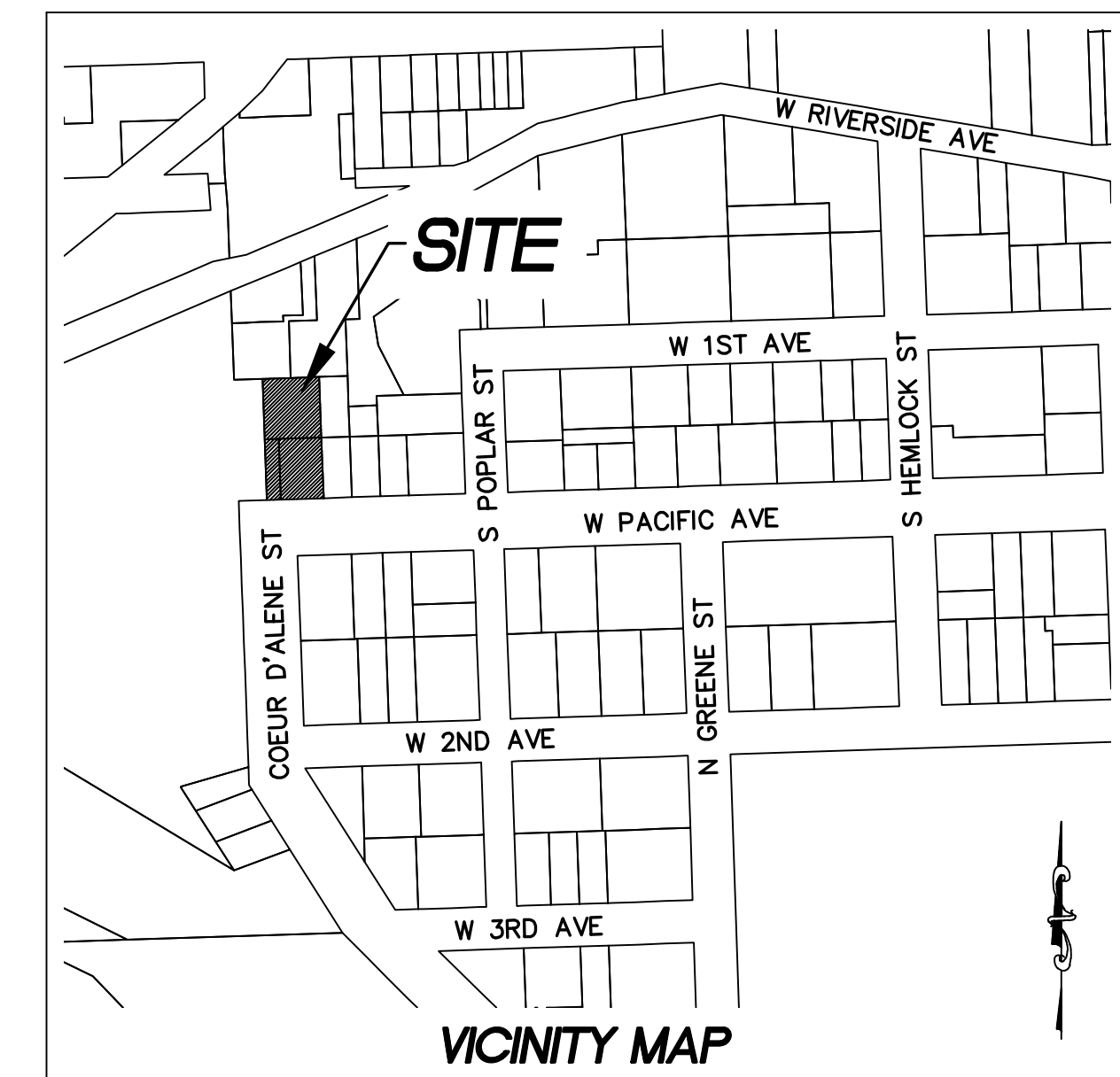


# PACIFIC AVENUE PRELIMINARY SHORT PLAT

LOTS 26, 30, 32, 33 AND 59, BLOCK 39, BROWNE'S SECOND ADDITION (VOLUME "C", PAGE 72)  
 WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER,  
 SECTION 24, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



**LEGEND**

- ASPHALT
- CONCRETE
- SIDEWALK
- PARCEL BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- ORIGINAL PLAT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING RIGHT OF WAY CENTER LINE
- CURB
- MAJOR CONTOUR
- MINOR CONTOUR
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- FENCE LINE
- W WATER LINE
- OHP OVERHEAD POWER LINE
- SANITARY SEWER MANHOLE
- POWER POLE
- GUY ANCHOR
- WATER VALVE
- STORM DRAIN MANHOLE
- HYDRANT

**SURVEYOR NOTES:**

- THE BOUNDARY SHOWN IS PER LEGAL DESCRIPTIONS, RECORD OF SURVEYS AND PLATS AND FOUND MONUMENTATION WITHIN THE AREA. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO PROPERTY CORNERS WERE SET.
- THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPLY WITH THE NATIONAL MAPPING STANDARDS, OF ONE-HALF THE CONTOUR INTERVAL SHOWN.
- THE PURPOSE OF THE SURVEY IS TO PROVIDE OWNER AND CONSULTANTS A REPRESENTATION OF GENERAL SITE FEATURES AS OBTAINED ON THE DATE OF FIELD SURVEY, FEBRUARY, 2026, AND TO PREPARE A PRELIMINARY PLAT.

