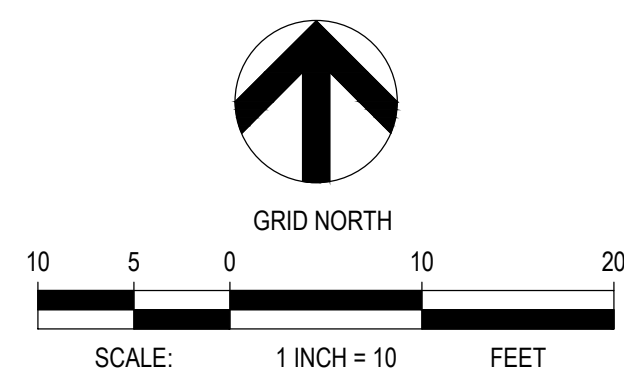
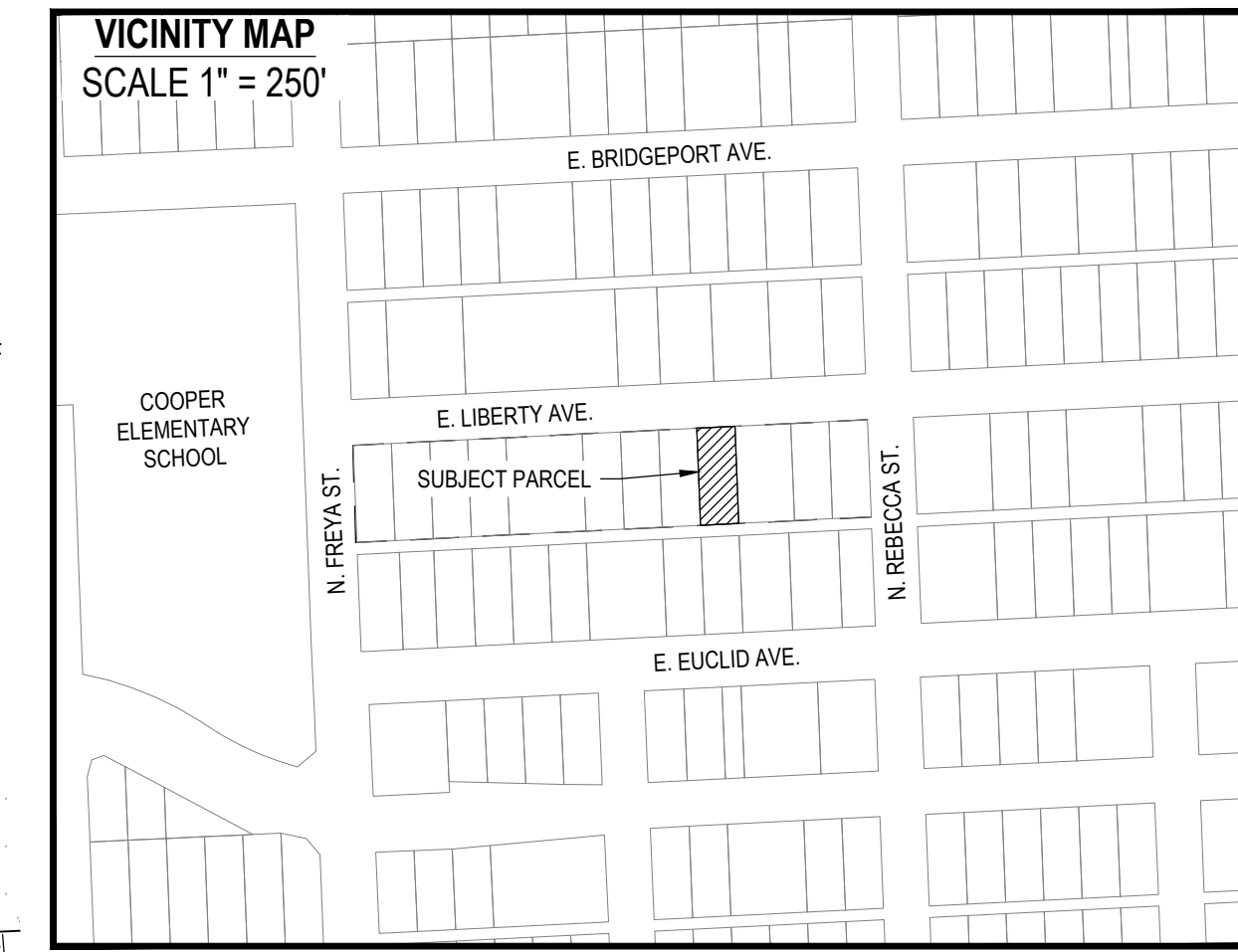


