

**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

**NEW OWNER**

NAME: ~~COGHWHEEL PROPERTY DEVELOPMENT LLC~~ The 3 Amigos, LLC  
 ADDRESS: ~~2532 N NEVADA AVE, COLORADO SPRINGS, CO 80907-6827, US~~ 2020 E 18th Avenue  
 PHONE #: ~~(720) 776-HOME (4663)~~ Spokane, WA 99203  
 EMAIL: ~~JIM@COGHWHEELPROPERTYDEVELOPMENT.COM~~ 509-220-2930  
 ANDREW@COGHWHEELPROPERTYDEVELOPMENT.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:**

LOTS 2 AND 3 IN BLOCK 57 OF CANNON'S ADDITION AS RECORDED IN VOLUME "B" OF PLATS, PAGE 52, IN SECTION 24, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON.

EXCEPT THE WEST 47.00 FEET OF LOT 3.

14,200 sq. ft.  
 CONTAINING 0.33 ACRES OF LAND MORE OR LESS.

**ACREAGE**

PARCEL #1: 3,266.00 SQ. FT., ±0.07 ACRES  
 PARCEL #2: 2,556.04 SQ. FT., ±0.06 ACRES  
 PARCEL #3: 2,556.00 SQ. FT., ±0.06 ACRES  
 PARCEL #4: 2,556.00 SQ. FT., ±0.06 ACRES  
 PARCEL #5: 3,266.00 SQ. FT., ±0.07 ACRES  
 TOTAL(1-5): 14,200.0 SQ. FT., ±0.33 ACRES

**ZONING**

RMF (RESIDENTIAL MULTIFAMILY)  
 CITY OF SPOKANE MUNICIPAL CODE, TITLE 17C, CHAPTER 17C.400 INTERIM HOUSING REGULATIONS ADOPTED TO IMPLEMENT RCW 36.70A.600(1)

~~TABLE 17C.110-9, CITY OF SPOKANE MUNICIPAL CODE~~ See table 17C.400-1 in 17C.400.010 for lot development standards

