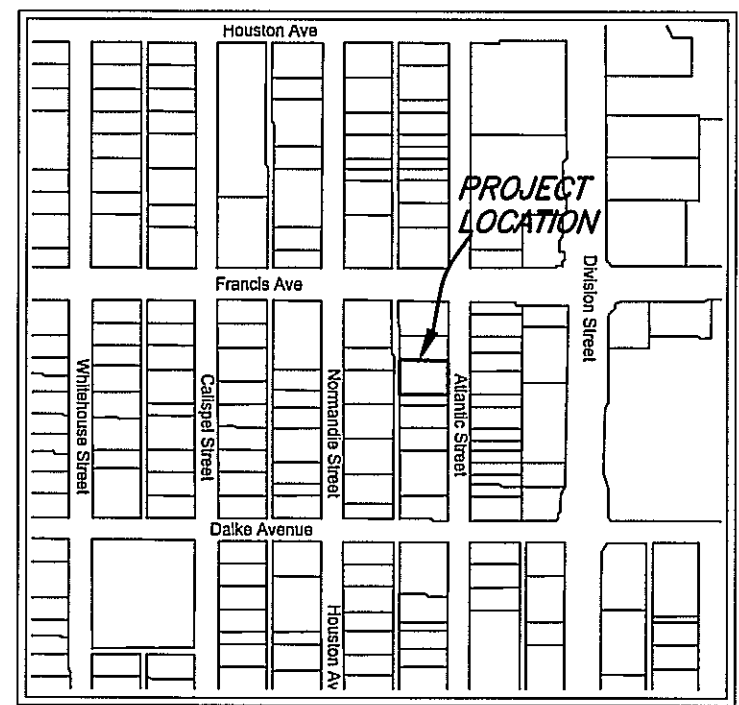
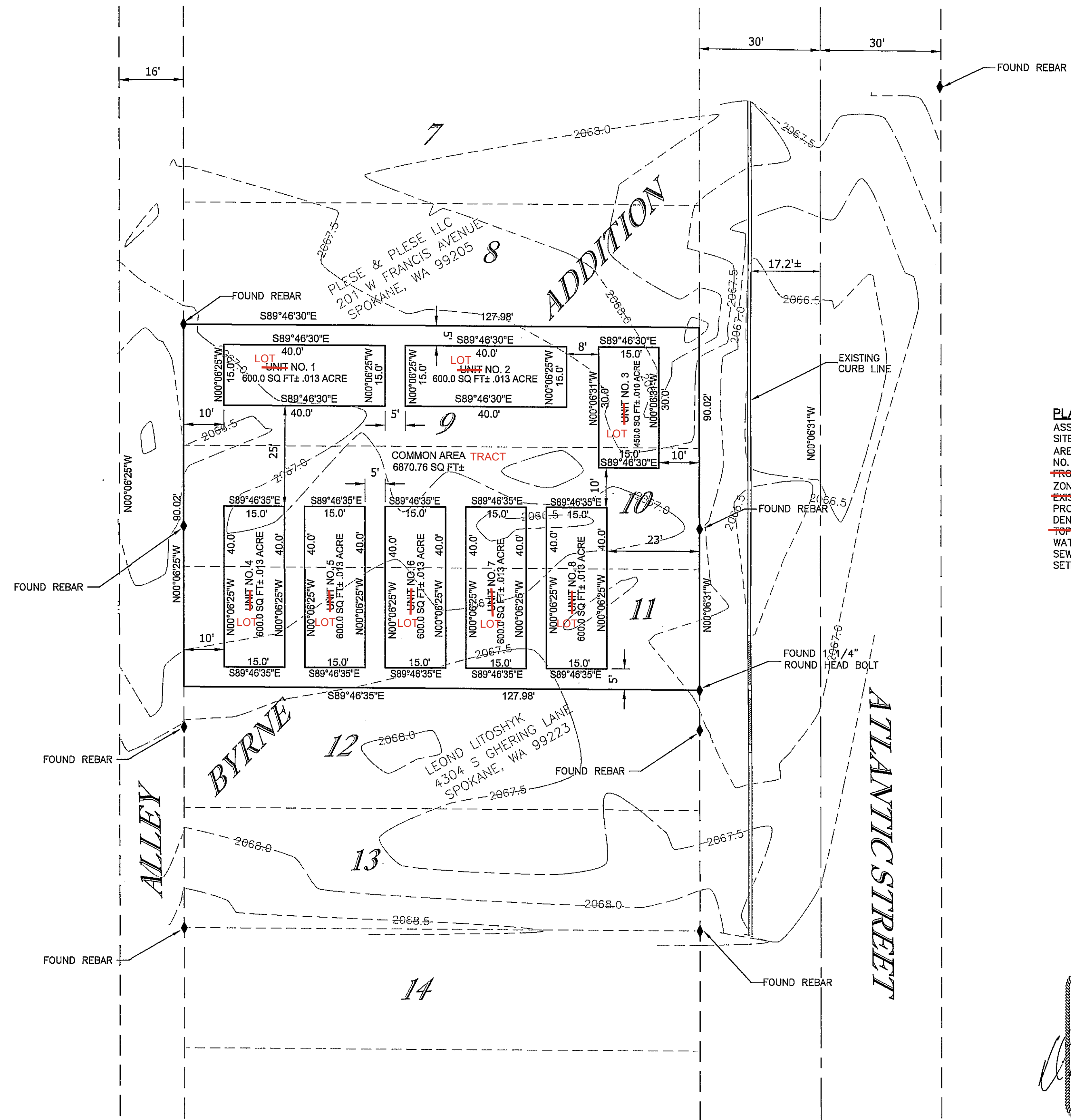
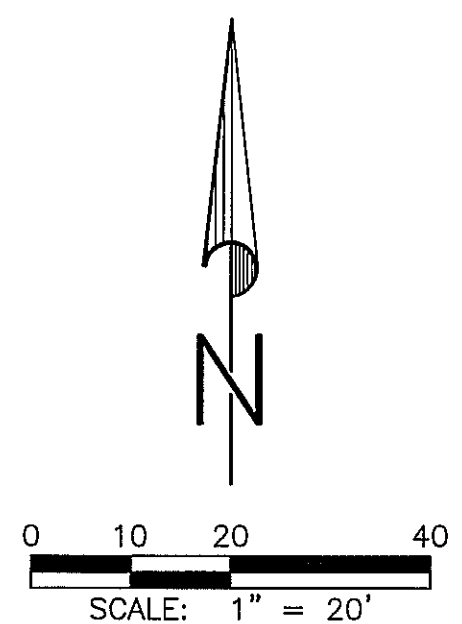