**LIBERTY AVE.  
PRELIMINARY SHORT PLAT**  
REPLAT OF IRVINGTON HEIGHTS ADDITION, BLOCK 9  
BEING A PORTION OF THE SW 1/4 OF THE SE 1/4, S.3, T.25N., R.43E., W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WA



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

**OWNER**  
**NAME:** URBAN EMPIRE HOMES, LLC  
**ADDRESS:** 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019  
**PHONE #:** 509-850-6236  
**EMAIL:** RANDY@URBANEMPIREHOMES.COM

**SURVEYOR**  
**NAME:** DANIEL J. ATHA  
**ADDRESS:** 221 N. WALL ST #500, SPOKANE, WA 99201  
**PHONE #:** 509.328.2994  
**EMAIL:** DANIEL.ATHA@COFFMAN.COM

**ZONING**  
 R1 (RESIDENTIAL 1)  
 CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.111  
 SECTION 17C.111.205 (DEVELOPMENT STANDARDS TABLES)

TABLE 17C.111.205-2	
<b>BUILDING AND SITING STANDARDS [1]</b>	R1
<b>PRIMARY BUILDINGS</b>	N/A
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 [2] [3]	40 ft.
<b>Minimum Setbacks</b>	
Front [4]	10 ft.
Interior side lot line - lot width 40 ft or less [5]	3 ft.
Interior side lot line - lot width more than 40 ft [5]	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 (ACERS)
LOT #1	3,183.880	0.070
LOT #2	3,184.120	0.070
<b>TOTAL</b>	<b>6,368.000</b>	<b>0.140</b>

**NUMBER OF LOTS AND PROPOSED DENSITY**  
 NUMBER OF HOUSING UNITS: 4  
 NUMBER OF LOTS: 2  
 THE TOTAL S. F. FOR ALL TWO LOTS IS 6,368.00 SQ FT  
 PROPOSED DENSITY IS APPROXIMATELY 28.57 UNITS PER ACRE

