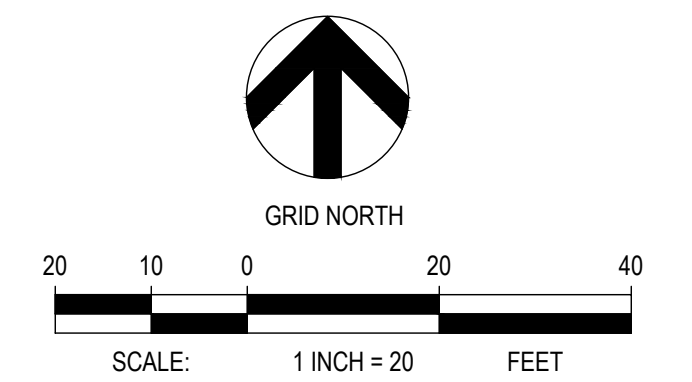




4TH AVENUE TOWNHOMES
438 S STONE ST & 2228 EAST 4TH AVE
UNION PARK ADDITION, BLOCK 21
PRELIMINARY SHORT PLAT
(PARCEL #: 35211.3919 & 35211.3918)
A PORTION OF THE SW 1/4 OF NE 1/4,
S.21, T.25N., R.43E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA



ZONING

RTF (RESIDENTIAL TWO-FAMILY)
 CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.400 INTERIM HOUSING
 REGULATIONS ADOPTED TO IMPLEMENT RCW 36.70A.600(1)

TABLE 17C.110-3, CITY OF SPOKANE MUNICIPAL CODE

DEVELOPMENT STANDARDS [1]	
DENSITY STANDARDS	
	RTF
Density - Maximum	2,100 (20 units/acre)
Density - Minimum	4,350 (10 units/acre)
LOTS TO BE DEVELOPED WITH:	
Minimum Lot Area [3]	1,600 sq. ft.
Minimum Lot Width	36 ft. or 16 ft. with alley parking and no street curb cut
Minimum Lot Depth	50 ft.
Minimum Front Lot Line	Same as lot width
Detached Houses	
Minimum Lot Area [3]	1,800 sq. ft.
Minimum Lot Width	36 ft.
Minimum Lot Depth	40 ft.
Minimum Front Lot Line	30 ft.
Duplexes	
Minimum Lot Area	4,200 sq. ft.
Minimum Lot Width	25 ft.
Minimum Lot Depth	40 ft.
Minimum Front Lot Line	25 ft.
PRIMARY STRUCTURE	
Maximum Building Coverage	
Lots 5,000 sq. ft. or larger	2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.
Lots less than 3,000 sq. ft.	50%
Attached housing as defined in SMC 17A.020.010, lots any size	Same above
Building Height	
Maximum Roof Height	35 ft. [5]
Maximum Wall Height	25 ft.
Floor Area Ratio (FAR)	
FAR	0.5 [4]
Setbacks	
Front Setback [7, 8]	15 ft.
Side Lot Line Setback - Lot width more than 40 ft.	5 ft.
Side Lot Line Setback - Lot width 40 ft. or less	3 ft.
Street Side Lot Line Setback [7]	5 ft.
Rear Setback [9, 10]	15 ft.
Required Outdoor Area	
Required Outdoor Area for attached and detached houses. Minimum dimension (See SMC 17C.110.223)	250 sq. ft. 12 ft. x 12 ft.
ACCESSORY STRUCTURES	
RTF	
Maximum Roof Height	20 ft.
Maximum Wall Height	15 ft.
Maximum Coverage [12]	15%
Maximum Coverage with Detached Accessory Dwelling Unit, Lots less than 5,500 sq. ft. [12]	20%
Front Setback	20 ft.
Side Lot Line Setback - Lot width 40 ft. or wider [13]	5 ft.
Side Lot Line Setback - Lot width less than 40 ft. [13]	3 ft.
Street Side Lot Line [14]	20 ft.
Rear [13]	5 ft.
Rear with Alley	0 ft.

FLOOD ZONE

ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C0544D, EFFECTIVE ON 07/06/2010.

LEGAL DESCRIPTION:

PARCEL "A"
 NORTH HALF OF LOT 6 AND NORTH HALF OF EAST 39.00 FEET OF LOT 5, BLOCK 21, UNION PARK ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 139 IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

PARCEL "B"
 SOUTH HALF OF LOT 6 AND SOUTH HALF OF EAST 39.00 FEET OF LOT 5, BLOCK 21, UNION PARK ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 139, IN CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

