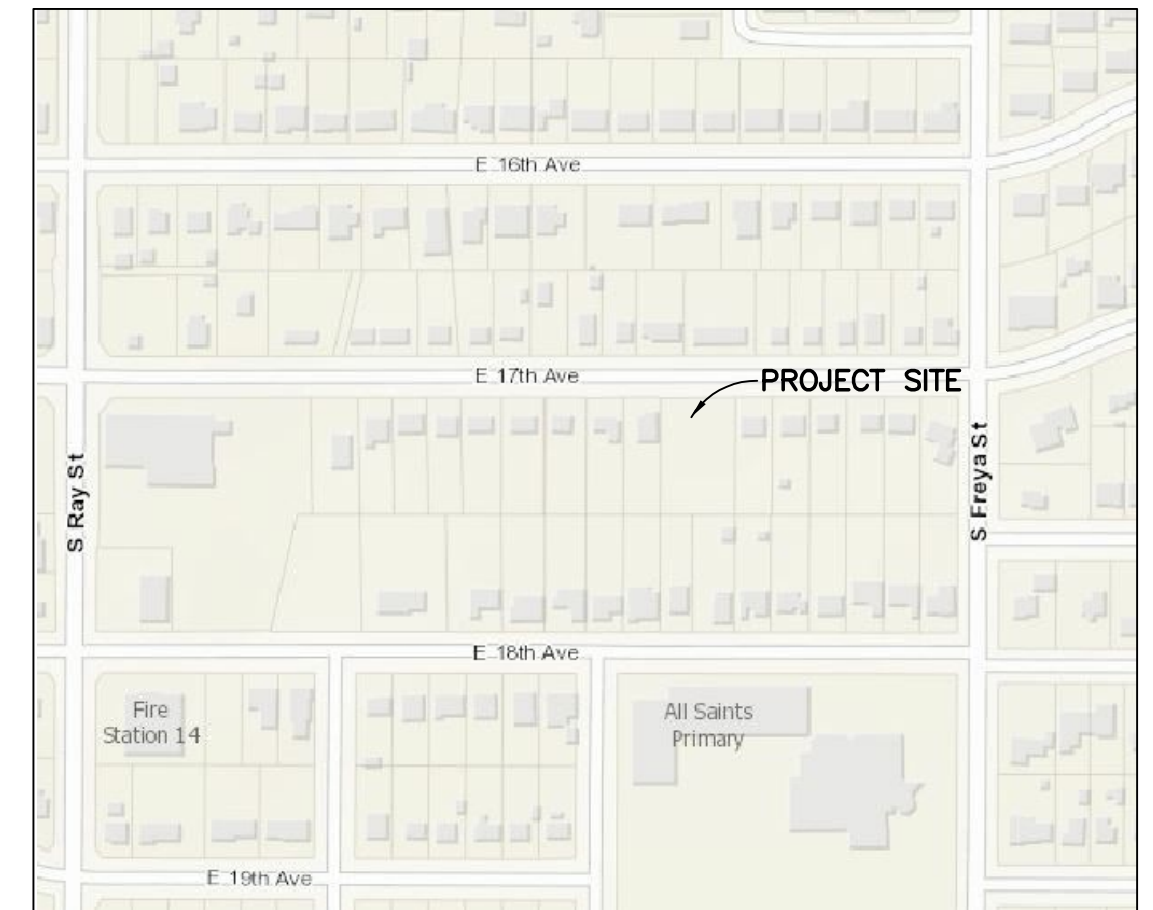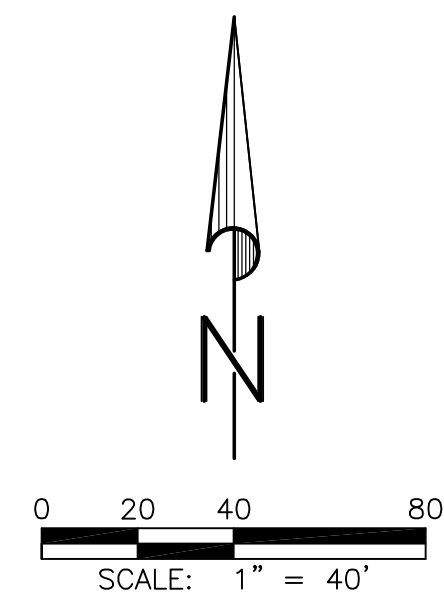# DURKOOP PRELIMINARY SHORT PLAT

