

APPLICANT
NAME: URBAN EMPIRE HOMES, LLC
APPLICANT'S AGENT: RANDY PALAZZO
ADDRESS: 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019
PHONE #: 509-850-6236
EMAIL: RANDY@URBANEMPIREHOMES.COM

OWNER
NAME: THE 3 AMIGOS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
ADDRESS: 2020 E. 18TH AVE., SPOKANE, WA, 99203
PHONE #: 509-828-5421
EMAIL: WOODYFAMFIVEY@AOL.COM

SURVEYOR
NAME: DANIEL J. ATHA
ADDRESS: 221 N. WALL ST. #500, SPOKANE, WA 99201
PHONE #: 509.328.2994
EMAIL: DANIEL.ATHA@COFFMAN.COM

ZONING
 R1 (RESIDENTIAL 1)

| TABLE 17C.111.205-2 | |
|--|---------------|
| BUILDING AND SITING STANDARDS [1] | |
| | R1 |
| PRIMARY BUILDINGS | |
| Floor area ratio | N/A |
| Maximum building footprint per primary building - lot area 7,000 sq. ft. or less | 2,450 sq. ft. |
| Maximum building footprint per primary building - lot area more than 7,000 sq. ft. | 35% |
| Maximum building height [2] [3] | 40 ft. |
| Minimum Setbacks | |
| Front [4] | 10 ft. |
| Interior side lot line - lot width 40 ft or less [5] | 3 ft. |
| Interior side lot line - lot width more than 40 ft [5] | 5 ft. |
| Street side lot line -- all lot widths | 5 ft. |
| Attached garage or carport entrance from street | 20 ft. |
| Rear | 15 ft. |

| ACREAGE | | |
|--------------|------------------|--------------|
| NAME | AREA (S.F.) | AREA (ACERS) |
| LOT #1 | 2,540,130 | 0.060 |
| LOT #2 | 2,540,130 | 0.060 |
| TOTAL | 5,080,260 | 0.120 |

NUMBER OF LOTS AND PROPOSED DENSITY
 NUMBER OF LOTS 2
 THE TOTAL S. F. FOR ALL SIX LOTS IS 5,080,260 S.F.
 PROPOSED DENSITY IS APPROXIMATELY 16.67 UNITS PER ACRE

LEGAL DESCRIPTION:
 NORTH KENWOOD ADDITION LOT 11 BLOCK 9 TOGETHER WITH 7 FOOT VACATED STRIP SOUTH OF AND ADJACENT TO

FLOOD ZONE (FEMA FLOOD MAP SERVICE CENTER)
 ZONE "X" AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER S3063C0535D, EFFECTIVE ON 07/06/2010.

SURVEY REFERENCES
 1. KENWOOD ADDITION TO SPOKANE WASH PLAT
 2. RECORD OF SURVEY BOOK 187, PAGE 99, 7103966
 3. RECORD OF SURVEY BOOK 120, PAGE 51, 5337711
 4. RECORD OF SURVEY BOOK 167, PAGE 27, 6622750

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

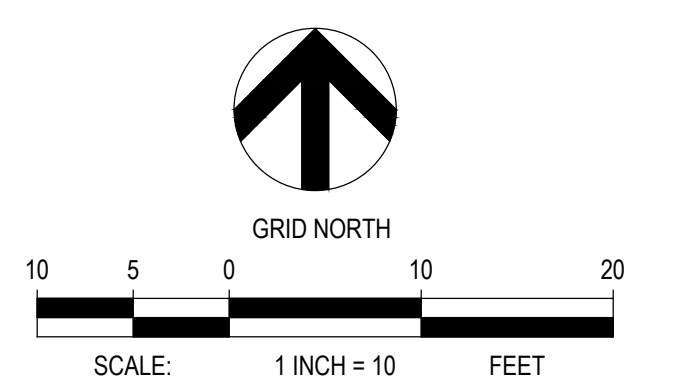
BASIS OF BEARING
 BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

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 TORP TOTAL STATION 1203 AND A JAVAD TRIUMPH-LS ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.



"CROWN AVE. TOWNHOMES"
PRELIMINARY SHORT PLAT
 820 E CROWN AVE. SPOKANE, WA 99202
 (PARCEL #: 36324.2737)
 REPLAT OF NORTH KENWOOD ADDITION OF BLOCK 9,
 BEING A PORTION OF THE NW 1/4 OF THE SE 1/4, S.32, T.26N., R.43E., W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WA



SURVEYOR'S CERTIFICATE
 I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF CROWN AVE TOWNHOMES SHORT PLAT, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL LOT CORNERS ARE SET AS SHOWN ON THE PLAT.

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 |
| [Hatched Box] | BUILDING |
| [X-X] | FENCE |
| [Dashed Line] | CURB |
| [Dashed Line] | SANITARY SEWER |
| [Dashed Line] | WATER |
| [Dashed Line] | OVERHEAD ELECTRIC |

| | | |
|---|------------------------|-----------------------------|
| LOCATION: 820 E CROWN AVE | | |
| CLIENT: URBAN EMPIRE HOMES LLC 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019 | | |
| PROJECT NO. 240472 | DATE: 3/8/24 | SHEET NO.: 1 OF 1 |
| 221 N. Wall Street, Suite 500 Spokane, WA 99201 ph 509.328.2994 www.coffman.com | | |