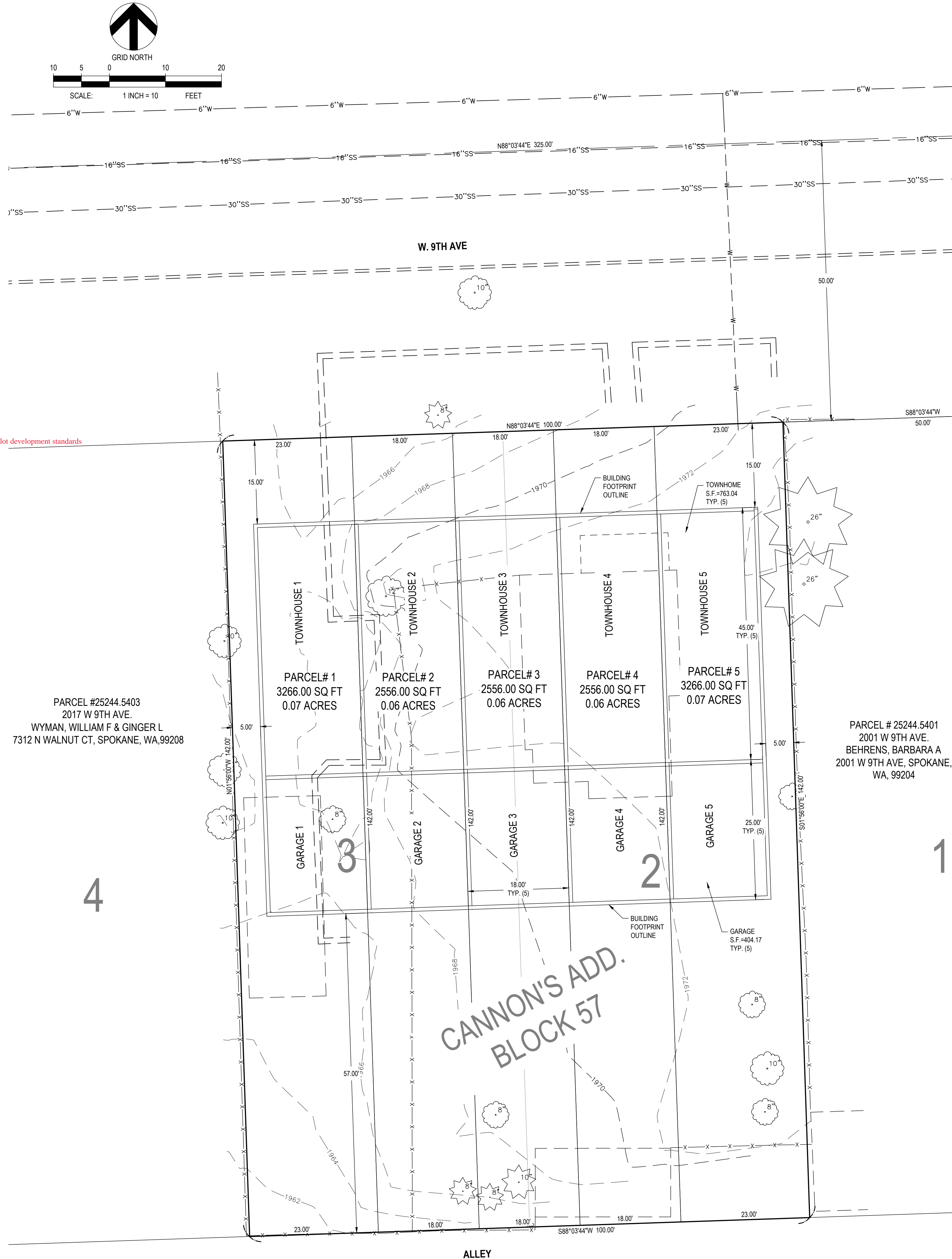
DEVELOPMENT STANDARDS [1]	
DENSITY STANDARDS	
Density - Maximum	1,450 (30 units/acre)
Density - Minimum	2,900 (15 units/acre)
MINIMUM LOT DIMENSIONS	
LOTS TO BE DEVELOPED WITH: Multi-Dwelling Structures or RMF	
Minimum Lot Area	2,900 sq. ft.
Minimum Lot Width	25 ft.
Minimum Lot Depth	70 ft.
Minimum Front Lot Line	25 ft.
Attached Houses as defined in Minimum Lot Area [3]	1,450 sq. ft.
Minimum Lot Width	Same
Minimum Lot Depth	None
Minimum Front Lot Line	Same as lot width
Detached Houses	
Minimum Lot Area [3]	1,800 sq. ft.
Minimum Lot Width	25 ft.
Minimum Lot Depth	25 ft.
Minimum Front Lot Line	25 ft.
Duplexes	
Minimum Lot Area	2,900 sq. ft.
Minimum Lot Width	25 ft.
Minimum Lot Depth	40 ft.
Minimum Front Lot Line	25 ft.