**UTILITY STATEMENT:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, INCLUDING PAINT MARKINGS PROVIDED FROM AN OUTSIDE UTILITY LOCATE COMPANY AND/OR EXISTING DRAWINGS AND RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES NEED TO BE VERIFIED FOR DEPTH AND ACCURACY.

**TITLE INFORMATION:**

THIS MAP REPRESENTS INFORMATION AS SHOWN ON THE TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, COMMITMENT NUMBER 5003353-0009950E, DATED: 01/08/2026.  
 NO EASEMENTS OF RECORD WITHIN SUBJECT PARCELS.

**LEGAL DESCRIPTION:**

PER TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, COMMITMENT NUMBER 5003353-0009950E, DATED: 01/08/2026.  
 LOTS 29, 30, 32, 33 AND 59, BLOCK 39, BROWNE'S SECOND ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 72; RECORDS OF SPOKANE COUNTY;  
 SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON

**SURVEYOR/AGENT**

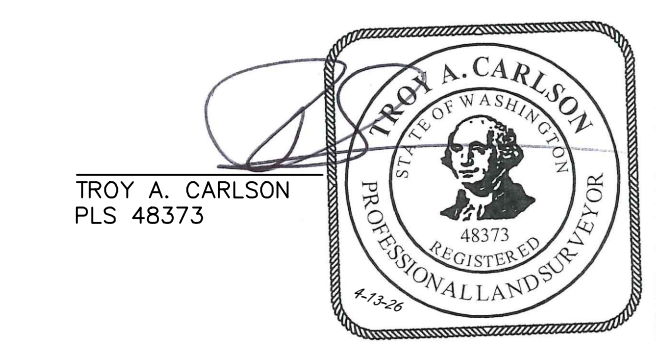
TROY CARLSON/LUKE ENGELL  
 STORHAUG ENGINEERING  
 510 E. 3RD AVENUE  
 SPOKANE, WASHINGTON 99202  
 509-242-1000  
 LUKE.ENGELL@STORHAUG.COM

**OWNER/DEVELOPER**

2430 & 2434 W PACIFIC AVE PARTNERSHIP  
 74 WOODMOUNT AVE, TORONTO, ON, M4C 3Y2  
 509-998-0808  
 BOB@COOKE@RHCOCOE.COM

**SURVEYOR'S CERTIFICATE**

I, TROY A. CARLSON, PLS 48373, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES AND THAT THE TOPOGRAPHICAL ITEMS SHOWN ARE IN ACCORDANCE WITH WAC 332-130-145.

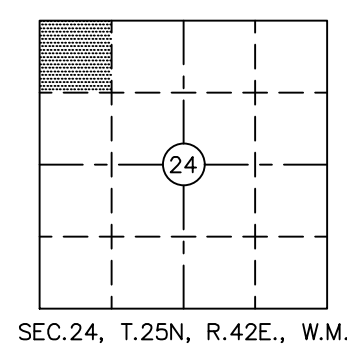


**Parcel Table**

LOT NUMBER	AREA -- SQ/FT	AREA -- ACRES
B1 L1	910	0.021
B1 L2	884	0.020
B1 L3	884	0.020
B1 L4	910	0.021
B2 L1	1,119	0.026
B2 L2	1,062	0.024
B2 L3	1,026	0.024
B2 L4	1,027	0.024
TRACT A	13,675	0.314

