

OWNER

NAME: URBAN EMPIRE HOMES, LLC
 OWNER'S AGENT: RANDY PALAZZO
 ADDRESS: 650 NE HOLLADAY ST # 1600, PORTLAND, OR, 97232
 PHONE #: 509-444-3332
 EMAIL: PDXINVEST@AOL.COM

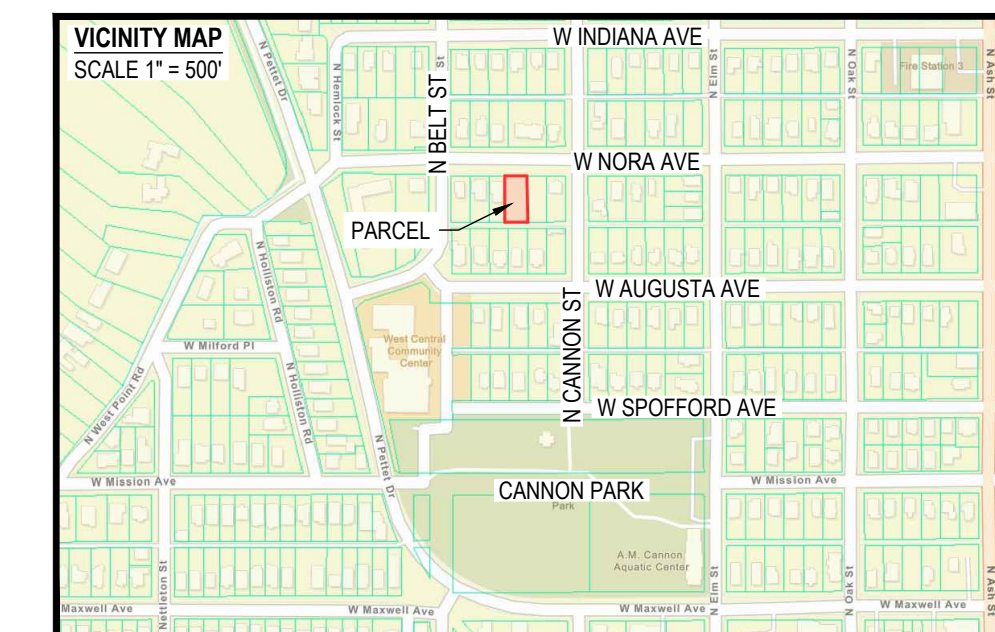
NEW OWNER

NAME: COGWHEEL PROPERTY DEVELOPMENT LLC
 ADDRESS: 2532 N NEVADA AVE, COLORADO SPRINGS, CO 80907-6827, US
 PHONE #: (720) 776-HOME (4663)
 EMAIL: JIM@COGWHEELPROPERTYDEVELOPMENT.COM
 ANDREW@COGWHEELPROPERTYDEVELOPMENT.COM

SURVEYOR

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

**NORA AVENUE TOWNHOMES
 2013 W. NORA
 REPLAT OF MUZZY'S ADDITION, BLOCK 22
 PRELIMINARY SHORT PLAT
 (PARCEL #: 25124.1915)
 A PORTION OF THE SE 1/4, S.12, T.25N., R.42E., W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WA**



LEGAL DESCRIPTION:

PARCEL A:
 LOT 3 BLOCK 22, MUZZY'S ADDITION;
 TOGETHER WITH THE EAST 9.89 FEET OF LOT 4, BLOCK 22, MUZZY'S ADDITION;
 SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

