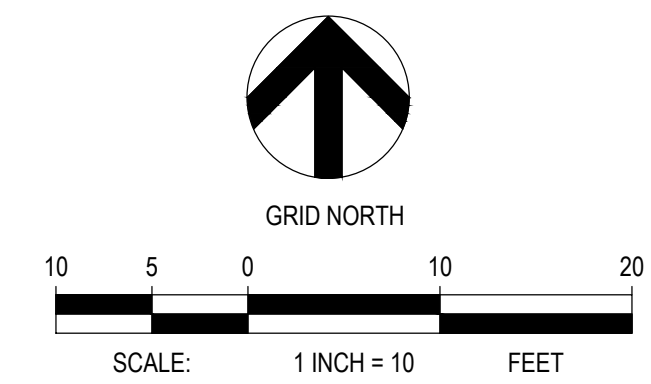


NW CORNER SECTION 31  
FRANCIS AVE.

**"DECATUR AVENUE TOWNHOMES"**

**PRELIMINARY SHORT PLAT**

1307 W DECATUR AVE (PARCEL# 36312.2022)  
BEING A PORTION OF THE NW 1/4 OF NW 1/4, S.31, T.26N., R.43E., W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WA



**SPOKANE COUNTY AUDITOR**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_  
MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN BOOK \_\_\_\_\_  
OF FINAL SHORT PLAT AT PAGE(S) \_\_\_\_\_ RECORDS OF SPOKANE COUNTY,  
WASHINGTON, AT THE REQUEST OF COFFMAN ENGINEERS, INC.

SPOKANE COUNTY AUDITOR

**APPLICANT**

**NAME:** URBAN EMPIRE HOMES, LLC  
**APPLICANT'S AGENT:** RANDY PALAZZO  
**ADDRESS:** 23403 EAST MISSION STE 207 LIBERTY LAKE, WA, 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., ST #500, SPOKANE, WA 99201  
**PHONE #:** 509.328.2994  
**EMAIL:** DANIEL.ATHA@COFFMAN.COM

**LEGAL DESCRIPTION:**

LOT 4 IN BLOCK 4 OF NORTHERN HEIGHTS ADDITION RECORDED IN VOLUME "J" OF PLATS, PAGE 11, SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON, TOGETHER WITH THE WEST 22.00 FEET OF LOT 3 IN SAID BLOCK 4.

EXCEPT THE SOUTH 35.00 FEET THEREOF.

CONTAINING 4,227.43 SQ.FT. OF LAND MORE OR LESS.

**ACREAGE**

NAME	AREA (S.F.)	AREA (ACERS)
LOT #1	1,439.910	0.033
LOT #2	1,348.730	0.031
LOT #3	1,438.790	0.033
<b>TOTAL</b>	<b>4,227.430</b>	<b>0.097</b>

**NUMBER OF LOTS AND PROPOSED DENSITY**

NUMBER OF LOTS 3  
THE TOTAL SQ. FT. FOR ALL TWO LOTS IS 4,227.43 SQ FT  
PROPOSED DENSITY IS APPROXIMATELY 30.93 UNITS PER ACRE

