

PRELIMINARY SHORT PLAT
324 E EUCLID AVE (PARCEL #: 35082.0506)
LOT 7 AND A PORTION OF LOT 6, BLOCK 7, RESURVEY OF BLOCKS 3-18 INCLUSIVE
OF J.M. MORGAN'S ADDITION
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF
SECTION 8, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

APPLICANT

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

OWNER

NAME: JZK REAL ESTATE, LLC C/O JOHN KAPELAC
ADDRESS: 8610 S HARMON EXTENSION RD, SPOKANE WASHINGTON, 99223
PHONE #: 509-263-93221
EMAIL: JOHN.KAPELAC@COUNTRYFINANCIAL.COM

SURVEYOR

NAME: KEVIN GAUNT
ADDRESS: 708 N ARGONNE RD STE 5, SPOKANE VALLEY WASHINGTON, 99212
PHONE #: 509-288-0946
EMAIL: KGAUNT@SANDIS.NET

ZONING

R1 (RESIDENTIAL 1)

SPOKANE MUNICIPAL CODE TABLE 17C.111.205-2	
BUILDING AND SITING STANDARDS	
	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	40 FT.
MINIMUM SETBACKS	
FRONT	10 FT.
INTERIOR SIDE LOT LINE - LOT WIDTH 40 FT OR LESS	3 FT.
INTERIOR SIDE LOT LINE - LOT WIDTH MORE THAN 40 FT	5 FT.
STREET SIDE LOT LINE - ALL LOT WIDTHS	5 FT.
ATTACHED GARAGE OR CARPORT ENTRANCE FROM STREET	20 FT.
REAR	15 FT.

