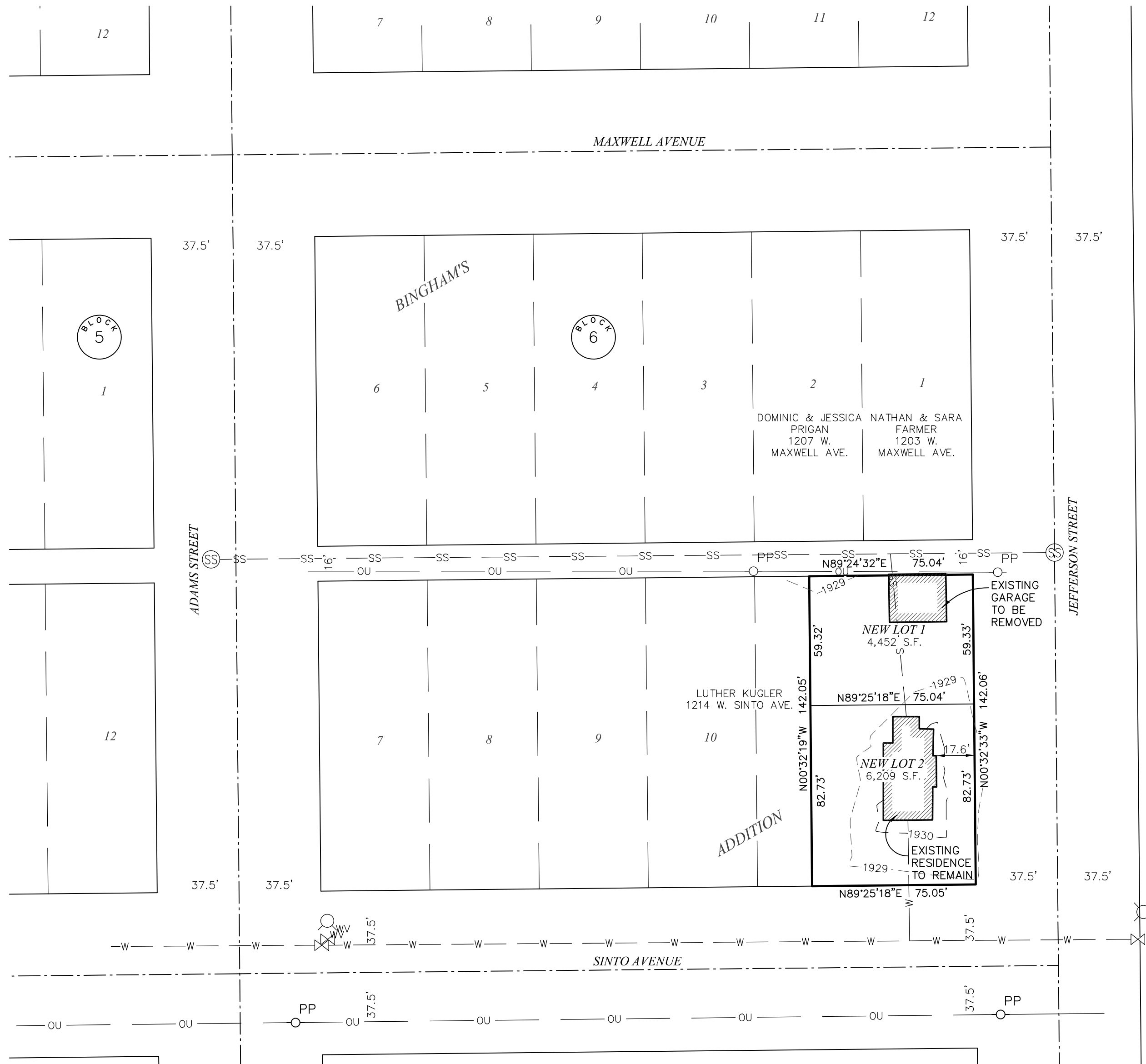
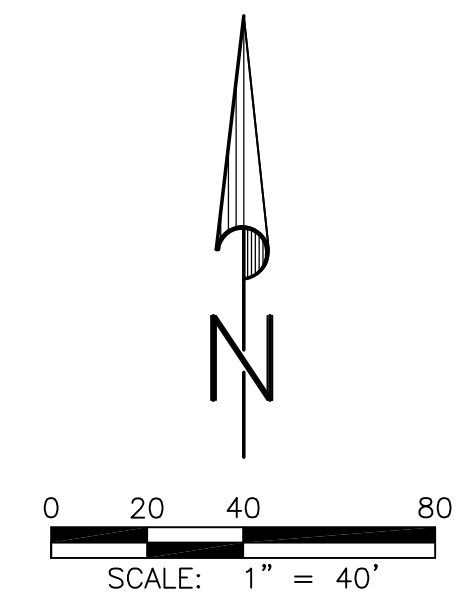


