

PRELIMINARY CITY SHORT PLAT

# GENOVA

IN THE NW 1/4 OF SECTION 19, TOWNSHIP 26N,  
RANGE 43E, W.M., SPOKANE COUNTY, WASHINGTON  
(ASSESSOR PARCEL: 36192.0017)

FILE # \_\_\_\_\_ PSP

**LEGAL DESCRIPTIONS**  
(PER QUIT CLAIM DEED, RECORDED UNDER NUMBER 6221673)

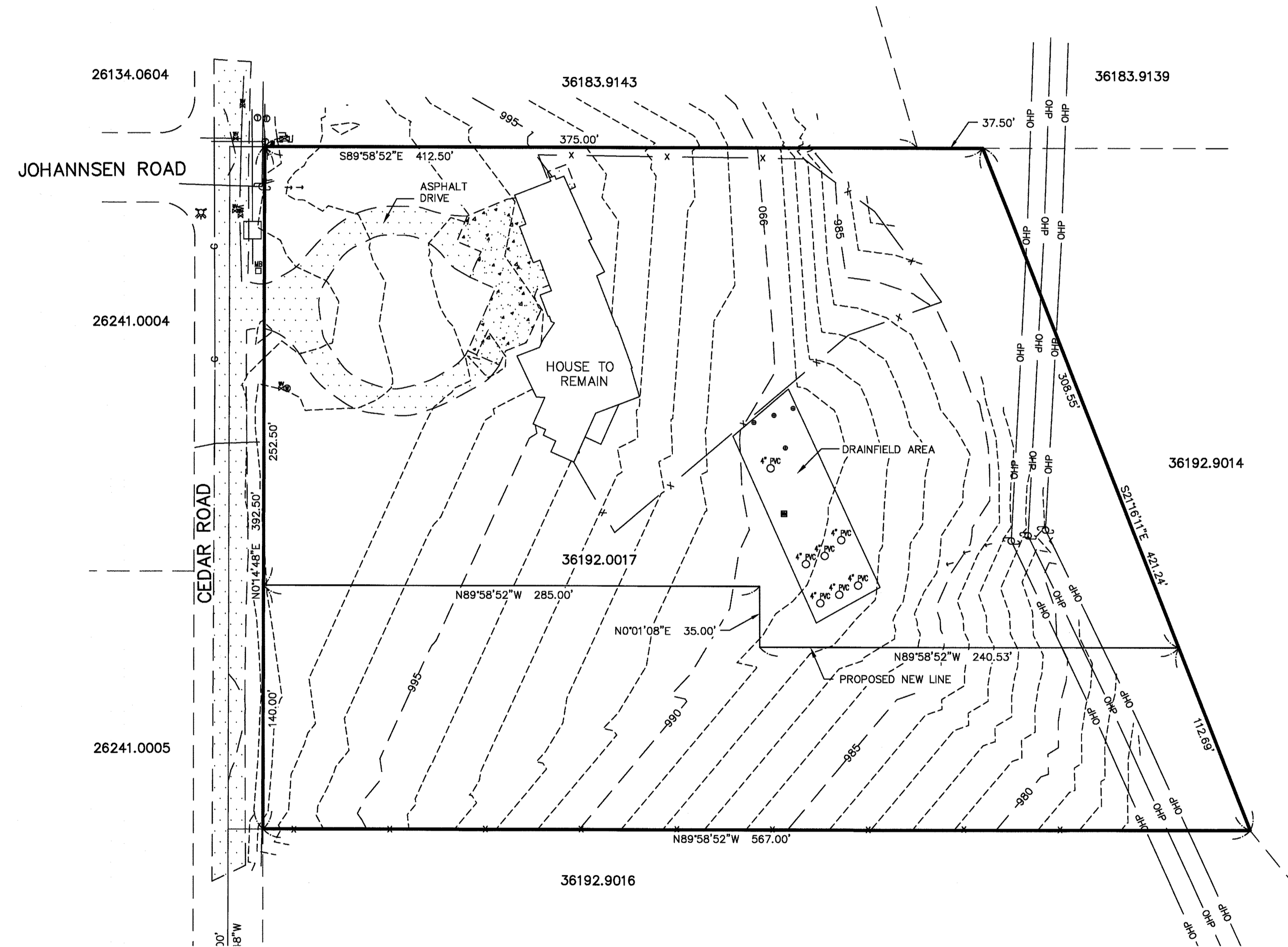
THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 19, TOWNSHIP 26 NORTH,  
RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19;  
THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF  
392 FEET;  
THENCE EAST 587 FEET;  
THENCE NORTHWESTERLY ALONG THE RIM ROCK TO A POINT ON THE NORTH  
LINE OF SAID SECTION 19, SAID POINT LYING EAST 26 RODS, 13.5 FEET FROM  
THE NORTHWEST CORNER OF SAID SECTION 19;  
THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM CEDAR ROAD;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF  
WASHINGTON.



VICINITY MAP  
NTS

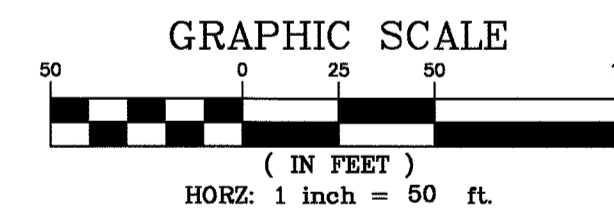


**SITE DATA TABLE**

NO. OF PARCELS	2
EXISTING STRUCTURES/USES	1 HOUSE TO REMAIN
PARCEL SIZES	124,866 S.F. (2.87 AC.) AND 67,358 S.F. (1.55 AC.)
TOTAL AREA	4.4 ACRES
EXISTING ZONING/LAND USE	RSF/4-10
PROPOSED DENSITY	2 UNITS PER 4 ACRES
SANITARY SEWER	ON SITE
WATER PURVEYOR	CITY OF SPOKANE
PROPOSED USES	RESIDENTIAL
TOPOGRAPHIC INFORMATION	0% TO 10% SLOPES
MINIMUM FRONTAGE/LOT AREA PER UNIT	40'/4,350 SF (1-FAMILY)

**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- - - EXISTING LOT LINES
- - - 5' CONTOUR LINE (MAJOR)
- - - 1' CONTOUR LINE (MINOR)
- UTILITY POLE
- ELECTRIC BOX
- GUY ANCHOR
- TRANSFORMER
- TELEPHONE MANHOLE
- ELECTRIC METER
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- WATER METER
- MAILBOX



RECEIVED

OCT 2 2014

PLANNING & DEVELOPMENT SERVICES

**OWNER**

MICHEAL GENOVA  
9430 N CEDAR RD  
SPOKANE, WA 99208

**AGENT**

STORHAUG ENGINEERING  
510 EAST 3RD AVENUE  
SPOKANE, WA 99202  
CONTACT: RICK HOLT (509)242-1000

**SURVEYOR**

STORHAUG ENGINEERING  
510 EAST 3RD AVENUE  
SPOKANE, WA 99202  
CONTACT: RICK HOLT (509)242-1000

14-102 PP.dwg 22x34

CALL BEFORE YOU DIG 811



GENOVA PRELIMINARY CITY SHORT PLAT  
9430 N CEDAR ROAD  
SPOKANE, WA.

DRAWN	CDP	DATE	06/02/14
CHECKED	RH	SCALE	
		1 OF	1
PROJECT NUMBER			14-102