ACREAGE

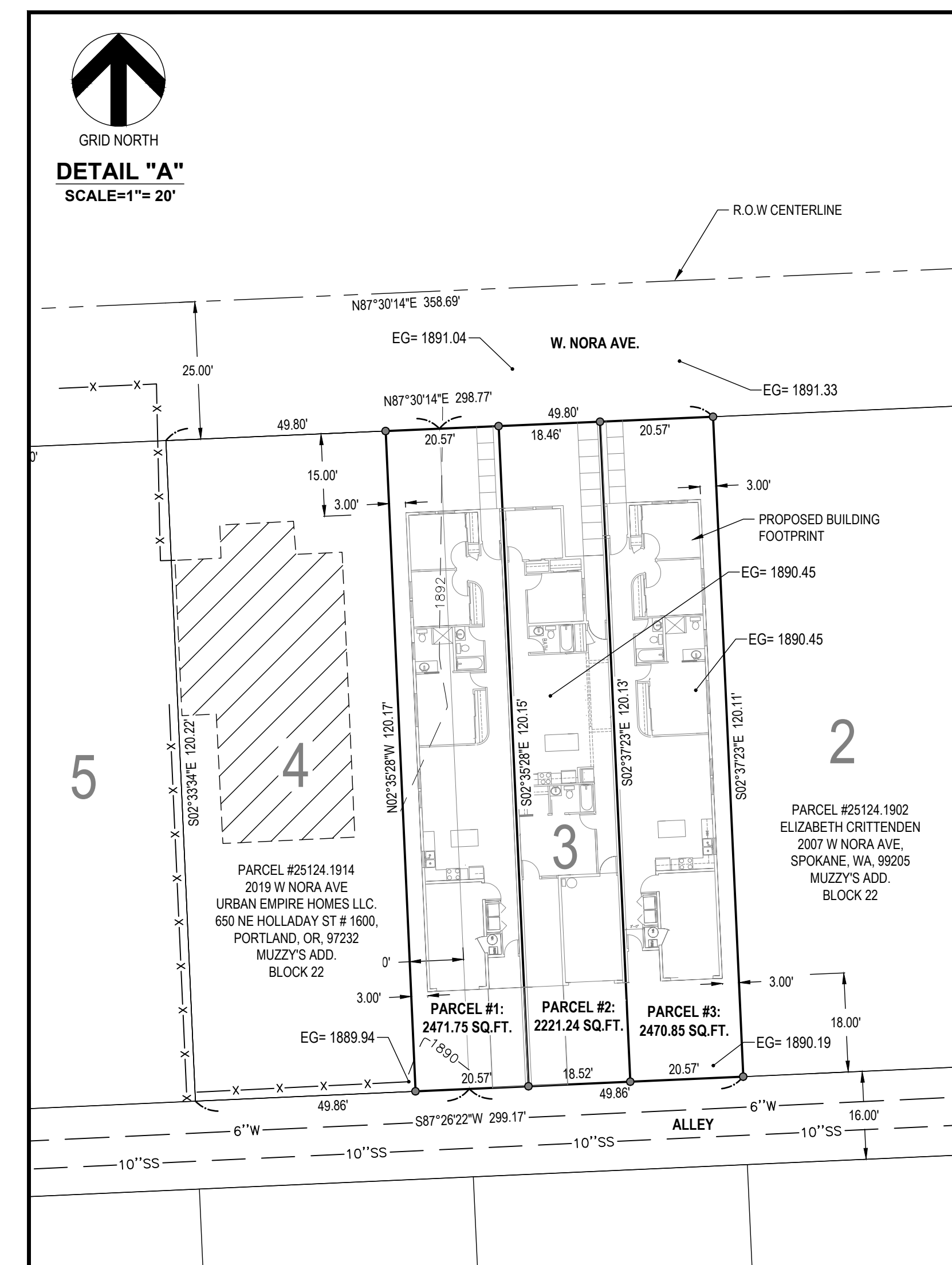
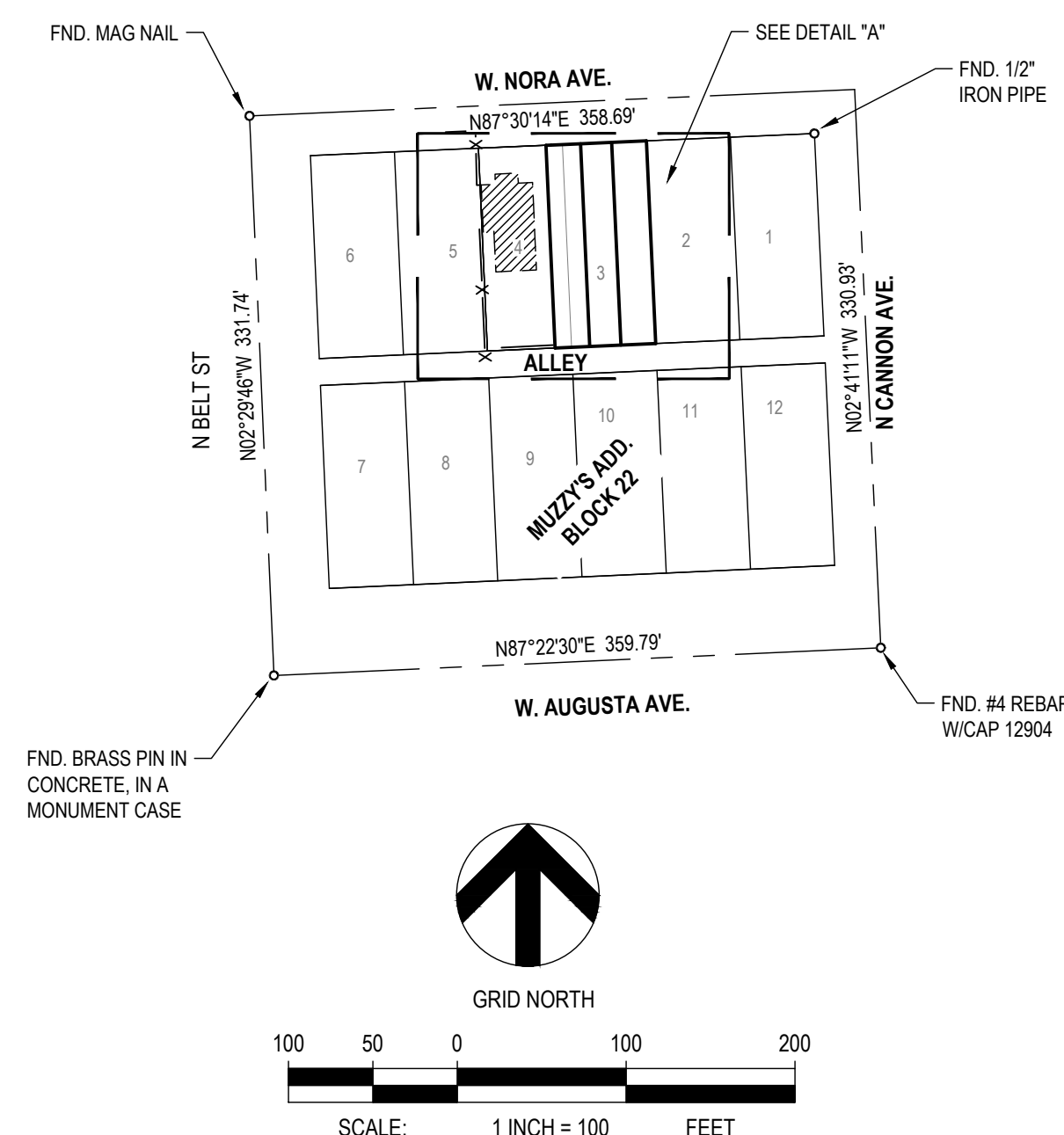
PARCEL #1: 2471.75 SQ.FT., ±0.057 ACRES
 PARCEL #2: 2221.24 SQ.FT., ±0.051 ACRES
 PARCEL #3: 2470.85 SQ.FT., ±0.057 ACRES

