

**MANITO BLVD TOWNHOMES**  
**3404 S MANITO BLVD**  
**PRELIMINARY SHORT PLAT**  
 (PARCEL #: 35322.2205)  
**REPLAT OF FIRST ADDITION TO MANITO PARK, BLOCK 59**  
**BEING A PORTION OF THE SW 1/4 OF THE NW 1/4, S.32, T.25N., R.43E., W.M.,**  
**CITY OF SPOKANE, SPOKANE COUNTY, WA**

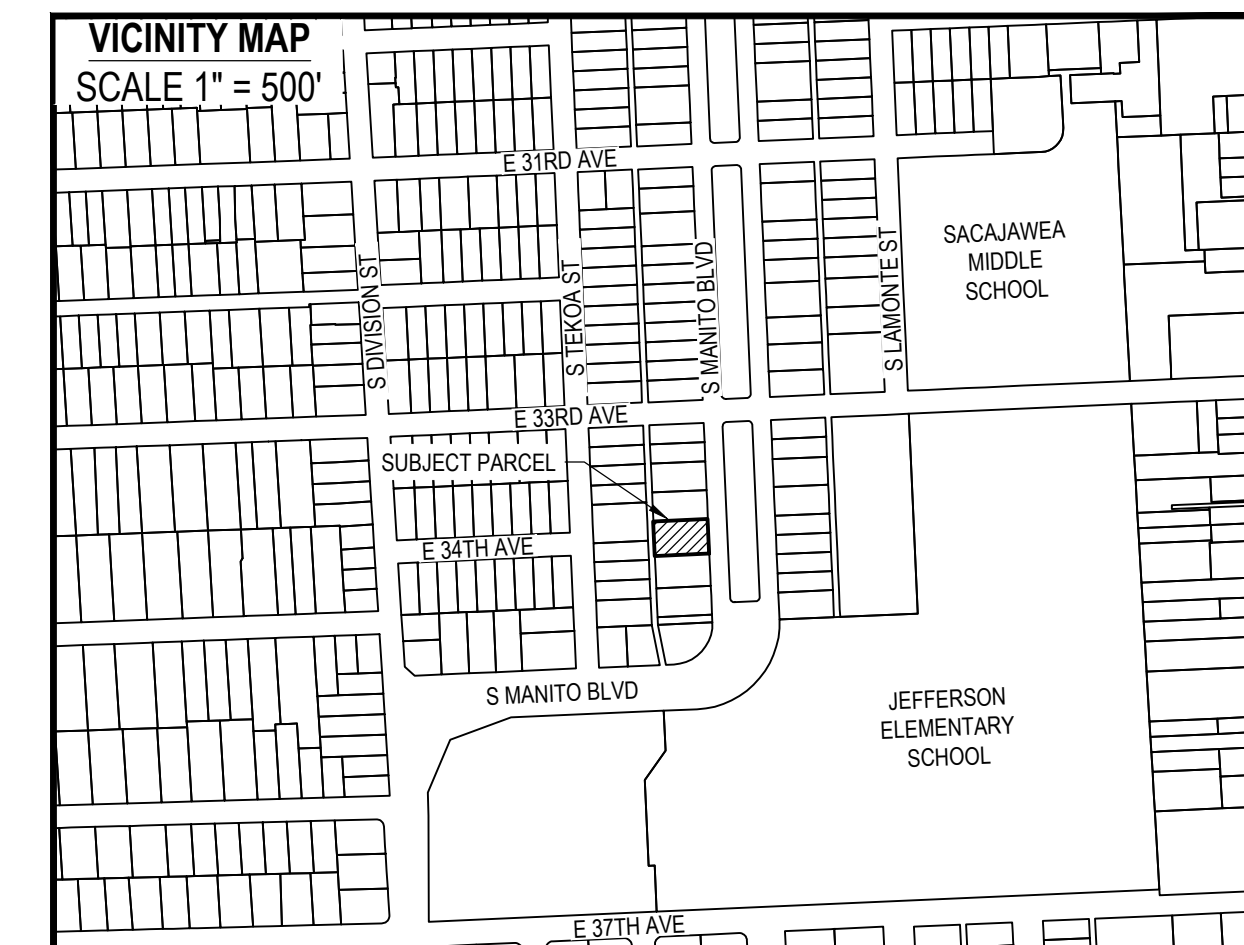


TABLE 17C.110-3. CITY OF SPOKANE MUNICIPAL CODE

PRIMARY STRUCTURE	
Maximum Building Coverage	
RSF & RSF-C	
Lots 5,000 sq. ft. or larger	2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.
Lots less than 3,000 sq. ft.	50%
Attached housing as defined in SMC 17A.020.010, lots any size	Same as above
Building Height	
Maximum Roof Height	35 ft. [5]
Maximum Wall Height	25 ft.
Floor Area Ratio (FAR)	
FAR	0.5 [4]
Setbacks	
Front Setback [7, 8]	15 ft.
Side Lot Line Setback - Lot width more than 40 ft.	5 ft.
Side Lot Line Setback - Lot width 40 ft. or less	3 ft.
Street Side Lot Line Setback [7]	5 ft.
Rear Setback [9, 10]	25 ft. [11]
Required Outdoor Area	
Required Outdoor Area for attached and detached houses	250 sq. ft. 12 ft. x 12 ft.
Minimum dimension (See SMC 17C.110.223)	
ACCESSORY STRUCTURES	
RSF & RSF-C	
Maximum Roof Height	20 ft.
Maximum Wall Height	15 ft.
Maximum Coverage [12]	15%
Maximum Coverage with Detached Accessory Dwelling Unit, Lots less than 5,500 sq. ft. [12]	20%
Front Setback	20 ft.
Side Lot Line Setback - Lot width 40 ft. or wider [13]	5 ft.
Side Lot Line Setback - Lot width less than 40 ft. [13]	3 ft.
Street Side Lot Line [14]	20 ft.
Rear [13]	5 ft.
Rear with Alley	0 ft.

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

