

OWNER
 NAME: URBAN EMPIRE HOMES, LLC
 OWNER'S AGENT: RANDY PALAZZO
 ADDRESS: 650 NE HOLLADAY ST # 1600, PORTLAND, OR, 97232
 PHONE #: 509-444-3332
 EMAIL: PDXINVEST@AOL.COM

NEW OWNER
 NAME: COGWHEEL PROPERTY DEVELOPMENT LLC
 ADDRESS: 2532 N NEVADA AVE, COLORADO SPRINGS, CO 80907-6827, US
 PHONE #: (720) 776-HOME (4663)
 EMAIL: JIM@COGWHEELPROPERTYDEVELOPMENT.COM
 ANDREW@COGWHEELPROPERTYDEVELOPMENT.COM

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

LEGAL DESCRIPTION:

LOT 22 AND THE WEST 12.25 FEET OF LOT 23, BLOCK 4, NORTH LIDGERWOOD ADDITION, AS RECORDED IN BOOK 'E' OF PLATS, PAGE 77, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

ACREAGE

PARCEL "A"= 2735.29 SQ.FT., ±0.063 ACRES
 PARCEL "B"= 2402.85 SQ.FT., ±0.055 ACRES
 PARCEL "C"= 2734.27 SQ.FT., ±0.063 ACRES

ZONING

RSF (RESIDENTIAL SINGLE-FAMILY)
 CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.400 INTERIM HOUSING REGULATIONS ADOPTED TO IMPLEMENT RCW 36.70A.600(1)

TABLE 17C.400-1, CITY OF SPOKANE MUNICIPAL CODE

MINIMUM LOT DIMENSIONS	
LOTS TO BE DEVELOPED WITH:	
RSF & RSF-C	
Attached Houses as defined in 17A.020.010 SMC	
Minimum lot area	1,280 sq. ft.
Minimum lot width with alley parking and no street curb cut [2]	16 ft.
Minimum lot width	36 ft.
Minimum lot depth	80 ft.
Minimum front lot line	Same as lot width
Detached single-family residential buildings, duplexes, multi-family residential structures of three or four units	
Minimum lot area	4,350 sq. ft.
Minimum lot width	40 ft.
Minimum lot depth	80 ft.
Minimum front lot line	40 ft.
PRIMARY STRUCTURE	
Attached Houses as defined in SMC 17A.020.010	
RSF & RSF-C	
Maximum Building Coverage	--
Maximum Roof Height [1]	40 ft.
Maximum Wall Height On Interior Lot of Development	35 ft.
Maximum Wall Height	30 ft.
Floor Area Ratio (FAR)	--
Detached single-family residential buildings, duplexes, multi-family residential structures of three or four units	
Maximum Building Coverage	60%
Maximum Roof Height [1]	40 ft.
Maximum Wall Height	30 ft.
Floor Area Ratio (FAR)	--

