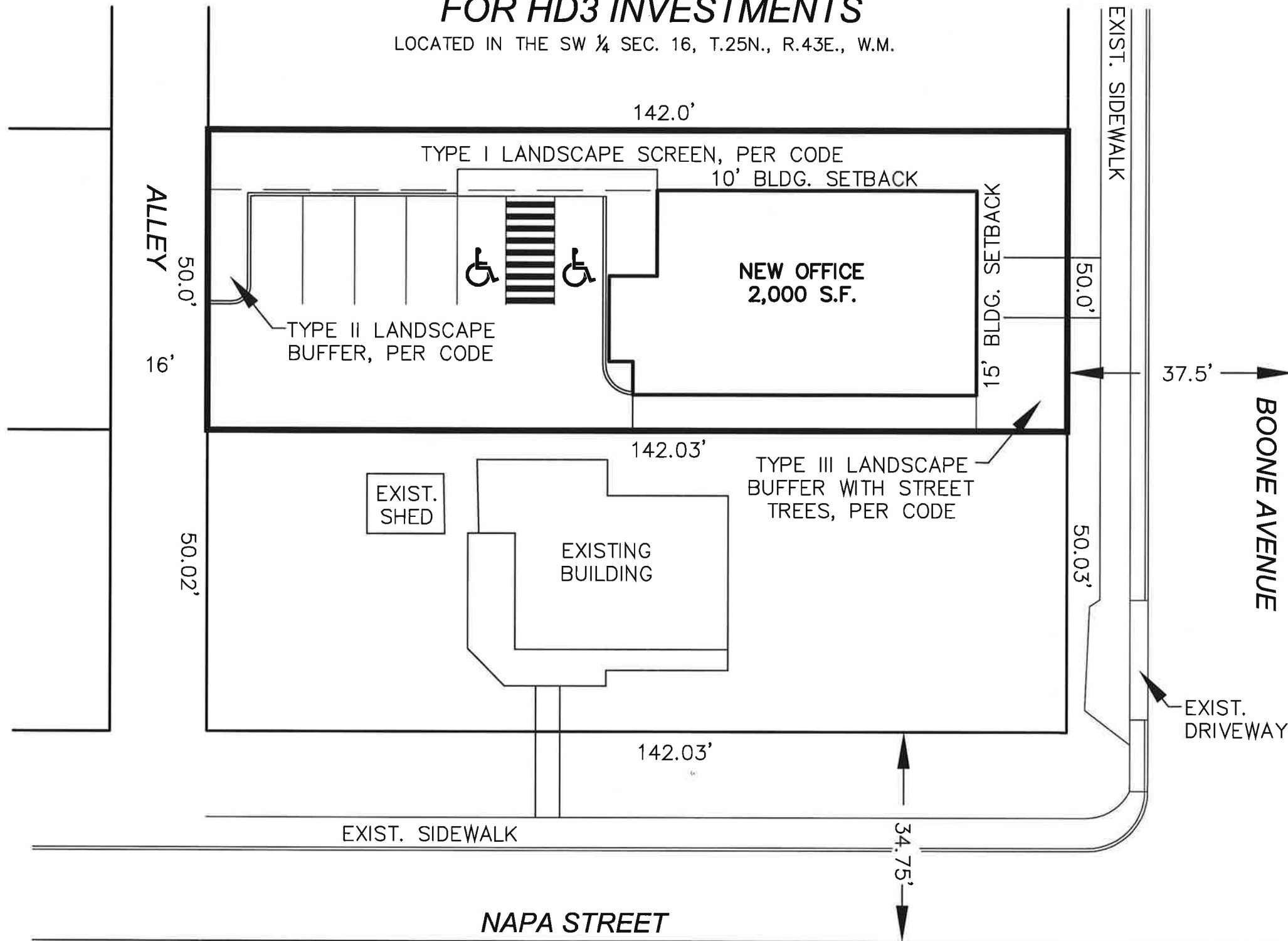


CONCEPT SITE PLAN FOR HD3 INVESTMENTS

LOCATED IN THE SW ¼ SEC. 16, T.25N., R.43E., W.M.



