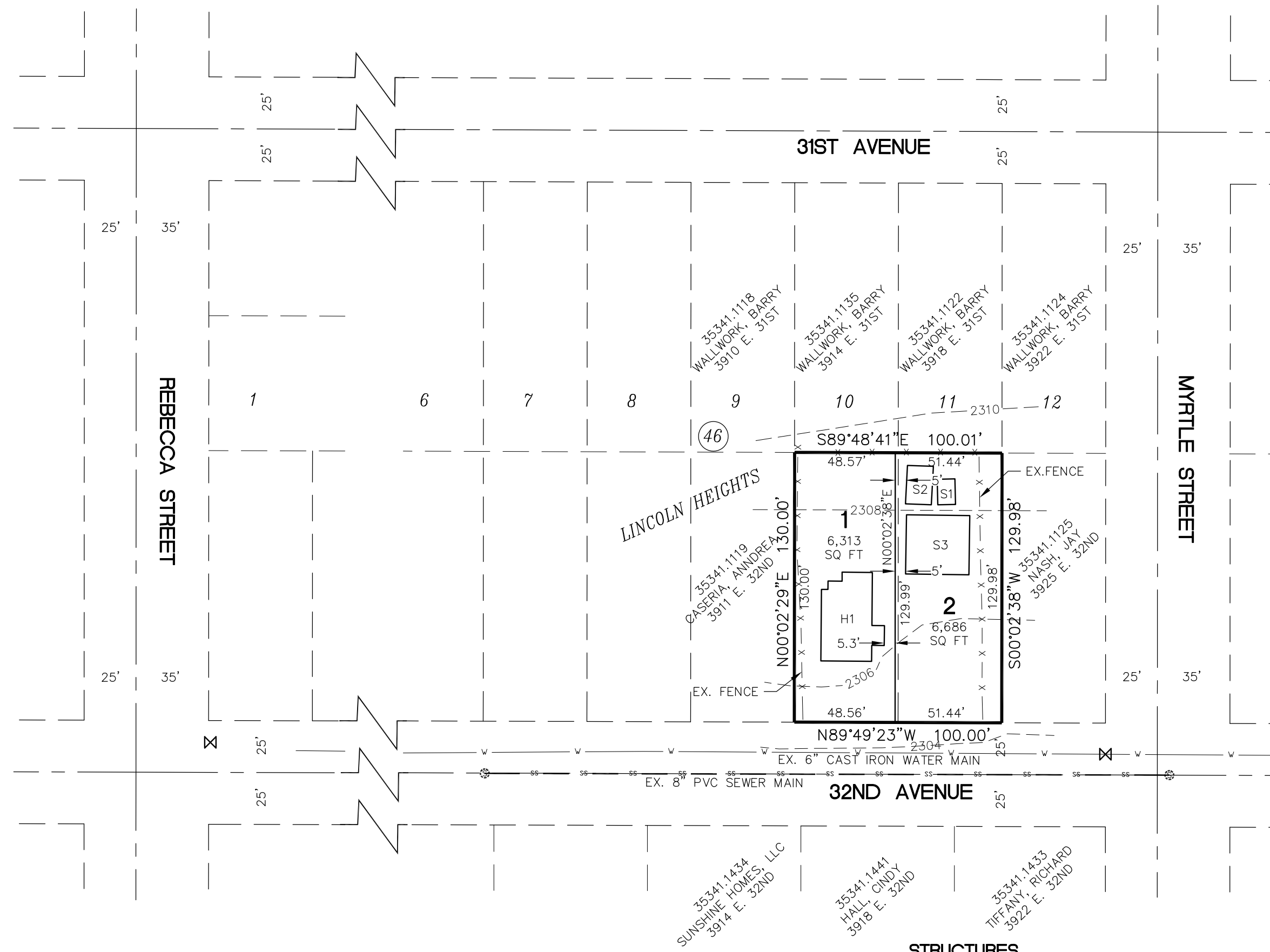


**PRASSER 32ND AVENUE SHORT PLAT**  
**CITY OF SPOKANE**  
**PRELIMINARY SHORT PLAT**  
 THE NW1/4 OF THE NE1/4 OF SEC. 34, T25N., R.43 E.W.M.  
 CITY OF SPOKANE, WASHINGTON

