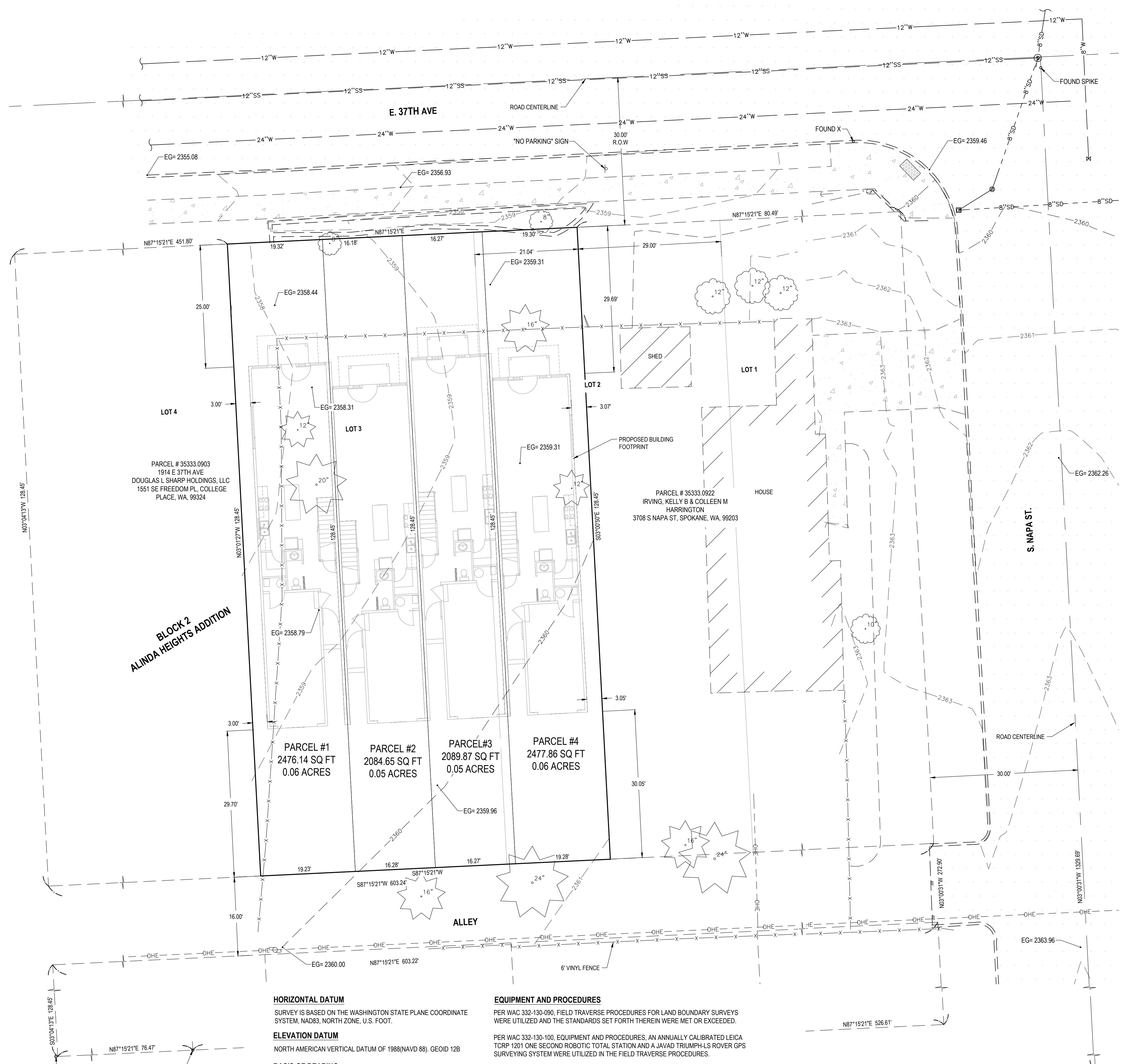
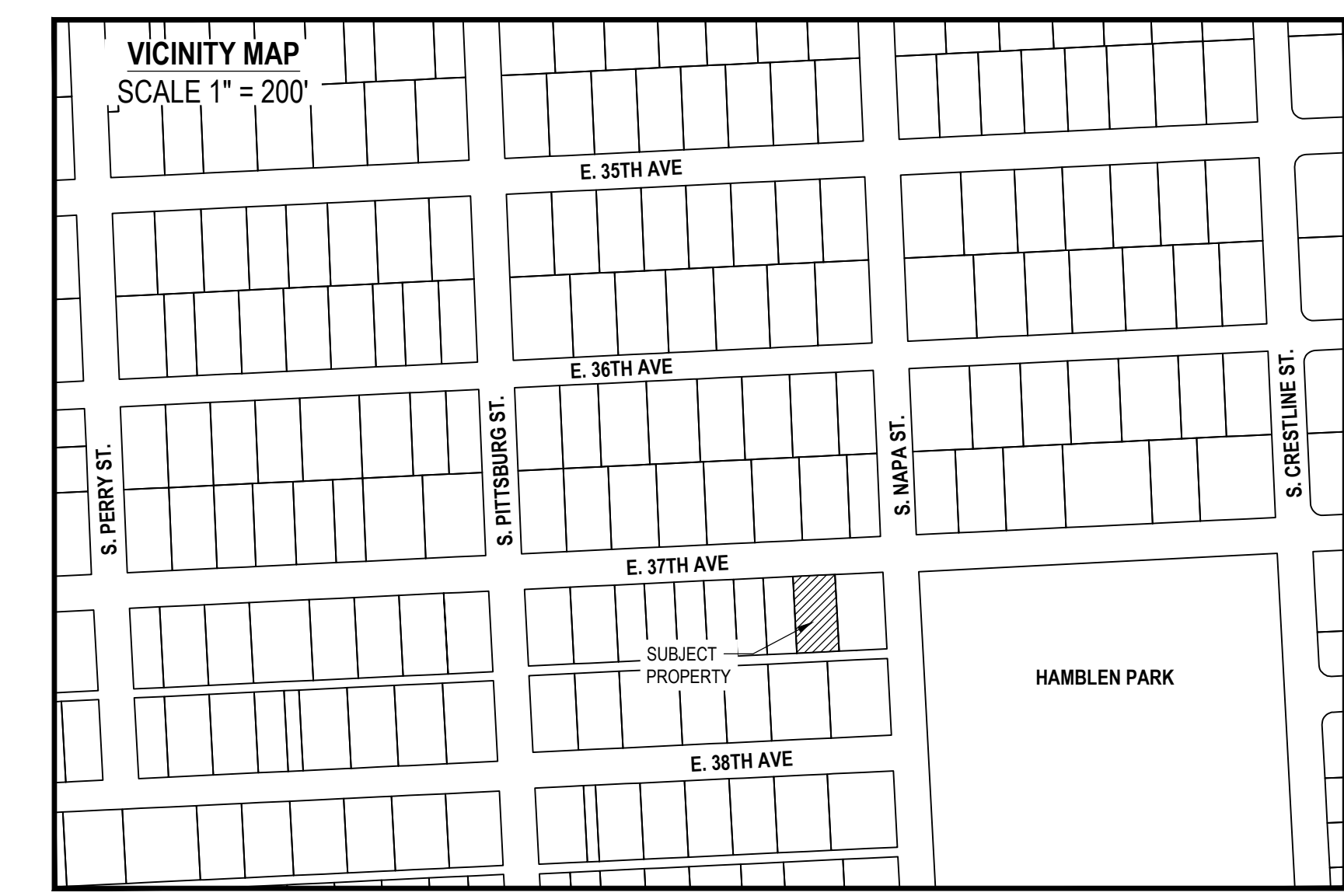