ACREAGE

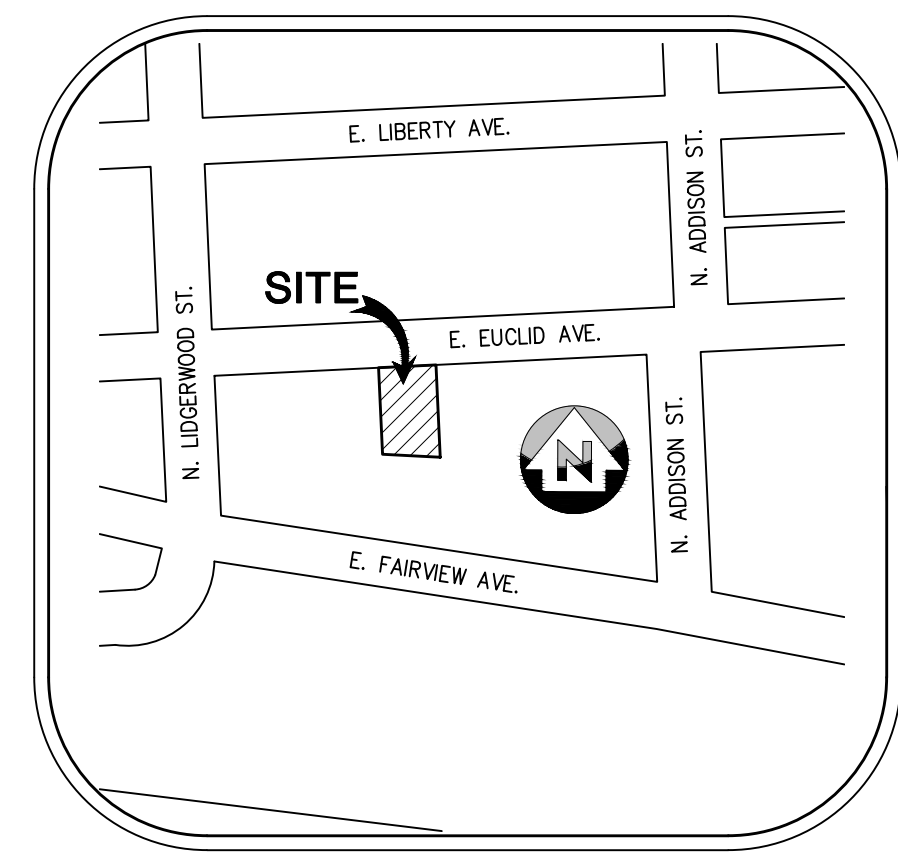
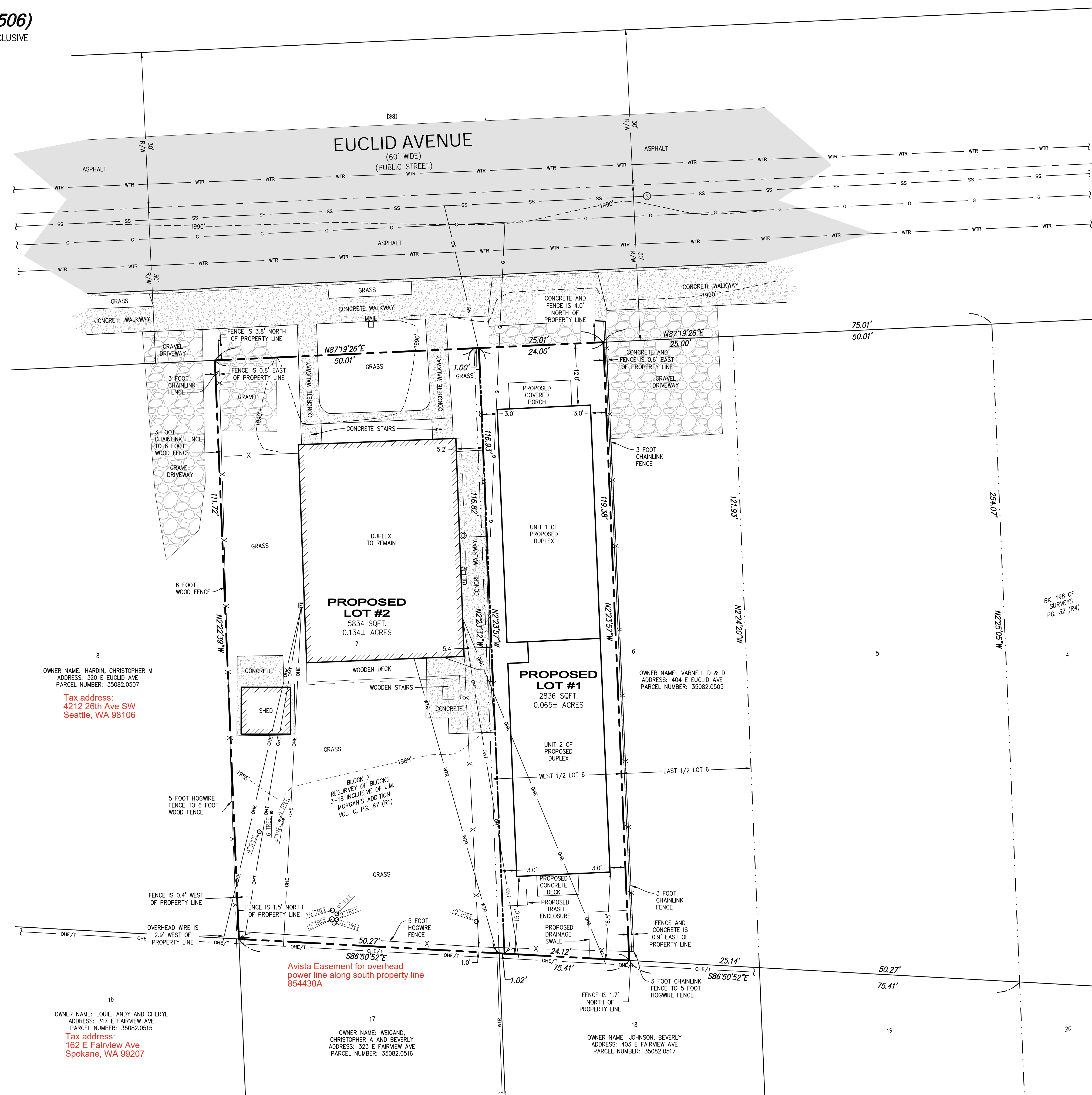
NAME	AREA(S.F.)	AREA(ACRES)
LOT 1	2836'	0.065
LOT 2	5834'	0.134
TOTAL	8670'	0.199

NUMBER OF LOTS AND PROPOSED DENSITY

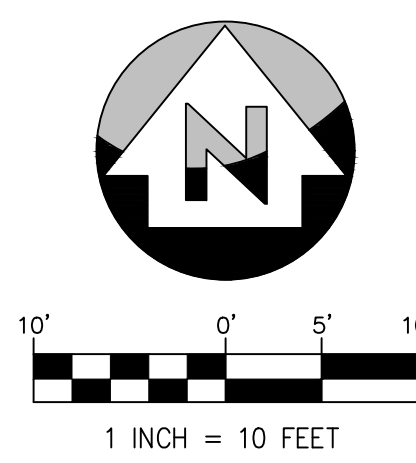
NUMBER OF LOTS: 2
GROSS LAND AREA: 8670 SQ. FT.
PROPOSED DENSITY IS APPROXIMATELY 20.10 UNITS PER ACRE.
NUMBER OF HOUSING UNITS IS 2 PER LOT.

