

34th Avenue Townhomes (Z23-148PSP)

3312 E 34TH AVE,
LINCOLN HEIGHTS, BLOCK 22
PRELIMINARY SHORT PLAT FILE #XX
(PARCEL #35342.2342)
A PORTION OF NW 1/4 OF NW 1/4 S.34, T.25N., R.43E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA

OWNER Applicant/Agent

NAME: URBAN EMPIRE HOMES, LLC
OWNER'S AGENT: RANDY PALAZZO
ADDRESS: 7154 W STATE ST # 320, BOISE, ID, 83714
PHONE #: 509-444-3332
EMAIL: PDXINVEST@AOL.COM

NEW OWNER

NAME: COGWHEEL PROPERTY DEVELOPMENT LLC
ADDRESS: 2532 N NEVADA AVE, COLORADO SPRINGS, CO 80907-6827, US
PHONE #: (720) 776-HOME (4663)
EMAIL: JIM@COGWHEELPROPERTYDEVELOPMENT.COM
ANDREW@COGWHEELPROPERTYDEVELOPMENT.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:

LOT 9 IN BLOCK 22 OF LINCOLN HEIGHTS RECORDED IN VOLUME "L" OF PLATS, PAGE 36, SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON.

TOGETHER WITH THE EAST 7.02 FEET OF LOT 8 OF SAID LINCOLN HEIGHTS.

CONTAINING 7,068.31 S.F. OF LAND MORE OR LESS.

ACREAGE

PARCEL "A": 2480.11 SQ.FT. , ±0.06 ACRES
PARCEL "B": 2108.09 SQ.FT. , ±0.05 ACRES
PARCEL "C": 2480.11 SQ.FT. , ±0.06 ACRES
TOTAL: 7,068.31 SQ.FT. , ±0.17 ACRES

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

MINIMUM LOT DIMENSIONS	
LOTS TO BE DEVELOPED WITH:	
RSF & RSF-C	
Attached Houses as defined in 17A.020.010 SMC	
Minimum lot area	1,280 sq. ft.
Minimum lot width with alley parking and no street curb cut [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)	--

FLOOD ZONE

ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 5306300543D, EFFECTIVE ON 07/06/2010.

NUMBER OF LOTS AND PROPOSED DENSITY

NUMBER OF LOTS: 3
PROPOSED DENSITY IS APPROXIMATELY XX UNITS PER ACRE **18.5 units/acre**

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 MS60 ROBOTIC MULTI STATION AND A JAVAD TRIUMPH-LS ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