37TH AVENUE TOWNHOMES
1918 E 37TH AVE
REPLAT OF ALINDA HEIGHTS ADDITION, BLOCK 2
PRELIMINARY SHORT PLAT# XXXXPSP
(PARCEL #: 35333.0923)
A PORTION OF THE NE 1/4 OF THE SW 1/4, S.33, T.25N., R.43E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA



ZONING

RSF (RESIDENTIAL SINGLE-FAMILY)
 CITY OF SPOKANE MUNICIPAL CODE, TITLE 17C, CHAPTER 17C.400 INTERIM HOUSING REGULATIONS ADOPTED TO IMPLEMENT ROW 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:	
	RSF & RSF-C
Attached Houses as defined in 17A.020.010 SMC	1,280 sq. ft.
Minimum lot area	16 ft.
Minimum lot width with alley parking and no street curb cut [2]	36 ft.
Minimum lot width	80 ft.
Minimum lot depth	Same as lot width
Minimum front lot line	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)	--

LEGAL DESCRIPTION:

LOT 3 TOGETHER WITH 21 FEET OF LOT 2 IN BLOCK 2, ALINDA HEIGHTS ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "N" OF PLATS, PAGE 4, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

ACREAGE

PARCEL #1: 2,476.14 SQ. FT., ±0.06 ACRES
 PARCEL #2: 2,084.65 SQ. FT., ±0.05 ACRES
 PARCEL #3: 2,089.87 SQ. FT., ±0.05 ACRES
 PARCEL #4: 2,477.86 SQ. FT., ±0.06 ACRES
 TOTAL(1-4): 9,128.52 SQ. FT., ±0.22 ACRES

FLOOD ZONE

ZONE "X" AREAS DETERMIND TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 530630537D, EFFECTIVE ON 07/06/2010.

NUMBER OF LOTS AND PROPOSED DENSITY

NUMBER OF LOTS: 4
 THE TOTAL SQ. FT. FOR ALL THREE LOTS IS 9,128.52 SQ. FT.
 PROPOSED DENSITY IS APPROXIMATELY 18.18 UNITS PER ACRE

APPLICANT

NAME: URBAN EMPIRE HOMES, LLC
APPLICANT'S AGENT: RANDY PALAZZO
ADDRESS: 650 NE HOLLADAY ST #1600, PORTLAND, OR, 97232
PHONE #: 509-444-3332
EMAIL: PDINVEST@AOL.COM

NEW OWNER

NAME: THE 3 AMIGOS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
ADDRESS: 2020 E. 18TH AVE., SPOKANE, WA, 99203
PHONE #: 509-220-2930

SURVEYOR

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

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

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 1201 ONE SECOND ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH-LS ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

LEGEND

	BUILDING		WATER VALVE
	CONCRETE		SEWER MANHOLE
	CURB		GUY ANCHOR
	STORM SEWER		POWER POLE
	SANITARY SEWER		CONIFEROUS TREE
	OVERHEAD ELECTRIC		DECIDUOUS TREE
	PROPERTY LINE		SIGN
	FENCE		STORM DRAIN MANHOLE
	FOUND AS NOTED		CATCH BASIN
	SET 5/8" REBAR WITH CAP PL# 49715, UNLESS OTHERWISE NOTED		EXISTING GROUND ELEVATION

LOCATION: 1918 E 37TH AVE, SPOKANE

CLIENT: URBAN EMPIRE HOMES LLC
 650 NE HOLLADAY ST #1600
 PORTLAND, OR 97232 (503) 444-3332

PROJECT NO.: 190982 **DATE:** 9/28/23 **SHEET NO.:** 1 OF 1

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 Spokane, Washington 99201
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