DEVELOPMENT STANDARDS	
MINIMUM LOT DIMENSIONS	
LOTS TO BE DEVELOPED WITH:	
RSF & RSF-C	
Attached Houses as defined in 17A.020.010 SMC	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	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)	--

**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:** THE 3 AMIGOS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
**ADDRESS:** 2020 E. 18TH AVE., SPOKANE, WA, 99203  
**PHONE #:** 509-828-5421  
**EMAIL:** WOODYFAMFIVEY@AOL.COM

**SURVEYOR**

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

**ZONING**

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

**ACREAGE**

PARCEL #1: 2979.89 SQ.FT., ±0.07 ACRES  
 PARCEL #2: 2270.18 SQ.FT., ±0.05 ACRES  
 PARCEL #3: 2269.99 SQ.FT., ±0.05 ACRES  
 PARCEL #4: 2269.80 SQ.FT., ±0.05 ACRES  
 PARCEL #5: 2978.68 SQ.FT., ±0.07 ACRES  
 TOTAL(1-5): 12,768.54 SQ.FT., ±0.29 ACRES

**NUMBER OF LOTS AND PROPOSED DENSITY**

NUMBER OF LOTS 5  
 THE TOTAL SQ. FT. FOR ALL TWO LOTS IS 12,768.54 SQ FT  
 PROPOSED DENSITY IS APPROXIMATELY 13.79 UNITS PER ACRE

**LEGAL DESCRIPTION:**

LOT 6 AND 7, EXCEPT THE SOUTH 10 FEET OF LOT 7, BLOCK 59, FIRST ADDITION TO MANITO PARK ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME F OF PLAT, PAGE 25, RECORDS OF SPOKANE COUNTY,

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON CONTAINING 12,768.54 S.F. OF LAND MORE OR LESS.

**FLOOD ZONE**

ZONE "X" AREAS DETERMIND TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C0543D, 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