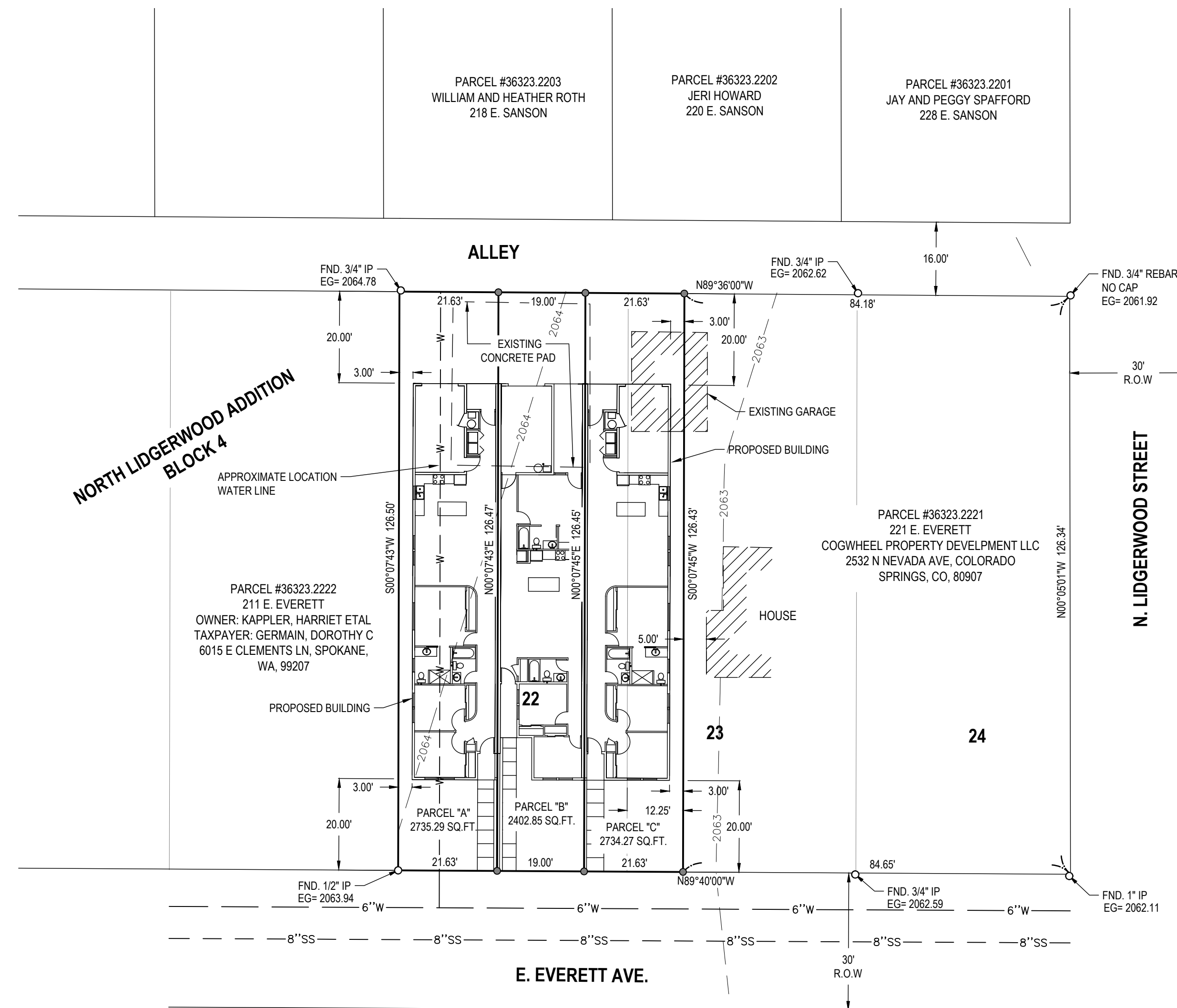
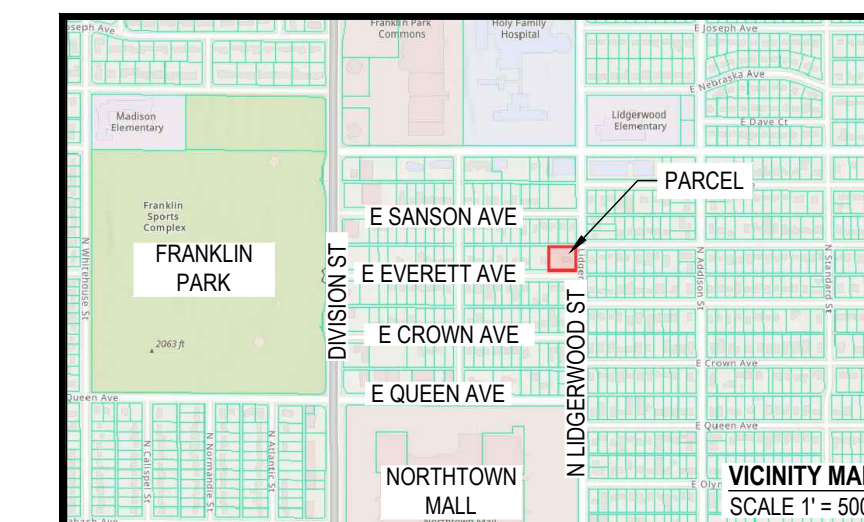
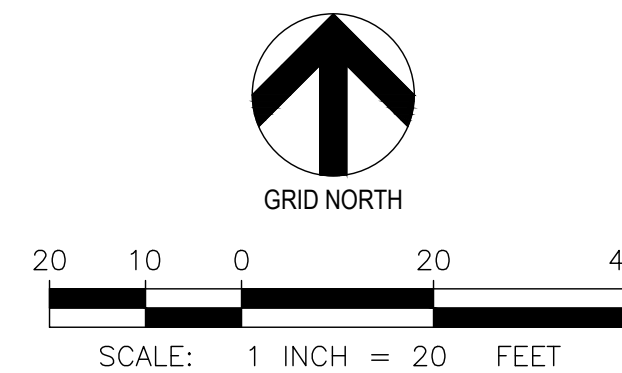
FLOOD ZONE

ZONE "X" AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C0533D, EFFECTIVE ON 07/06/2010.

NUMBER OF LOTS AND PROPOSED DENSITY

NUMBER OF LOTS: 2
 PROPOSED DENSITY IS APPROXIMATELY 13.4 UNITS PER ACRE

EVERETT AVENUE TOWNHOMES
211 EVERETT AVE,
NORTH LIDGERWOOD ADDITION, BLOCK 4
PRELIMINARY SHORT PLAT
(PARCEL #36323.2221)
A PORTION OF NW 1/4 OF SW 1/4 S.32, T.26N., R.43E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA



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 DERIVED FROM THE BOUNDARY LINE ADJUSTMENT DONE BY ADAMS AND CLARK ON OCTOBER 27, 2022

EQUIPMENT AND PROCEDURES

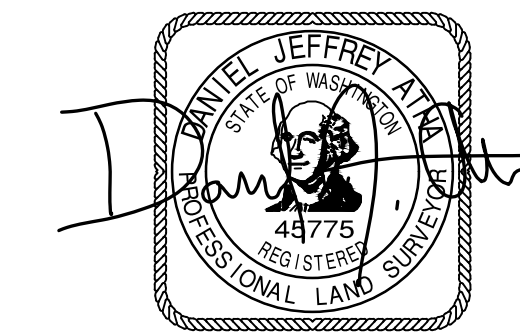
PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES, AN ANNUALLY CALIBRATED LEICA MS60 ROBOTIC MULTI STATION AND A JAVAD TRIUMPH-LS ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

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
---	SANITARY SEWER
---	WATER
[Hatched Box]	BUILDING

LOCATION: 211 EVERETT AVE, SPOKANE, WA		
CLIENT: URBAN EMPIRE HOMES, LLC		
PROJECT NO. 190882	DATE: 12/13/2022	SHEET NO.: 1 OF 1
COFFMAN ENGINEERS		
10 N. Post Street Suite 500 Spokane, Washington 99201 Tel 509 328 2994 Fax 509 328 2999		