

5TH AVENUE TOWNHOMES
2607 & 2611 E 5TH AVE
UNION PARK ADDITION, BLOCK 12
PRELIMINARY SHORT PLAT
(PARCEL #: 35211.3514 & 35211.3515)
A PORTION OF THE SW 1/4 OF NE 1/4,
S.21, T.25N., R.43E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA

ZONING
 RTF (RESIDENTIAL TWO-FAMILY)
 CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.400 INTERIM HOUSING
 REGULATIONS ADOPTED TO IMPLEMENT RCW 36.70A.600(1)
TABLE 17C.110-3, CITY OF SPOKANE MUNICIPAL CODE

DEVELOPMENT STANDARDS [1]	
DENSITY STANDARDS	
Density - Maximum	RTF 2,100 (20 units/acre)
Density - Minimum	4,350 (10 units/acre)
LOTS TO BE DEVELOPED WITH:	
Minimum Lot Area [3]	1,600 sq. ft.
Minimum Lot Width	36 ft. or 16 ft. with alley parking and no street curb cut
Minimum Lot Depth	50 ft.
Minimum Front Lot Line	Same as lot width
Detached Houses	
Minimum Lot Area [3]	1,800 sq. ft.
Minimum Lot Width	36 ft.
Minimum Lot Depth	40 ft.
Minimum Front Lot Line	30 ft.
Duplexes	
Minimum Lot Area	4,200 sq. ft.
Minimum Lot Width	25 ft.
Minimum Lot Depth	40 ft.
Minimum Front Lot Line	25 ft.
PRIMARY STRUCTURE	
Maximum Building Coverage	
Lots 5,000 sq. ft. or larger	2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.
Lots less than 3,000 sq. ft.	50%
Attached housing as defined in SMC 17A.020.010, lots any size	Same as above
Building Height	
Maximum Roof Height	35 ft. [5]
Maximum Wall Height	25 ft.
Floor Area Ratio (FAR)	
FAR	0.5 [4]
Setbacks	
Front Setback [7, 8]	15 ft.
Side Lot Line Setback - Lot width more than 40 ft.	5 ft.
Side Lot Line Setback - Lot width 40 ft. or less	3 ft.
Street Side Lot Line Setback [7]	5 ft.
Rear Setback [9, 10]	15 ft.
Required Outdoor Area	
Required Outdoor Area for attached and detached houses. Minimum dimension (See SMC 17C.110.223)	250 sq. ft. 12 ft. x 12 ft.
ACCESSORY STRUCTURES	
Maximum Roof Height	RTF 20 ft.
Maximum Wall Height	15 ft.
Maximum Coverage [12]	15%
Maximum Coverage with Detached Accessory Dwelling Unit, Lots less than 5,500 sq. ft. [12]	20%
Front Setback	20 ft.
Side Lot Line Setback - Lot width 40 ft. or wider [13]	5 ft.
Side Lot Line Setback - Lot width less than 40 ft. [13]	3 ft.
Street Side Lot Line [14]	20 ft.
Rear [13]	5 ft.
Rear with Alley	0 ft.

FLOOD ZONE
 ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD ; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD . THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C0563D, EFFECTIVE ON 07/06/2010.

LEGAL DESCRIPTION:
PARCEL "A":
 THE EAST 40.00 FEET OF LOT 10, BLOCK 17 UNION PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "A" OF PLATS, PAGE 139, RECORDS OF SPOKANE COUNTY; EXCEPT THE WEST 16.30 FEET THEREOF; TOGETHER WITH LOT 10, BLOCK 17 OF SAID UNION PARK ADDITION, EXCEPT THE EAST 40.00 FEET THEREOF; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL "B":
 THE EAST 40.00 FEET OF LOT 10, BLOCK 17 UNION PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "A" OF PLATS, PAGE 139, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

TAX PARCEL NUMBER(S): 35211.3514, 35211.35
ACREAGE
 PARCEL #1: 2,624.49 SQ. FT., ±0.06 ACRES
 PARCEL #2: 2,198.91 SQ. FT., ±0.05 ACRES
 PARCEL #3: 2,199.45 SQ. FT., ±0.05 ACRES
 PARCEL #4: 2,198.55 SQ. FT., ±0.05 ACRES
 PARCEL #5: 2,651.36 SQ. FT., ±0.06 ACRES
 TOTAL(1-4): 11,872.76 SQ. FT., ±0.27 ACRES