**FLOOD ZONE**

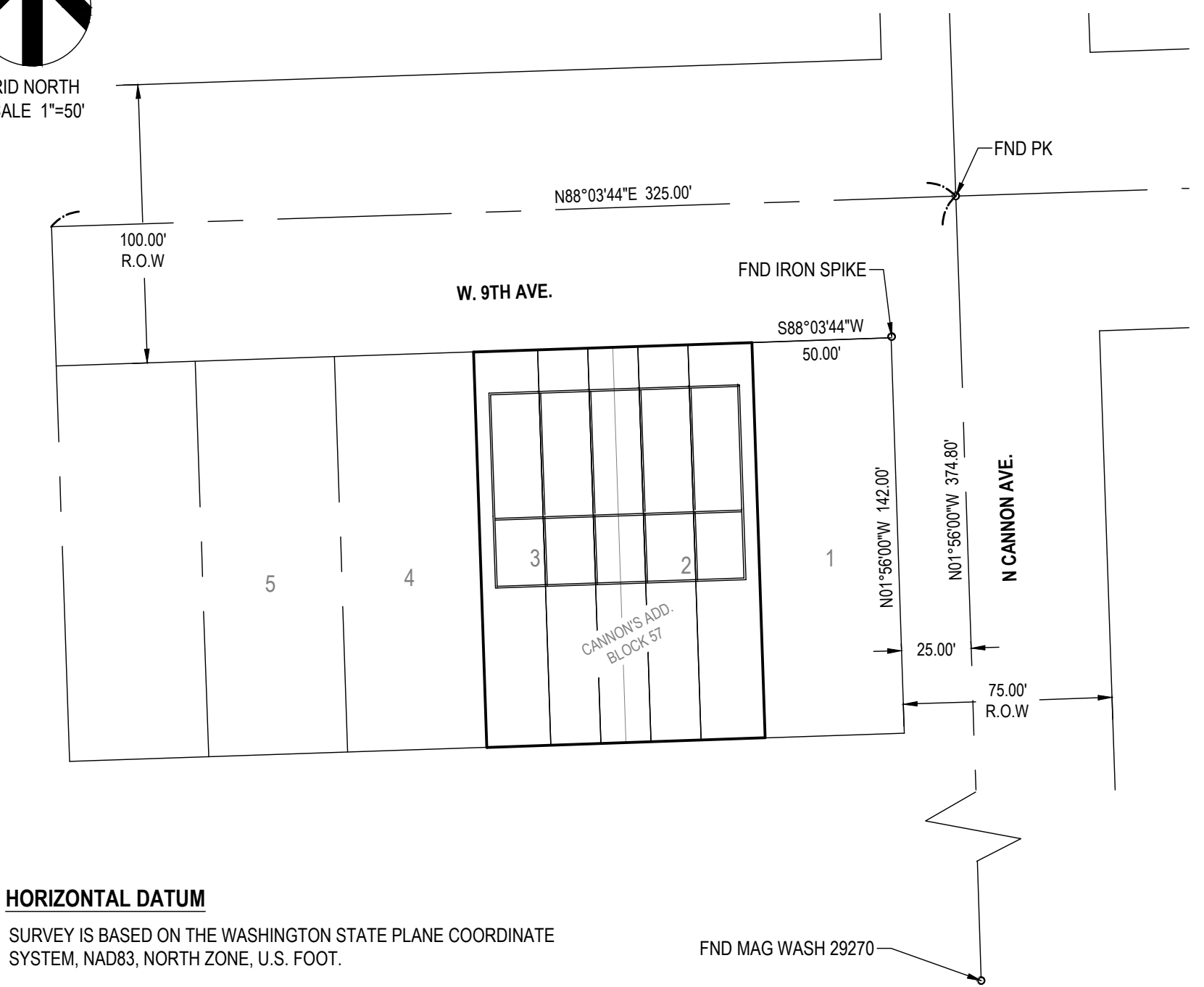
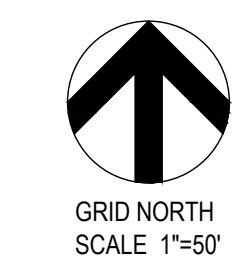
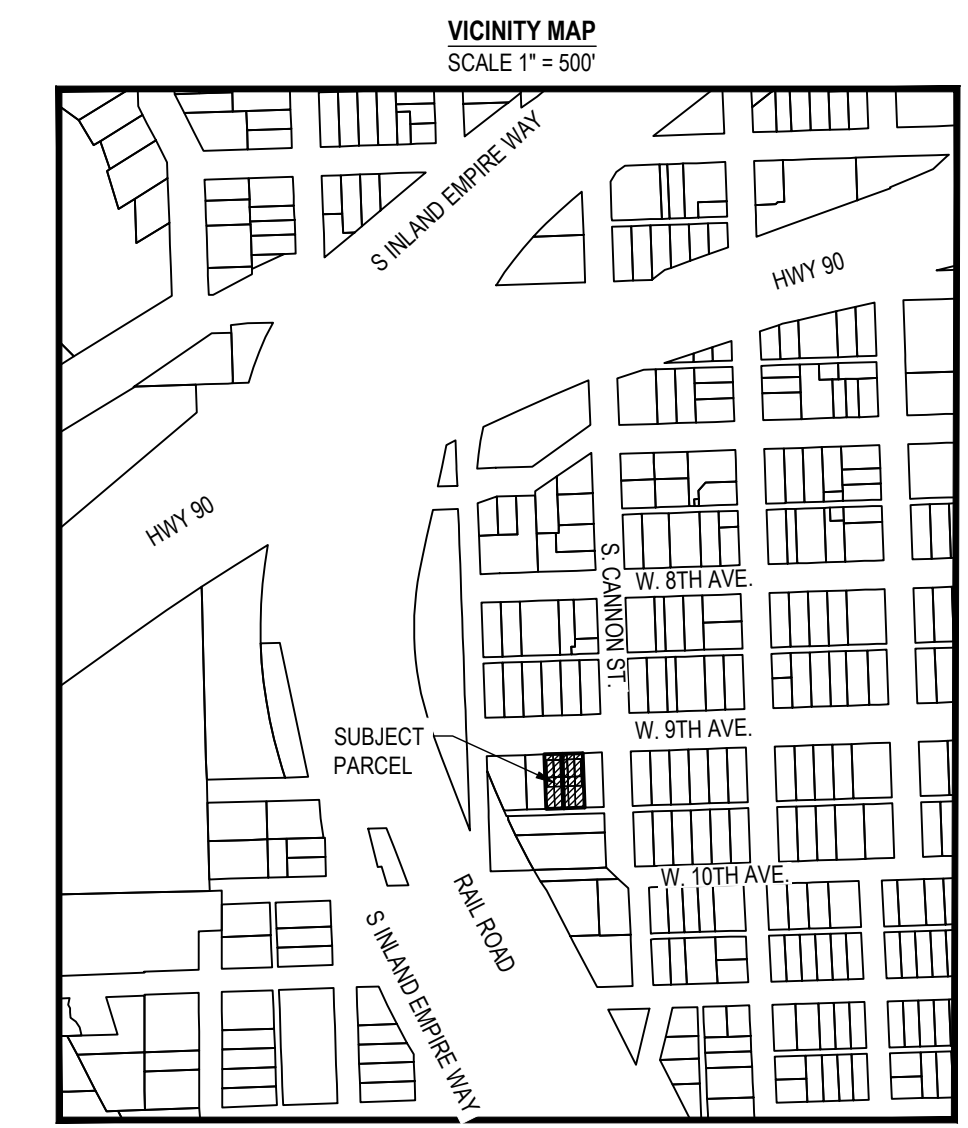
ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C0537D, EFFECTIVE ON 07/06/2010.

**NUMBER OF LOTS AND PROPOSED DENSITY**

NUMBER OF LOTS 5  
 THE TOTAL SQ. FT. FOR ALL THREE LOTS IS 14,200.00 SQ. FT.  
 PROPOSED DENSITY IS APPROXIMATELY X UNITS PER ACRE



**9TH AVENUE TOWNHOMES**  
**2009 W. 9TH**  
**REPLAT OF CANNON'S ADDITION, BLOCK 57**  
**PRELIMINARY SHORT PLAT**  
**(PARCEL #: 25244.5402)**  
**A PORTION OF THE SE 1/4, S.24, T.25N., R.42E., W.M.,**  
**CITY OF SPOKANE, SPOKANE COUNTY, WA**



**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 TC1P 1201 ONE SECOND ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH LS 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 PL# 45775, UNLESS OTHERWISE NOTED
EG	EXISTING GROUND ELEVATION
---	SANITARY SEWER
---	WATER

**LOCATION:** 2009 W. 9TH AVE, SPOKANE, WA

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

**PROJECT NO.:** 190682    **DATE:** 7/20/23    **SHEET NO.:** 1 OF 1