LOCATED IN THE NW 1/4 OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
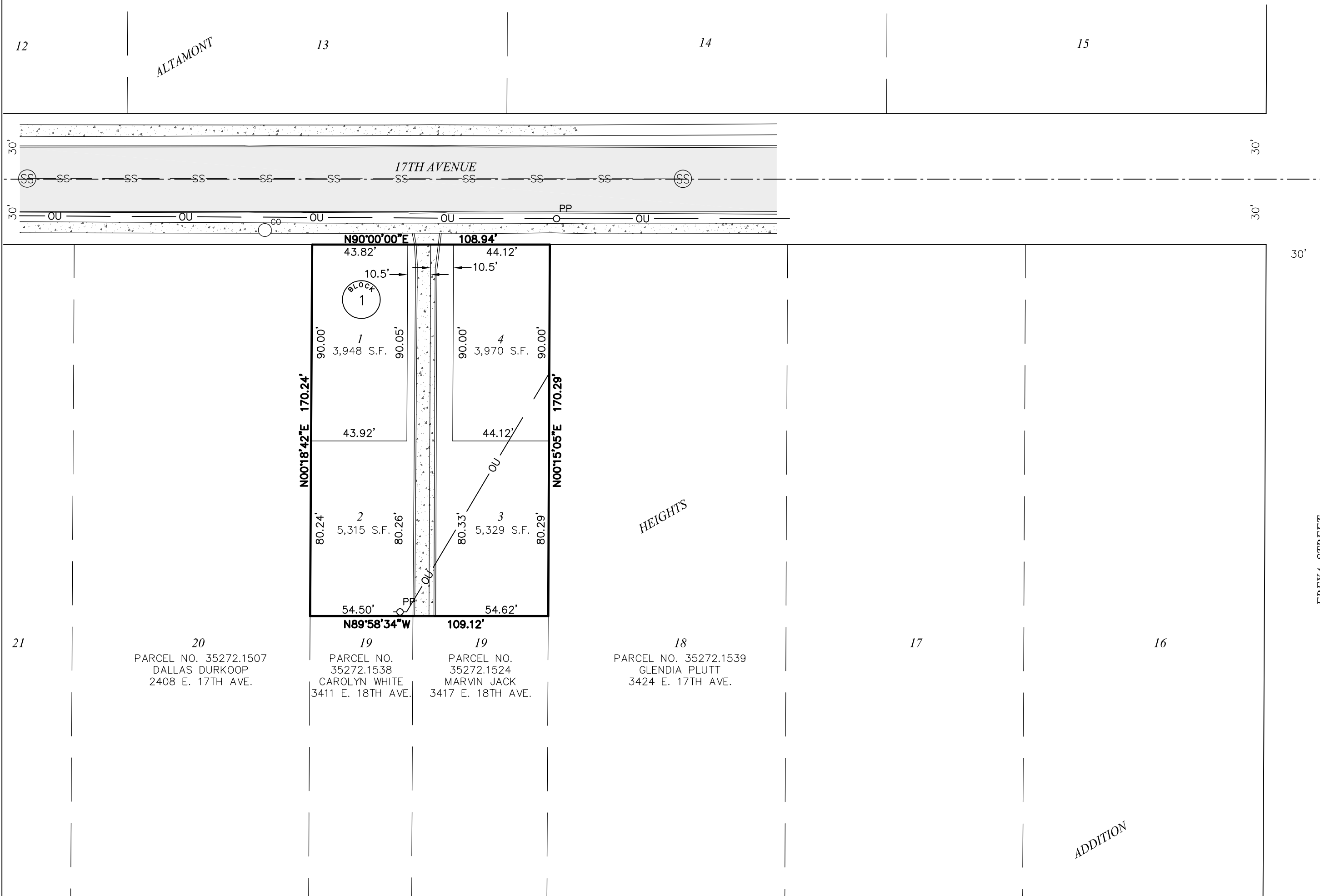### MAY, 2019

PROJECT SITE

VICINITY MAP
N.T.S.

