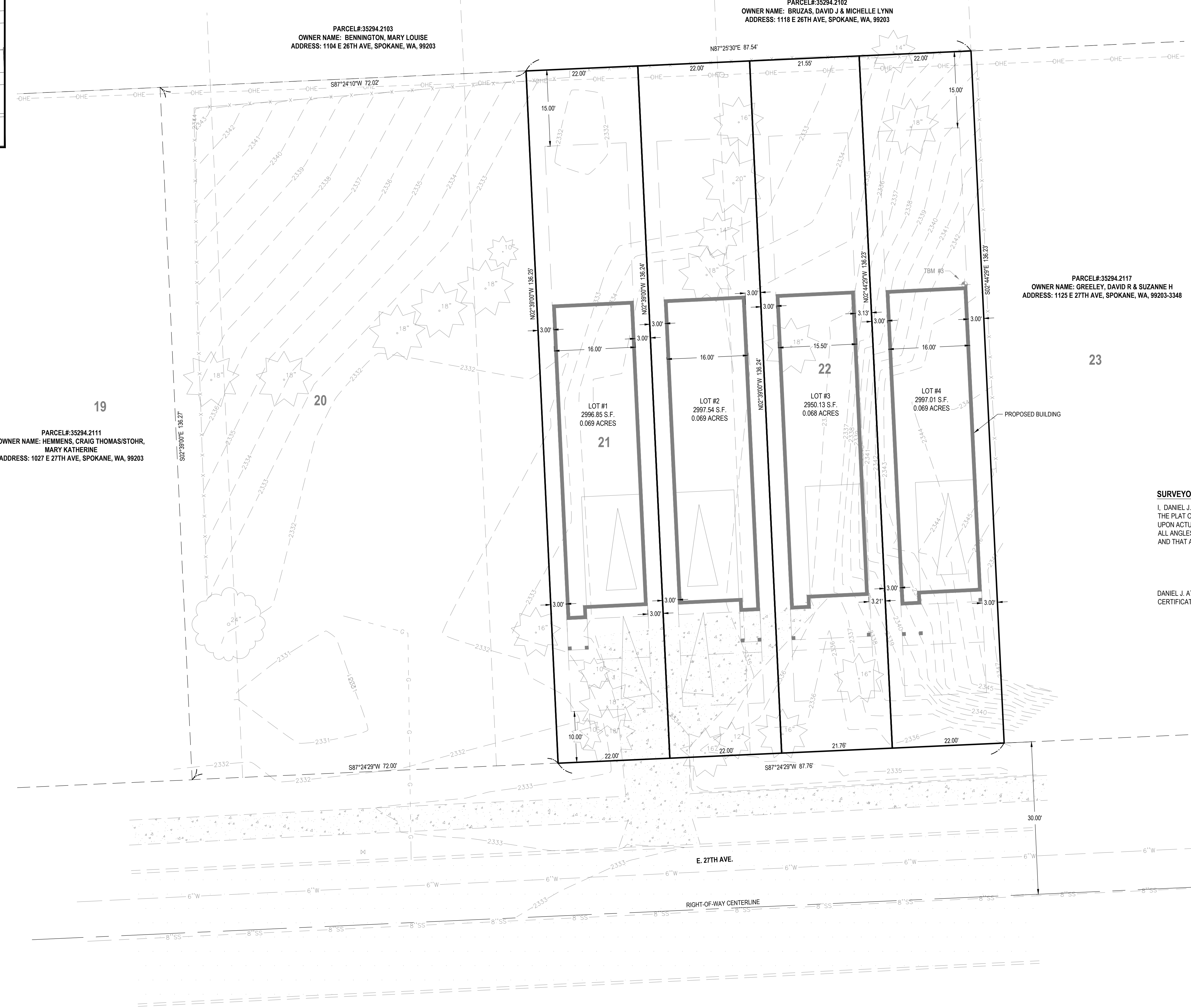
HORIZONTAL DATUM
 SURVEY IS BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE, U.S. FOOT.

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. MCCREA & MERRYWEATHER'S ADDITION TO MANITO PARK PLAT

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.



PARCEL# 35294.2111
 OWNER NAME: HEMMENS, CRAIG THOMAS/STOHR,
 MARY KATHERINE
 ADDRESS: 1027 E 27TH AVE, SPOKANE, WA, 99203

PARCEL# 35294.2103
 OWNER NAME: BENNINGTON, MARY LOUISE
 ADDRESS: 1104 E 26TH AVE, SPOKANE, WA, 99203

PARCEL# 35294.2102
 OWNER NAME: BRUZAS, DAVID J & MICHELLE LYNN
 ADDRESS: 1118 E 26TH AVE, SPOKANE, WA, 99203

PARCEL# 35294.2117
 OWNER NAME: GREELEY, DAVID R & SUZANNE H
 ADDRESS: 1125 E 27TH AVE, SPOKANE, WA, 99203-3348

SURVEYOR'S CERTIFICATE
 I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF 27TH TOWNHOMES, 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
	BUILDING
	FENCE
	CURB
	SANITARY SEWER
	WATER
	OVERHEAD ELECTRIC

LOCATION: 1121 E 27TH AVE, SPOKANE, WA

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

PROJECT NO. 240472	DATE: 2/27/25	SHEET NO.: 1 OF 1
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