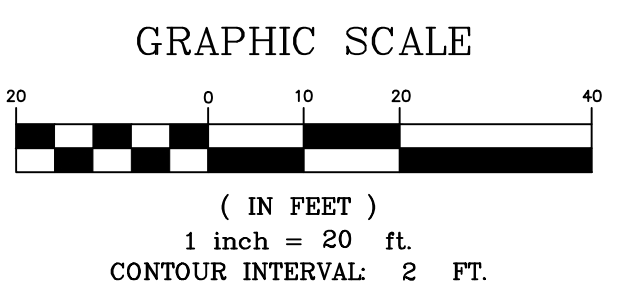
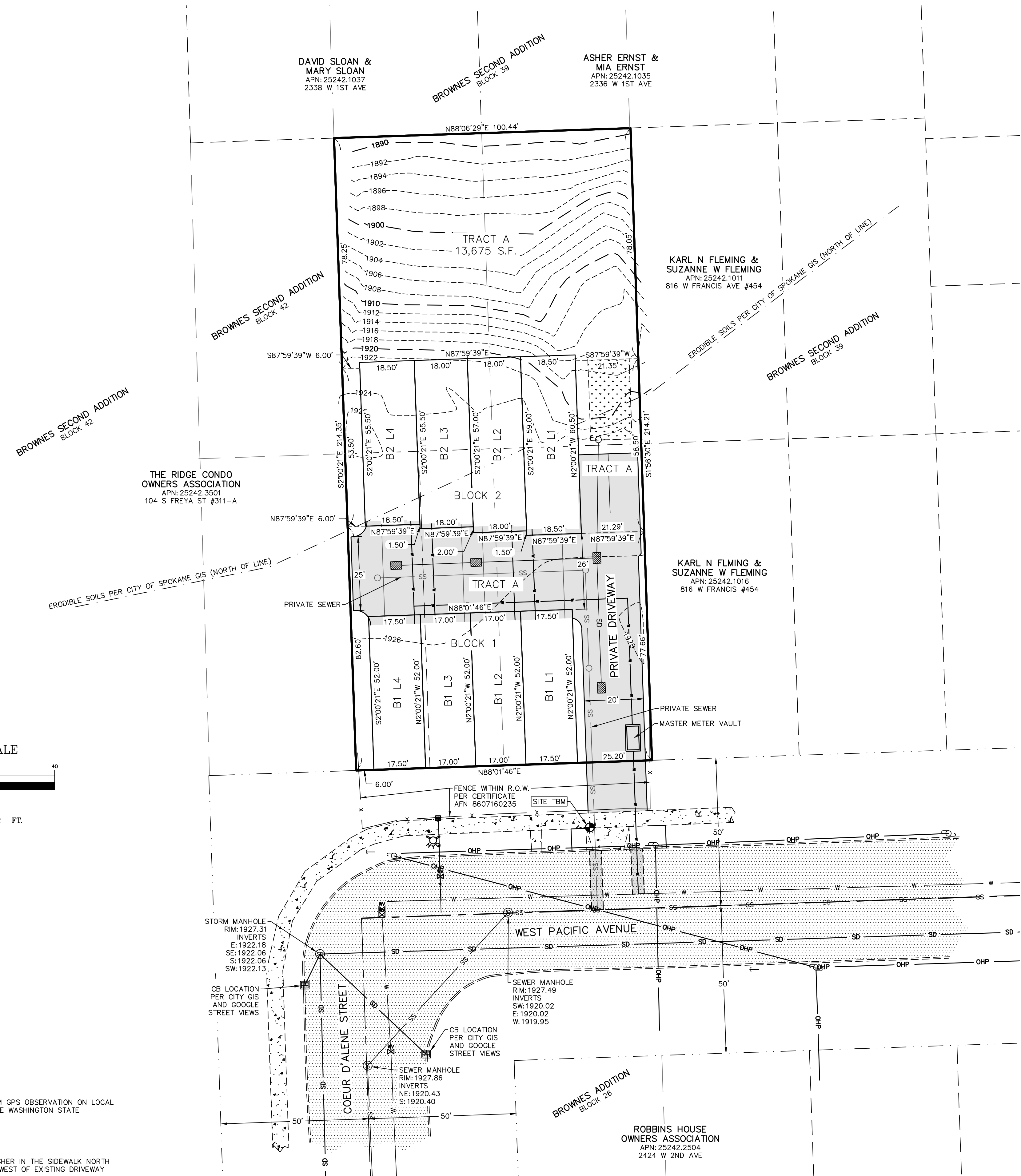
**GENERAL NOTES:**

- PARCEL NO. 25242.1012, 25242.1014 & 25242.1015
- PROPERTY SIZE: 21,497 SQUARE FEET (0.494 ACRES)
- PROPOSED USE: RESIDENTIAL - ATTACHED SINGLE FAMILY
- FIRE DISTRICT: CITY OF SPOKANE
- SCHOOL DISTRICT: SPOKANE PUBLIC SCHOOLS
- WATER PURVEYOR: CITY OF SPOKANE
- SEWER PURVEYOR: CITY OF SPOKANE
- OWNER: 2430 & 2434 W PACIFIC AVE PARTNERSHIP
- ZONING: RHD-35
- PROPOSED LOTS: 8
- PROPOSED UNITS: 8
- PROPOSED TRACTS: 1 TRACT FOR COMMON AREA OPEN SPACE, STORMWATER MANAGEMENT, LANDSCAPE BUFFER, UTILITIES, AND SHARED PRIVATE DRIVEWAY.
- PROPOSED DENSITY: 16.23 UNITS/ACRE
- SETBACKS: 10' FRONT  
10' REAR  
3' INTERIOR SIDE LOT LINE-UNDER 40' WIDE  
20' ATTACHED GARAGE FROM STREET



**storhäug**  
 civil engineering planning  
 landscape architecture surveying  
 510 east third avenue | spokane, wa | 99202  
 p 509.242.1000

DATE	04/13/2026	SCALE	1" = 20'
FIELD BOOK	25-325	DRAWN	LEE
PROJECT NUMBER	25-325	DRAWING NO.	1 OF 1



**ELEVATION DATUM**  
 NAVD88 ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING THE WASHINGTON STATE REFERENCE NETWORK.

**SITE TBM**  
 SET MAGNETIC NAIL W/WASHER IN THE SIDEWALK NORTH OF WEST PACIFIC AVENUE WEST OF EXISTING DRIVEWAY ENTRANCE.  
 ELEVATION: 1927.30

25-325 PP.dwg 2/26/25 PJP