**LEGAL DESCRIPTION:**  
 LOT 5, BLOCK 9, IRVINGTON HEIGHTS ADDITION.

**FLOOD ZONE**  
 ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C0561D, EFFECTIVE ON 07/06/2010.

**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

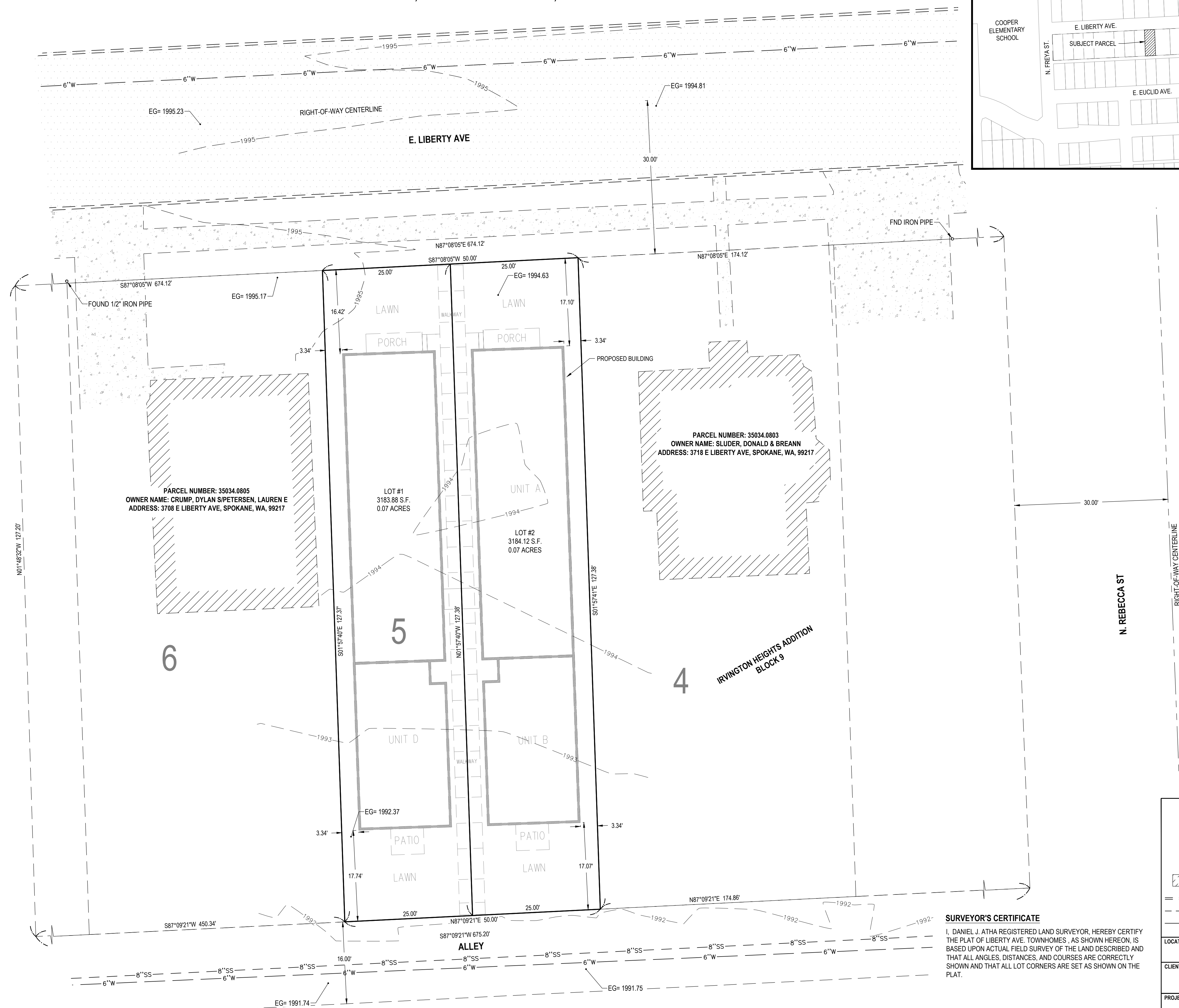
**BASIS OF BEARING**  
 BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

**SURVEY REFERENCES**

- THE PLAT OF IRVINGTON HEIGHTS ADDITION TO SPOKANE, BOOK "I", PAGE 48.
- RECORD OF SURVEY, BOOK 80, PAGE 77, 4202065
- RECORD OF SURVEY, BOOK 180, PAGE 31, 6918177
- RECORD OF SURVEY, BOOK 199, PAGE 31, 7292C84

**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 TCPR TOTAL STATION 1203 AND A JAVAD TRIUMPH-LS ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.



**SURVEYOR'S CERTIFICATE**  
 I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF LIBERTY AVE. TOWNHOMES, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL LOT CORNERS ARE SET AS SHOWN ON THE PLAT.

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
- ▨ BUILDING
- CURB
- - - - - SANITARY SEWER
- WATER

**LOCATION:** 3712 E LIBERTY AVE, SPOKANE, WA 99217. PARCEL # 35034.0804

**CLIENT:** URBAN EMPIRE HOMES LLC, 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019

**PROJECT NO.:** 240472    **DATE:** 1/21/25    **SHEET NO.:** 1 OF 1

**COFFMAN ENGINEERS**  
 221 N. Wall Street, Suite 500  
 Spokane, WA 99201  
 ph 509.328.2994  
 www.coffman.com