HORIZONTAL DATUM

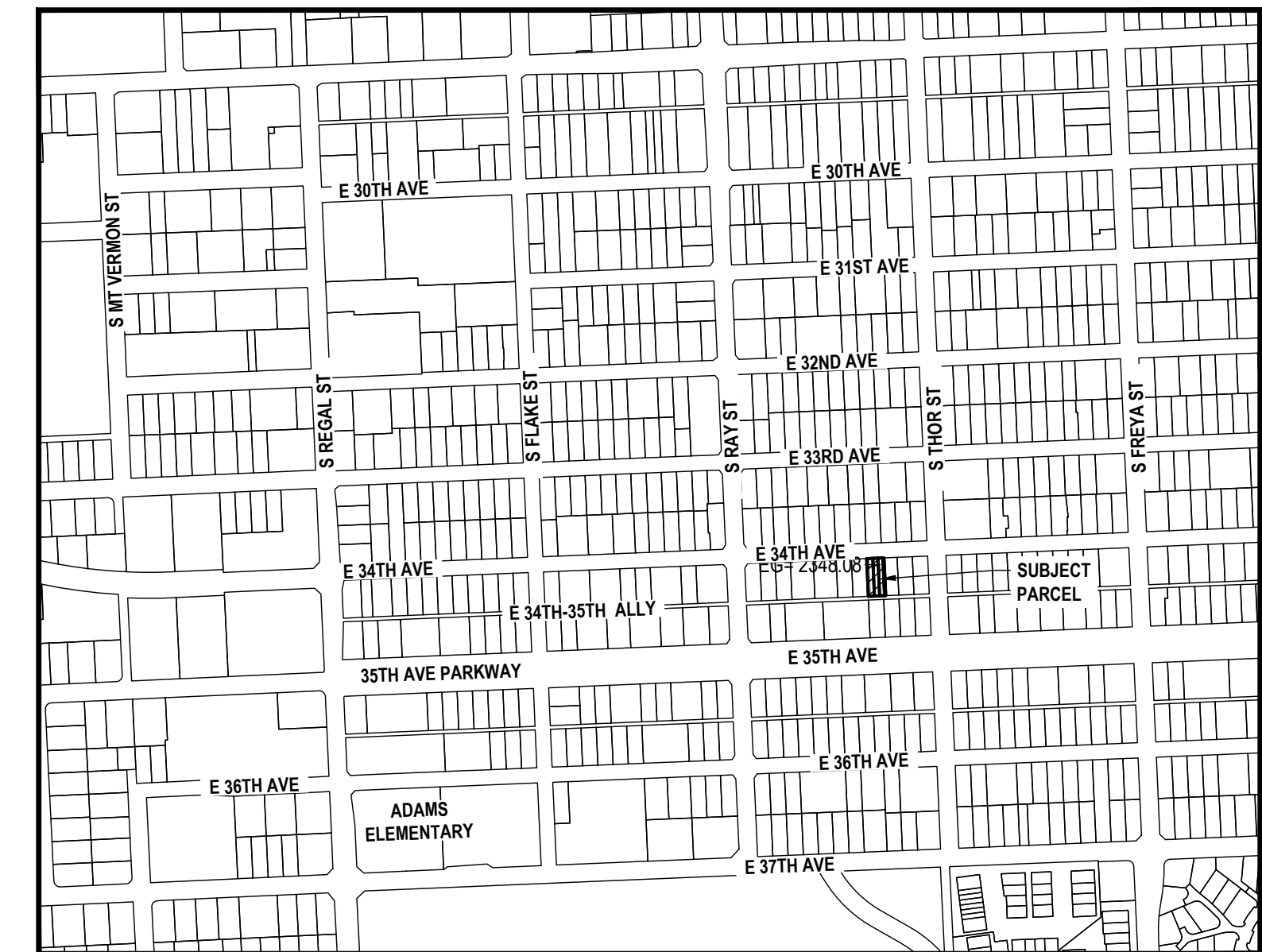
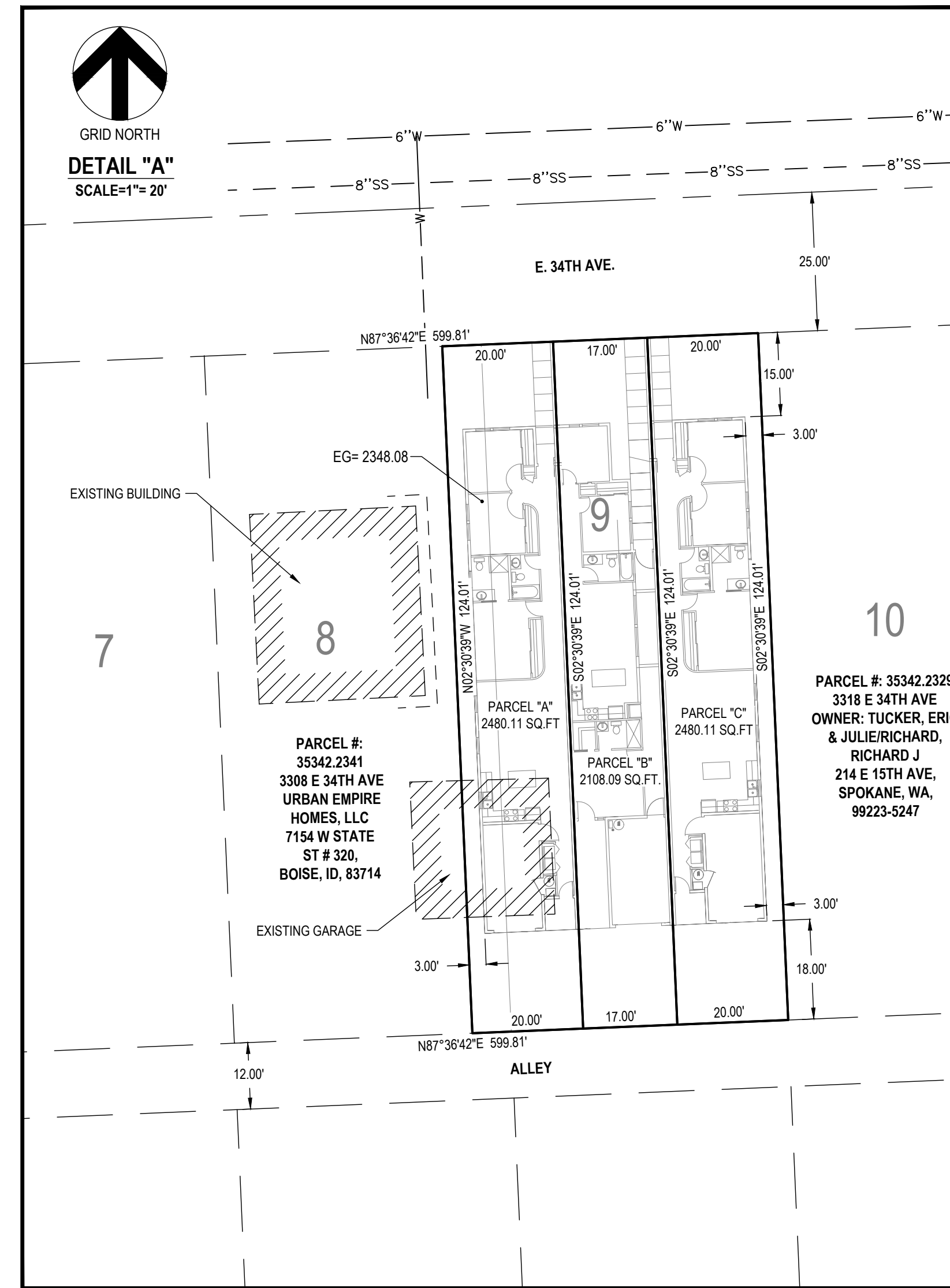
SURVEY IS BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE, U.S. FOOT.

ELEVATION DATUM

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

BASIS OF BEARING

BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

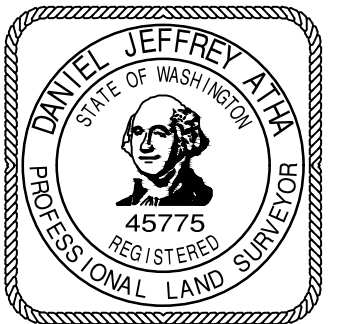


VICINITY MAP
SCALE 1" = 500'

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

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
---	SANITARY SEWER
---	WATER

LOCATION: 3312 E 34TH AVE, SPOKANE, WA		
CLIENT: URBAN EMPIRE HOMES, LLC		
PROJECT NO. 19082	DATE: 3/30/2023	SHEET NO. 1 OF 1

COFFMAN ENGINEERS
10 N. Post Street Suite 500
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