PROJECT DATA

PARCEL NUMBER

35162.2605

SITE ADDRESS

1924 EAST BOONE AVENUE
SPOKANE, WA 99202

OWNER/APPLICANT

HD3 INVESTMENTS, LLC
1119 N. NAPA STREET
SPOKANE, WA 99202

AGENT

STACY BJORDAHL
505 W. RIVERSIDE AVENUE
SUITE 500
SPOKANE, WA 99201
(509) 252-5066

LOT AREA

7,100 S.F.

EXISTING COMP. PLAN/ZONING

RESIDENTIAL SINGLE FAMILY

PROPOSED COMP. PLAN/ZONING

NEIGHBORHOOD RETAIL - 35

LAND USE STANDARDS

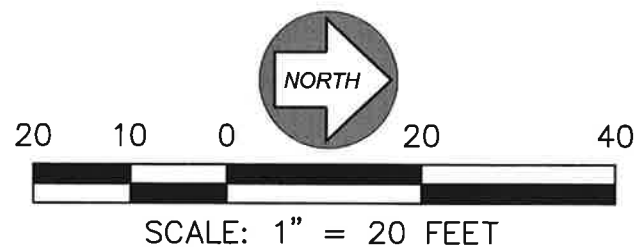
STD.	CODE	PROPOSED
MAX. FAR:	0.8	0.28
MAX. HT.:	35 FT.	30'
SETBACKS:		
FRONT (ADJ. TO RESIDENTIAL):	15 FT.	
REAR:	0 FT.	
SIDE (ADJ. TO RESIDENTIAL):	10 FT.	
SIDE (ADJ. TO NR ZONE):	0 FT.	
PARKING (BASED ON OFFICE USE):		
MIN:	4	
MAX:	10	PROPOSED: 6

NOTES:

1. PROPOSED STANDARDS ARE FOR THE LOT SUBJECT TO THIS LAND USE ACTION ONLY.
2. THIS CONCEPT SITE PLAN PRESUPPOSES THAT THE TWO LOTS WILL BE MERGED.
3. THIS SITE PLAN IS SCHEMATIC ONLY AND SUBJECT TO REVISION, CONSISTENT WITH CITY STANDARDS, AND SUBJECT TO CITY ADMINISTRATIVE APPROVAL.
4. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS BASED ON ASSESSOR'S RECORDS.