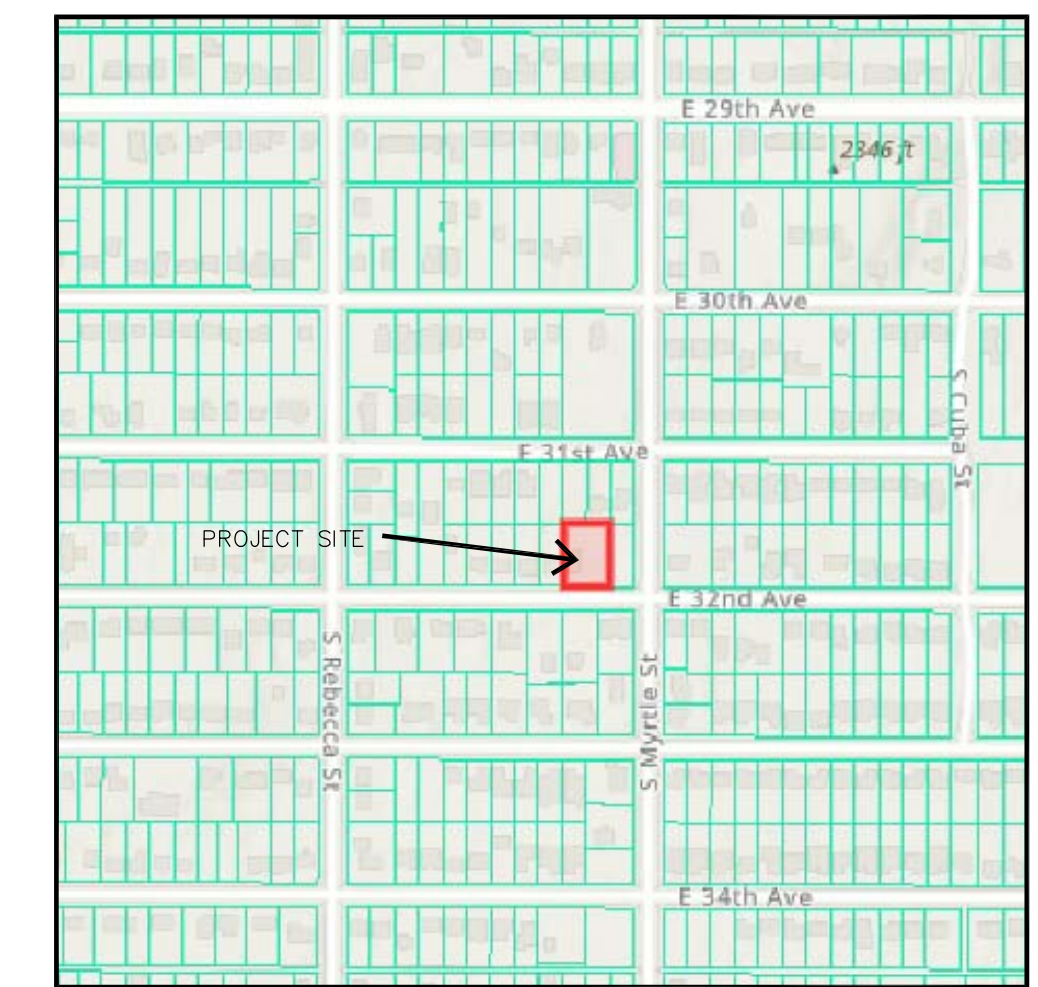
**PROPERTY DESCRIPTION**

SOURCE: DEED #7277516  
 THE SOUTH HALF OF LOT 10 AND SOUTH HALF OF LOT 11 BLOCK 46 OF LINCOLN HEIGHTS ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME "L" OF PLATS, PAGE 36.  
 SITUATE IN THE CITY OF SPOKANE, STATE OF WASHINGTON.

SITE DATA		REMARKS
PROJECT LOCATION	APN: 35341.1136	3917 E. 32ND AVENUE
EXISTING ZONE	RSF	RESIDENTIAL SINGLE FAMILY
NUMBER OF LOTS	2	
MINIMUM LOT SIZE	6,313 SQ.FT.	
MINIMUM LOT FRONTAGE	48.56'	
TOTAL AREA OF PLAT	0.30 ACRES	
APPLICANT		RICH PRASSER 799 S. STEVENS ST. SPOKANE, WA 99204 509-435-3287
SANITARY SEWER		PUBLIC
DOMESTIC WATER		CITY OF SPOKANE
LAND SURVEYOR		STEVE TRIPP, PLS #34151 909 N. ARGONNE ROAD SPOKANE VALLEY, WA 99212 509-926-1322



VICINITY MAP - 1"=400'



**NOTE:**  
 PROPERTY IS RELATIVELY FLAT, 2' CONTOURS SHOWN.  
 THERE ARE NO WOODED AREAS, STREAMS, DRAINAGE WAYS, OR CRITICAL AREAS AS DEFINED IN THE CRITICAL AREAS ORDINANCE.  
 UTILITY LINES SHOWN ARE APPROXIMATE AND ARE NOT TO BE USED FOR EXACT LOCATION.

**STRUCTURES**

S1 SHED	100 SF	- TO BE DEMOLISHED/REMOVED
S2 SHED	230 SF	- TO BE DEMOLISHED/REMOVED
S3 SHOP	870 SF	- TO BE DEMOLISHED/REMOVED
H1 HOUSE	1,050 SF	- TO REMAIN