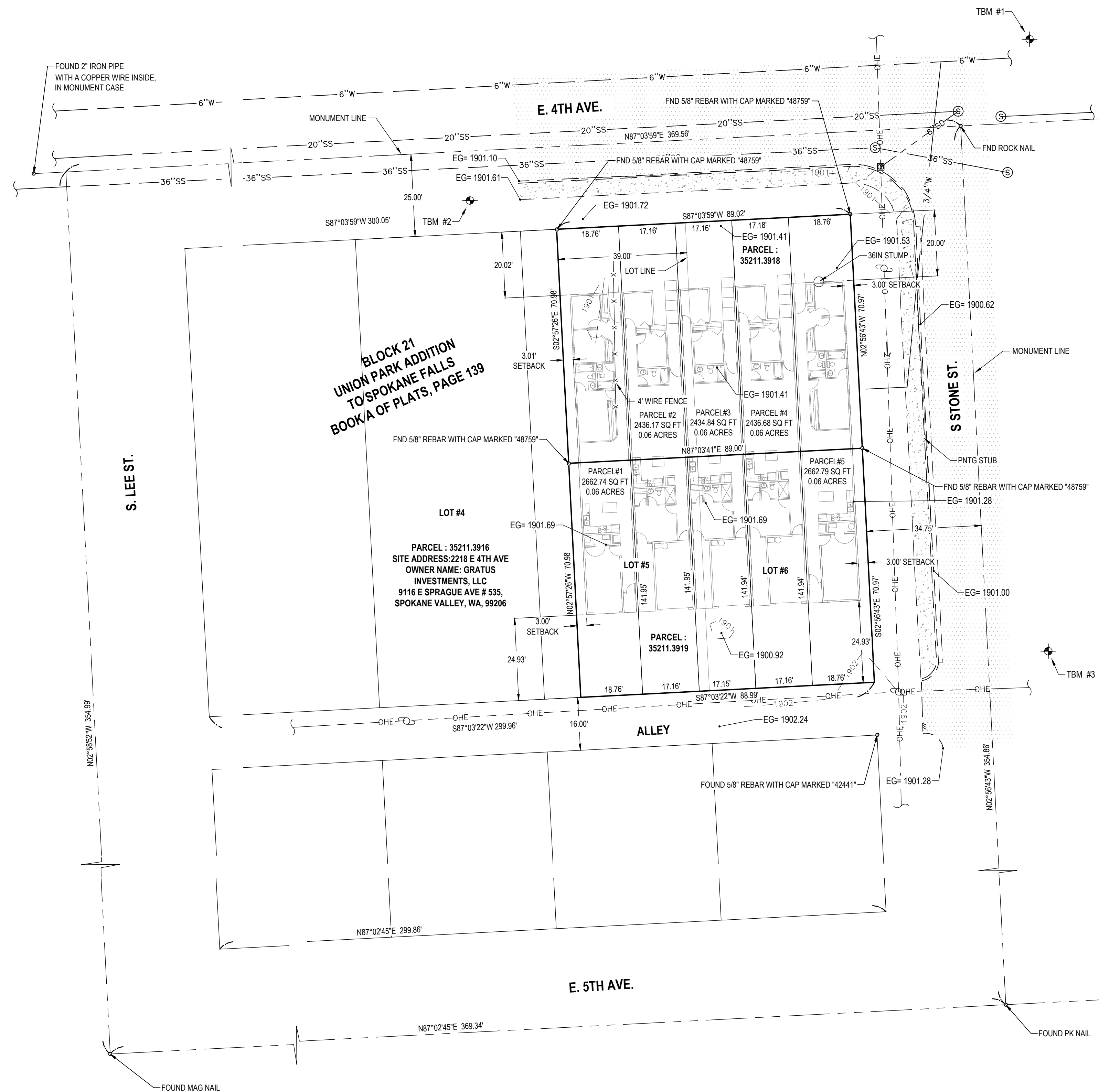
TPNS: 35211.3918 & 35211.3919

ACREAGE

PARCEL #1: 2,662.74 SQ.FT., ±0.06 ACRES
 PARCEL #2: 2,436.17 SQ.FT., ±0.06 ACRES
 PARCEL #3: 2,434.84 SQ.FT., ±0.06 ACRES
 PARCEL #4: 2,436.68 SQ.FT., ±0.06 ACRES
 PARCEL #5: 2,662.79 SQ.FT., ±0.06 ACRES
 TOTAL(1-5): 12,633.22 SQ.FT., ±0.30 ACRES

NUMBER OF LOTS AND PROPOSED DENSITY

NUMBER OF LOTS 5
 THE TOTAL SQ. FT. FOR ALL FIVE LOTS IS 12,633.23 SQ FT
 PROPOSED DENSITY IS APPROXIMATELY 16.67 UNITS PER ACRE



NEW OWNER

NAME: THE 3 AMIGOS, L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY
ADDRESS: 2020 E. 18TH AVE., SPOKANE, WA, 99203
PHONE #: 360-623-3406
EMAIL: DONJUANS15@YAHOO.COM

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: PDXINVEST@AOL.COM

SURVEYOR

NAME: DANIEL J. ATHA
ADDRESS: 10 N POST ST #500, SPOKANE, WA 99201
PHONE #: 509.328.2994
EMAIL: DANIEL.ATHA@COFFMAN.COM

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 TCPR1201 TOTAL STATION AND A JAVAD TRIUMPH-L5 ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

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 PLS# 45775, UNLESS OTHERWISE NOTED
EG	EXISTING GROUND ELEVATION
⊙	SEWER MANHOLE
⊠	CATCH BASIN
▭	CONCRETE
—X—X—	FENCE
—=—=—	CURB
—SS—SS—	SANITARY SEWER
—W—W—	WATER
—OHE—OHE—	OVERHEAD ELECTRIC

LOCATION: 438 S STONE ST, SPOKANE, WA 99202

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

PROJECT NO.: 190582 **DATE:** 8/23/23 **SHEET NO.:** 1 OF 1

COFFMAN ENGINEERS

10 N. Post Street Suite 500
 Spokane, Washington 99201
 Tel 509 328 2994
 Fax 509 328 2999