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

13071/preliminary altered plat.dwg



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OCT 29 2013

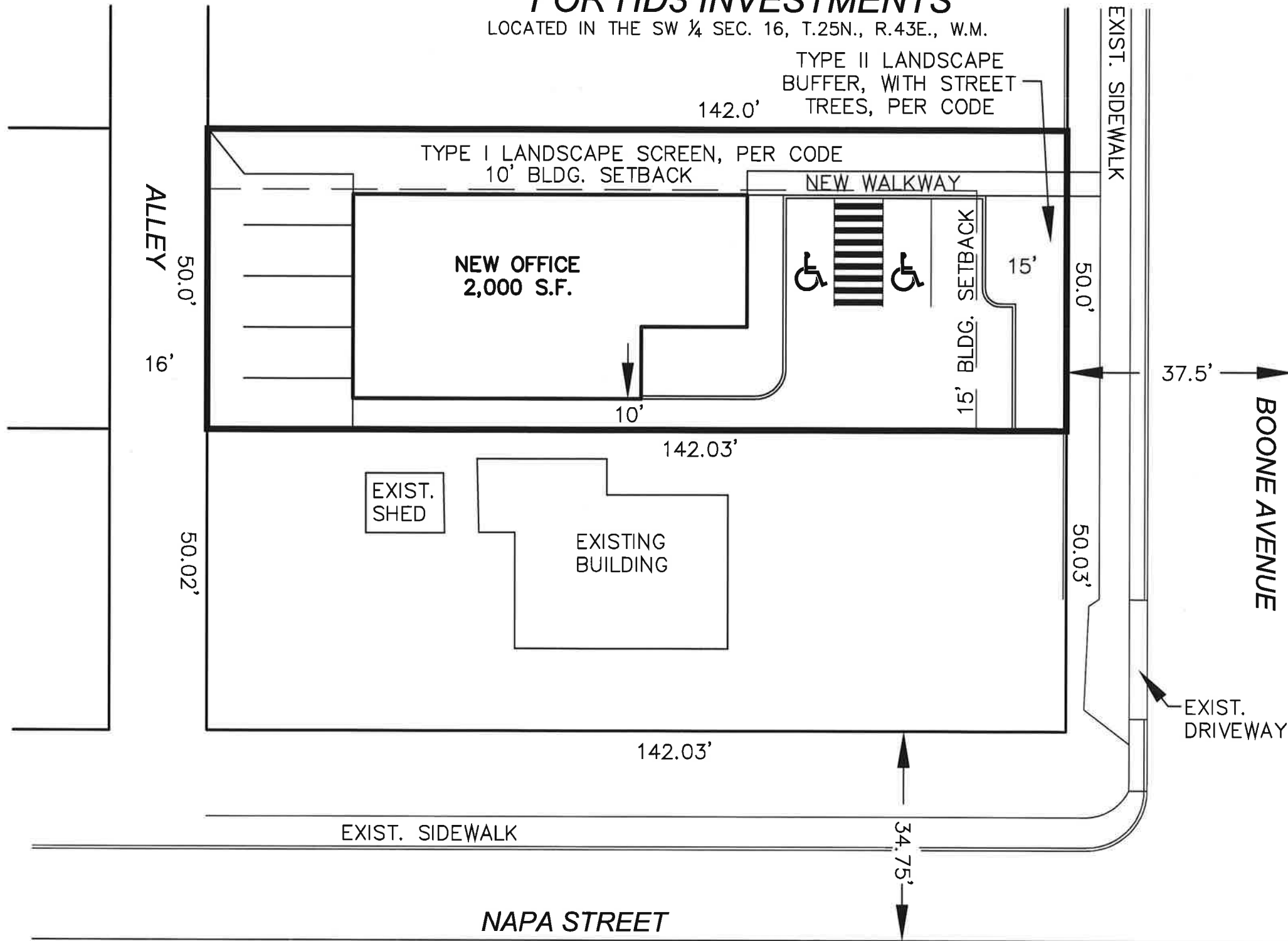
PLANING & DEVELOPMENT SERVICES

SHEET

1 OF 1

CONCEPT SITE PLAN (Alternate) FOR HD3 INVESTMENTS

LOCATED IN THE SW ¼ SEC. 16, T.25N., R.43E., W.M.



PROJECT DATA

PARCEL NUMBER
35162.2605

SITE ADDRESS
1924 EAST BOONE AVENUE
SPOKANE, WA 99202

OWNER/APPLICANT
HD3 INVESTMENTS, LLC
1119 N. NAPA STREET
SPOKANE, WA 99202

AGENT
STACY BJORDAHL
505 W. RIVERSIDE AVENUE
SUITE 500
SPOKANE, WA 99201
(509) 252-5066

LOT AREA
7,100 S.F.

EXISTING COMP. PLAN/ZONING
RESIDENTIAL SINGLE FAMILY

PROPOSED COMP. PLAN/ZONING
NEIGHBORHOOD RETAIL - 35

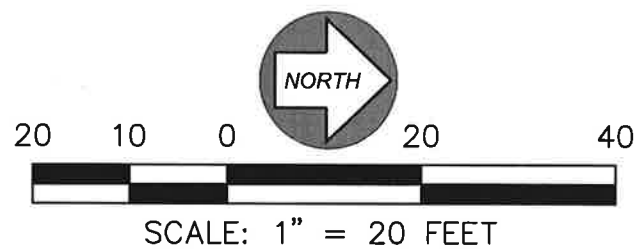
LAND USE STANDARDS

STD.	CODE	PROPOSED
MAX. FAR:	0.8	0.28
MAX. HT.:	35 FT.	30'
SETBACKS:		

FRONT (ADJ. TO RESIDENTIAL):	15 FT.
REAR:	0 FT.
SIDE (ADJ. TO RESIDENTIAL):	10 FT.
SIDE (ADJ. TO NR ZONE):	0 FT.
PARKING (BASED ON OFFICE USE):	
MIN:	4
MAX:	10
PROPOSED:	8

NOTES:

1. PROPOSED STANDARDS ARE FOR THE LOT SUBJECT TO THIS LAND USE ACTION ONLY.
2. THIS CONCEPT SITE PLAN PRESUPPOSES THAT THE TWO LOTS WILL BE MERGED.
3. THIS SITE PLAN IS SCHEMATIC ONLY AND SUBJECT TO REVISION, CONSISTENT WITH CITY STANDARDS, AND SUBJECT TO CITY ADMINISTRATIVE APPROVAL.
4. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS BASED ON ASSESSOR'S RECORDS.



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SHEET

1 OF 1