PRELIMINARY SHORT PLAT FOR
PRELIMINARY UNIT LOT SHORT PLAT FOR ATLANTIC COTTAGE HOMES
REPLAT OF LOTS 9, 10 & 11, BLOCK 2 BYRNE ADDITION
 A PORTION OF THE NE 1/4 OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
 MARCH, 2026



VICINITY MAP



PLAT DATA

ASSESSOR'S PARCEL NO.	36311.0205 & 36311.0206
SITE ADDRESS	6127 & 6201 N. ATLANTIC STREET
AREA (GROSS)	11520.76 SQ.FT.± .264 ACRE
NO. OF LOTS	8 PROPOSED LOTS PLUS COMMON AREA
FRONTAGE	AS SHOWN
ZONING	RMF (RESIDENTIAL MULTI-FAMILY)
EXISTING BUILDINGS	NONE
PROPOSED UNITS PER LOT	1
DENSITY	30.30 31
TOPOGRAPHY	AS SHOWN
WATER	CITY OF SPOKANE
SEWAGE	CITY OF SPOKANE
SETBACKS	FRONT 10 FEET SIDE YARD 5 FEET REAR YARD 10 FEET FLANKING STREET YARD 10 FEET

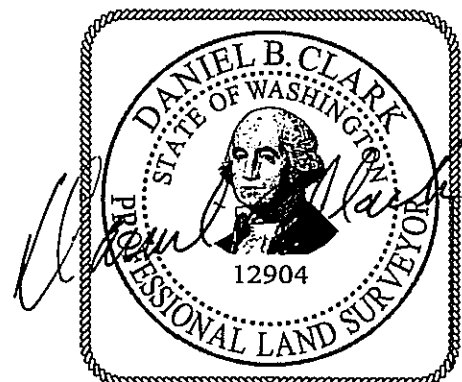
LEGAL DESCRIPTION
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE NE 1/4 OF SECTION 31, T26N, R43E, W.M. DESCRIBED AS FOLLOWS:

LOTS 9-11, BLOCK 2 OF BYRNE ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 50.
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

PROPERTY OWNER
 PTB DEVELOPMENT LLC
 NOTARIZED REPRESENTATIVE:
 GUY THOMAS
 6506 S HIGHLAND PARK DRIVE
 SPOKANE, WA 99223-6215
 (424) 355-3878

PROJECT SURVEYOR
 ADAMS & CLARK, INC.
 ATTN: DAN CLARK
 1720 W. FOURTH AVE.
 SPOKANE, WA 99201
 (509) 747-4600
 dclark@adamsandclark.com

PROJECT ENGINEER
 MHE ENGINEERING
 ATTN: MANDOUH ELAARAGE, P.E.
 9702 W MASTERS LANE
 CHENEY, WA 99004
 MELAARAG@YAHOO.COM



3-31-26