# Z19-184PSP MELTON PRELIMINARY SHORT PLAT

LOCATED IN THE SW1/4 OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
APRIL, 2019



**VICINITY MAP**  
N.T.S.



- LEGEND**
- = WATER VALVE
  - = FIRE HYDRANT
  - = SEWER MANHOLE
  - = POWER POLE
  - = BUILDING
  - = FENCE LINE
  - = OVERHEAD UTILITY LINE

**PLAT DATA**

ASSESSOR'S PARCEL NO.	35182.2213
SITE ADDRESS	1202 W. SINTO AVE.
AREA (GROSS)	10,650 S.F.
NO. OF LOTS	1 DUPLEX LOT & 1 EXISTING SINGLE FAMILY LOT
PROPOSED DENSITY	1.2 UNITS PER ACRE
AVERAGE LOT SIZE	LOT SIZE 5,325 S.F.
FRONTAGE	AS SHOWN
ZONING	RTF-RESIDENTIAL TWO FAMILY (POCKET RESIDENTIAL)
COMPREHENSIVE PLAN	RESIDENTIAL TWO FAMILY
EXISTING BUILDINGS	RESIDENCE WITH ATTACHED GARAGE
PROPOSED USE OF LOTS	SINGLE FAMILY RESIDENTIAL
TOPOGRAPHY	RELATIVELY LEVEL
WATER	CITY OF SPOKANE
SEWAGE	CITY OF SPOKANE
SETBACKS	
	FRONT 15 FEET
	GARAGE 20 FEET
	SIDE YARD 5 FEET
	REAR YARD 15 FEET

**PROPERTY OWNER/APPLICANT**

CAMERON MELTON  
6219 MORIAH DR.  
NINE MILE FALLS, WA 99026  
melton.cameron@gmail.com

**PROJECT CONTACT/SURVEYOR**

JON HESTER/ADAMS & CLARK, INC.  
1720 W. FOURTH AVE.  
SPOKANE, WA 99201  
(509) 747-4600  
jhester@adamsandclark.com

**NOTES:**

- CONTOURS SHOWN PER TOPOGRAPHIC SURVEY CONDUCTED BY ADAMS & CLARK, INC. IN MARCH, 2019. DATUM: NAVD88

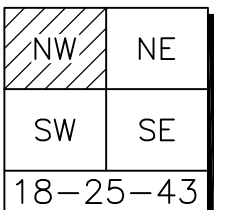
**LEGAL DESCRIPTION**

The East half of Lot 11 and all of Lot 12, in Block 6 of Bingham's Addition, as per plat thereof recorded in Volume "A" of plats, page 27, records of Spokane County; Situate in the City of Spokane, County of Spokane, State of Washington.

**SURVEYOR'S CERTIFICATE**

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

\_\_\_\_\_  
DANIEL B. CLARK



**Adams & Clark, Inc.**  
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Project No. 2019-01-019

191019-PSP.DWG 3/11/2019 jdh