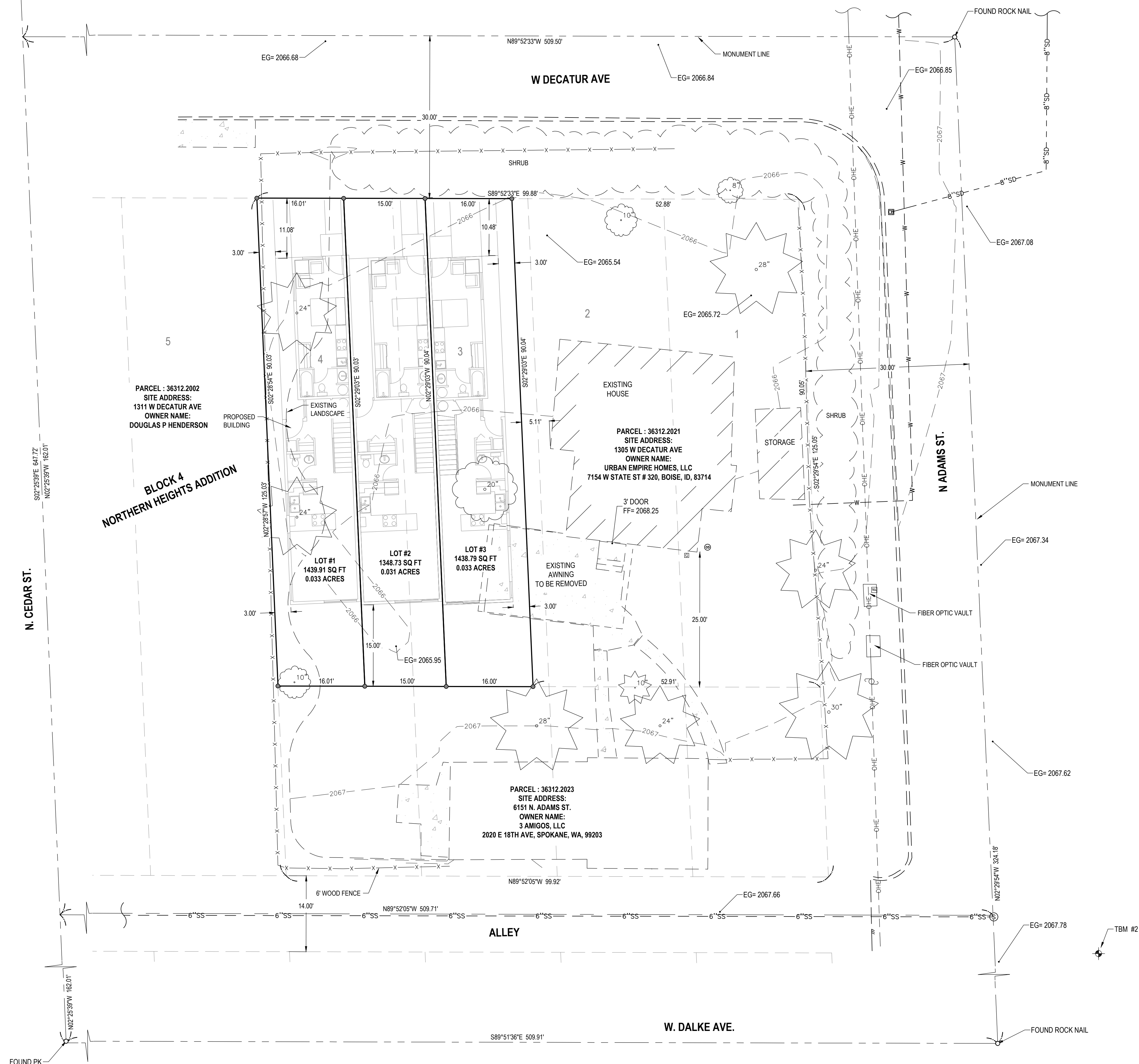
**FLOOD ZONE**

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

**ZONING**

R1 (RESIDENTIAL 1)

TABLE 17C.111.205-2	
BUILDING AND SITING STANDARDS [1]	
	R1
<b>PRIMARY BUILDINGS</b>	
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.
<b>Minimum Setbacks</b>	
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.



**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 MS60 ROBOTIC MULTI STATION AND A JAVAD TRIUMPH+S ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

**SURVEYOR'S CERTIFICATE**

I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF DECATUR AVENUE TOWNHOMES, 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 NON FRONTING LOT CORNERS ARE SET AS SHOWN ON THE PLAT. MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.

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
- FENCE
- CURB
- SANITARY SEWER
- STORM SEWER
- WATER
- OVERHEAD ELECTRIC
- PROPOSED BUILDING
- EXISTING BUILDING

**LOCATION:**  
1307 W DECATUR AVE, SPOKANE, WA

**CLIENT:**  
URBAN EMPIRE HOMES LLC  
23403 EAST MISSION STE 207  
LIBERTY LAKE, WA, 99019

**PROJECT NO.:** 190882    **DATE:** 2/7/24    **SHEET NO.:** 1 OF 1

**COFFMAN ENGINEERS**  
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Spokane, WA 99201  
ph 509.328.2994  
www.coffman.com