NUMBER OF LOTS AND PROPOSED DENSITY
 NUMBER OF LOTS 5
 THE TOTAL SQ. FT. FOR ALL FOUR LOTS IS 11,872.76 SQ. FT.
 PROPOSED DENSITY IS APPROXIMATELY 18.52 UNITS PER ACRE

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

NEW 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: 10 N POST ST #500, SPOKANE, WA 99201
PHONE #: 509.328.2994
EMAIL: DANIEL.ATHA@COFFMAN.COM

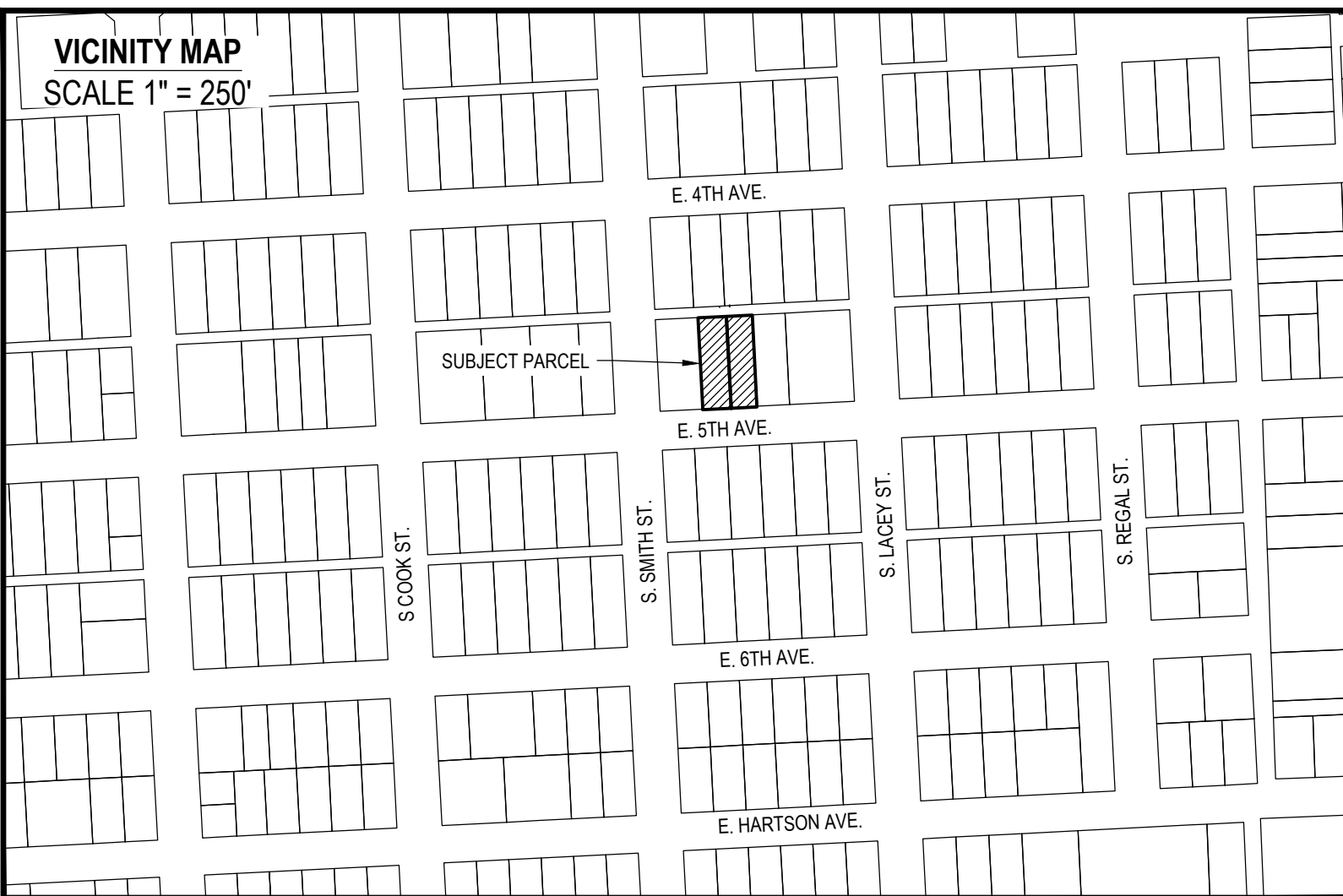
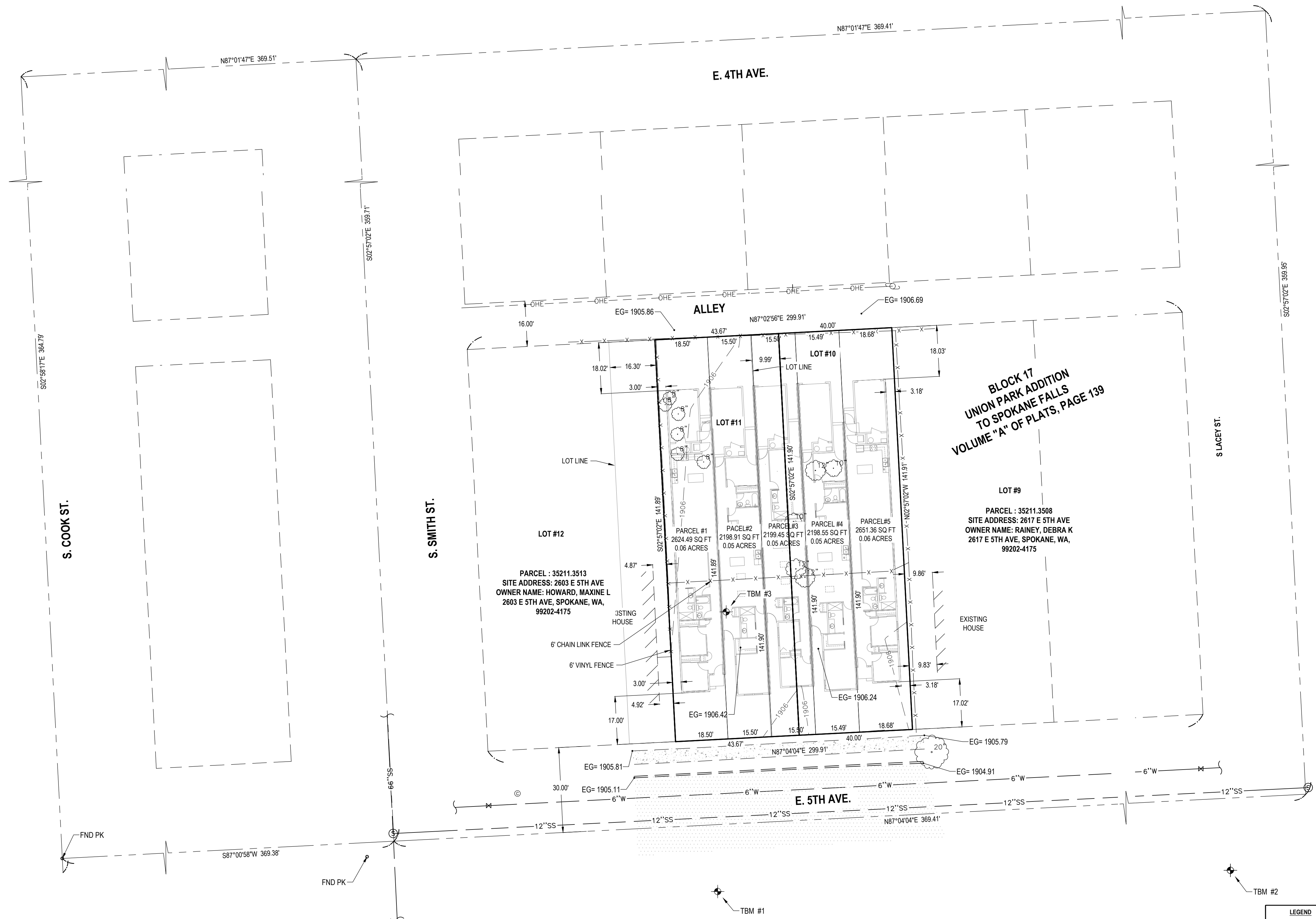
HORIZONTAL DATUM
 SURVEY IS BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE, U.S. FOOT.

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.

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 PLS# 45775, UNLESS OTHERWISE NOTED
- EG EXISTING GROUND ELEVATION
- ⊙ SEWER MANHOLE
- ☒ CATCH BASIN
- CONCRETE
- X—X— FENCE
- =— CURB
- SS— SANITARY SEWER
- W— WATER
- OHE— OVERHEAD ELECTRIC

LOCATION: 2607 & 2611 E 5TH AVE SPOKANE, WA 99202

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

PROJECT NO.: 190582 **DATE:** 1/8/24 **SHEET NO.:** 1 OF 1

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