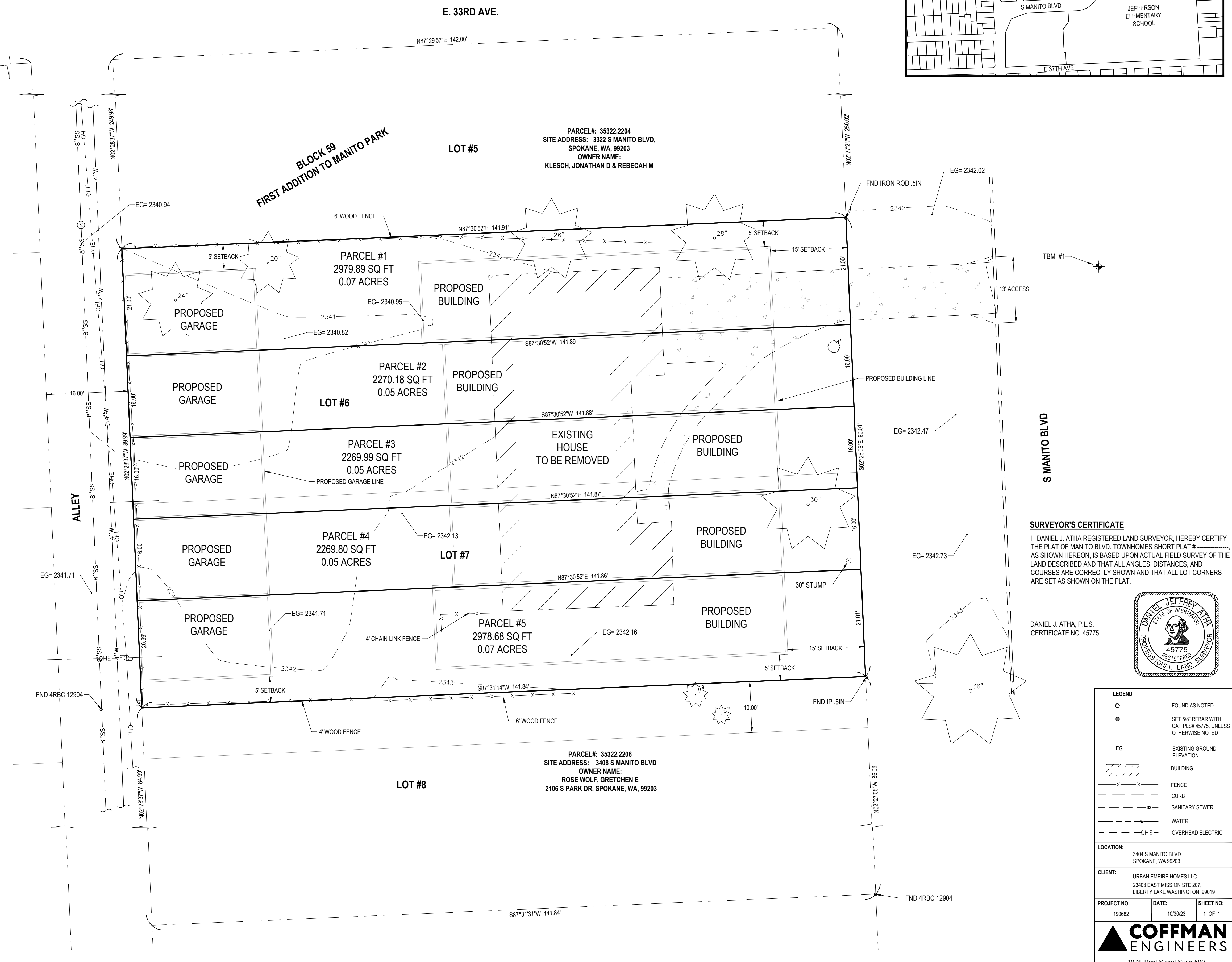
**SURVEY REFERENCES**

- FIRST ADDITION TO MANITO PARK, VOLUME "F", PAGE 25
- RECORD OF SURVEY, BOOK 100, PAGE 91

**EQUIPMENT AND PROCEDURES**

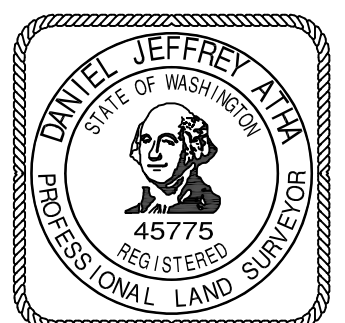
PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES, AN ANNUALLY CALIBRATED LEICA TCPR TOTAL STATION 1203 AND A JAVAD TRIUMPHLS 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 MANITO BLVD. TOWNHOMES SHORT PLAT #-----, 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 PER 45775 UNLESS OTHERWISE NOTED
EG	EXISTING GROUND ELEVATION
	BUILDING
	FENCE
	CURB
	SANITARY SEWER
	WATER
	OVERHEAD ELECTRIC

<b>LOCATION:</b> 3404 S MANITO BLVD SPOKANE, WA 99203		
<b>CLIENT:</b> URBAN EMPIRE HOMES LLC 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019		
<b>PROJECT NO.</b> 190682	<b>DATE:</b> 10/30/23	<b>SHEET NO.:</b> 1 OF 1
 10 N. Post Street Suite 500 Spokane, Washington 99201 Tel 509 328 2994 Fax 509 328 2999		