ZONING

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

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

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



FLOOD ZONE

ZONE "X" AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C05370, EFFECTIVE ON 07/06/2010.

NUMBER OF LOTS AND PROPOSED DENSITY

NUMBER OF LOTS 3
 PROPOSED DENSITY IS APPROXIMATELY 13.4 UNITS PER ACRE

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

EQUIPMENT AND PROCEDURES

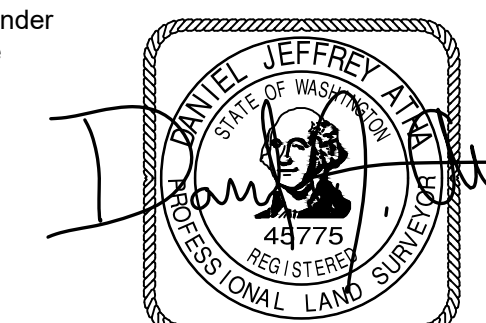
PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES, AN ANNUALLY CALIBRATED LEICA MS60 ROBOTIC MULTI STATION AND A JAVAD TRIUMPH-L S ROVER GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.

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
---	SANITARY SEWER
---	WATER

LOCATION:
 2013 W. NORA AVENUE,
 SPOKANE, WA 99205

CLIENT:
 URBAN EMPIRE HOMES LLC
 650 NE HOLLADAY ST. #1600
 PORTLAND, OR 97232 (503) 444-3332

PROJECT NO.: 190882
DATE: 12/13/22
SHEET NO.: 1 OF 1



10 N. Post Street Suite 500
 Spokane, Washington 99201
 Tel 509 328 2994
 Fax 509 328 2999