LEGEND

---	PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
- . - . - .	INTERIOR LOT LINES PER PLAT
---	PARCEL LINES
---	ROAD CENTERLINE
---	1235
---	1234
---	CONTOURS
X	4 FOOT CHAIN LINK FENCE OR AS NOTED
SS	UNDERGROUND SANITARY SEWER LINE
WTR	UNDERGROUND WATER LINE
G	UNDERGROUND NATURAL GAS LINE
OHE	OVERHEAD ELECTRIC LINE
OHT	OVERHEAD TELEPHONE LINE
OHE/T	OVERHEAD ELECTRIC AND TELEPHONE LINE
---	CURB LINE
---	CONCRETE SURFACE
---	ASPHALT SURFACE
---	GRAVEL AREA
---	BUILDING FACE
---	BUILDING FACE WITH OVERHANG
⊙	SANITARY SEWER MANHOLE
⊕	WATER VALVE
⊗	2 GAS METERS
⊗	2 ELECTRIC METERS
⊗	ELECTRIC PANEL
⊗	MAILBOX
⊗	TREE WITH SIZE AS INDICATED
AFN	AUDITOR'S FILE NUMBER
R/W	RIGHT OF WAY



VICINITY MAP
1"=250'



LEGAL DESCRIPTION:
(PER QUITCLAIM DEED AFN-7133399)
THE WEST HALF OF LOT 6, AND ALL OF LOT 7, BLOCK 7, RESURVEY OF BLOCKS 3 TO 18 INCLUSIVE OF J.M. MORGAN'S ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 87, RECORDS OF SPOKANE COUNTY;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

FLOOD ZONE:
ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C0542D, EFFECTIVE ON 07/06/2010.

BASIS OF BEARINGS:
WASHINGTON COORDINATE SYSTEM OF 1983, NORTH ZONE, AS DETERMINED BY GNSS RTK MEASUREMENTS RECEIVING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (NAD83-2011, EPOCH 2010.00). BEARINGS SHOWN ARE GRID BEARINGS. DISTANCES SHOWN HAVE BEEN SCALED TO REPRESENT TRUE GROUND LENGTH

VERTICAL DATUM & BASIS OF ELEVATIONS:
ELEVATIONS ARE ORTHOMETRIC HEIGHTS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS OBSERVED FROM THE WASHINGTON STATE REFERENCE NETWORK USING GNSS RTK MEASUREMENTS WITH GEOID88.

REFERENCES:
R1) RESURVEY OF BLOCKS 3-18 INCLUSIVE OF J.M. MORGAN'S ADDITION (VOL. "C" OF PLATS, PG. 87)
R2) RECORD OF SURVEY BY BENTHIN (BK. 54 OF SURVEYS, PG. 69)
R3) RECORD OF SURVEY BY ADAMS (BK. 162 OF SURVEYS, PG. 42)
R4) RECORD OF SURVEY BY LOCKMAN (BK. 198 OF SURVEYS, PG. 32)

EQUIPMENT & PROCEDURES
THIS SURVEY WAS PERFORMED WITH A CARLSON BRX7 GNSS SYSTEM. PROCEDURES WERE USED THAT MEET OR EXCEED THE REQUIREMENTS OF RCW 58.09, WAC 332-130-085, AND WAC 332-130-090.


UNDERGROUND UTILITY NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.

OVERHEAD UTILITY NOTE:
OVERHEAD UTILITY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, DEPICTING THAT OVERHEAD LINES EXIST. ACTUAL ATTACHMENT, LOCATION, HEIGHT AND TYPE OF UTILITY SERVICE LINES SHALL BE VERIFIED BY THE USER.

SURVEYORS STATEMENT:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF URBAN EMPIRE HOMES, LLC IN DECEMBER, 2025.



PRELIMINARY



DATE: 01/15/2026
SCALE: 1"=10'
DRAWN BY: W.M.
CHECKED BY: K.G.
PROJECT No.: 325136

No.	REVISION	DATE	BY

324 E EUCLID AVE
WASHINGTON

PRELIMINARY SHORT PLAT
1
OF 1