CONCEPT SITE PLAN (Alternate)
FOR HD3 INVESTMENTS
LOCATED IN THE SW 1/4 SEC. 16, T.25N., R.43E., W.M.

TYPE II LANDSCAPE BUFFER, WITH STREET TREES, PER CODE
142.0' NEW WALKWAY

TYPE I LANDSCAPE SCREEN, PER CODE
10' BLDG. SETBACK

NEW OFFICE
2,000 S.F.

EXIST. SHED
EXISTING BUILDING

EXIST. SIDEWALK

EXIST. DRIVEWAY

NAPA STREET

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. 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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PLANNING & DEVELOPMENT SERVICES