N

SCALE: 1" = 40'
0 20 40 80

LEGEND

SS	=	SEWER MANHOLE
PP	=	POWER POLE
OU	=	OVERHEAD UTILITY LINE

12 ALTAMONT 13 14 15

17TH AVENUE

N90°00'00"E 108.94'
43.82' 44.12'
10.5' 10.5'

BLOCK 1

1 3,948 S.F.   4 3,970 S.F.
90.00' 90.05' 90.00' 90.00'
N0°18'42"E 170.24'   N0°15'05"E 170.29'
43.92' 44.12'

HEIGHTS

2 5,315 S.F.   3 5,329 S.F.
80.24' 80.26' 80.33' 80.29'
54.50' 54.62'
N89°58'34"W 109.12'

21 20 19 19 18 17 16
PARCEL NO. 35272.1507
DALLAS DURKOOP
2408 E. 17TH AVE.

PARCEL NO. 35272.1538
CAROLYN WHITE
3411 E. 18TH AVE.

PARCEL NO. 35272.1524
MARVIN JACK
3417 E. 18TH AVE.

PARCEL NO. 35272.1539
GLENDIA PLUTT
3424 E. 17TH AVE.

ADDITION

FREYA STREET

PLAT DATA

ASSESSOR'S PARCEL NO.	35272.1537
SITE ADDRESS	3400 E. 17th AVE.
AREA (GROSS)	18,563 S.F.
NO. OF LOTS	4 SINGLE FAMILY LOTS
PROPOSED DENSITY	1.1 UNITS PER ACRE
AVERAGE LOT SIZE	LOT SIZE 4,641 S.F.
FRONTAGE	AS SHOWN
ZONING	RSF–RESIDENTIAL SINGLE FAMILY (**POCKET RESIDENTIAL**)
COMPREHENSIVE PLAN	RESIDENTIAL SINGLE FAMILY
EXISTING BUILDINGS	NONE
PROPOSED USE OF LOTS	SINGLE FAMILY RESIDENTIAL
TOPOGRAPHY	GRADUAL SLOPE FROM BACK OF EXISTING LOT TO FRONT
WATER	CITY OF SPOKANE
SEWAGE	CITY OF SPOKANE
SETBACKS	FRONT 20 FEET
	ATTACHED GARAGE 5 FEET FROM REAR PROPERTY LINE
	SIDE YARD 5 FEET
	REAR YARD 25 FEET

PROPERTY OWNER/APPLICANT

DALLAS DURKOOP
4010 E. 19th AVE.
SPOKANE, WA 99223
dsdurkoop@msn.com

PROJECT CONTACT/SURVEYOR

JON HESTER/ADAMS & CLARK, INC.
1720 W. FOURTH AVE.
SPOKANE, WA 99201
(509) 747-4600
jhester@adamsandclark.com

NOTES:
1. CONTOURS SHOWN PER TOPOGRAPHIC SURVEY CONDUCTED BY ADAMS & CLARK, INC. IN MAY, 2019. DATUM: NAVD88
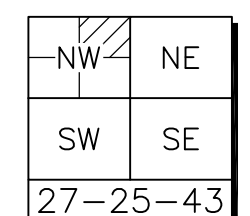
LEGAL DESCRIPTION

(As shown in Statutory Warranty Deed recorded August 29, 2014, as Auditor's File No. 6330197)

The north half of lot 19, altamont heights addition, according to plat recorded in volume 'k' of plats, page 39, in the city of spokane, spokane county, Washington.
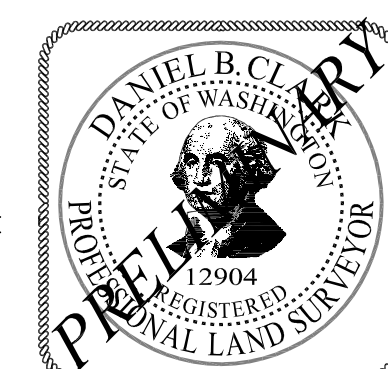
SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

_____
DANIEL B. CLARK

NW	NE
SW	SE

27-25-43

DANIEL B. CLARK
STATE OF WASHINGTON
12904
REGISTERED
PROFESSIONAL LAND SURVEYOR
PRELIMINARY

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99204
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2019-01-042

191042-PSP.DWG   JDH   3/11/2019