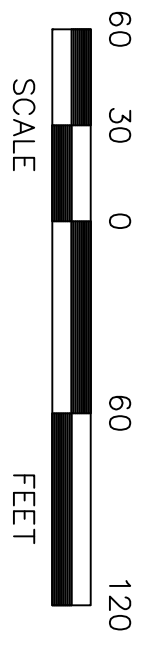
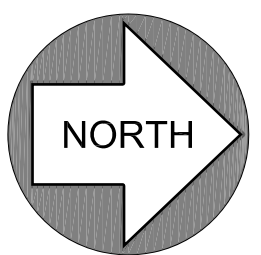
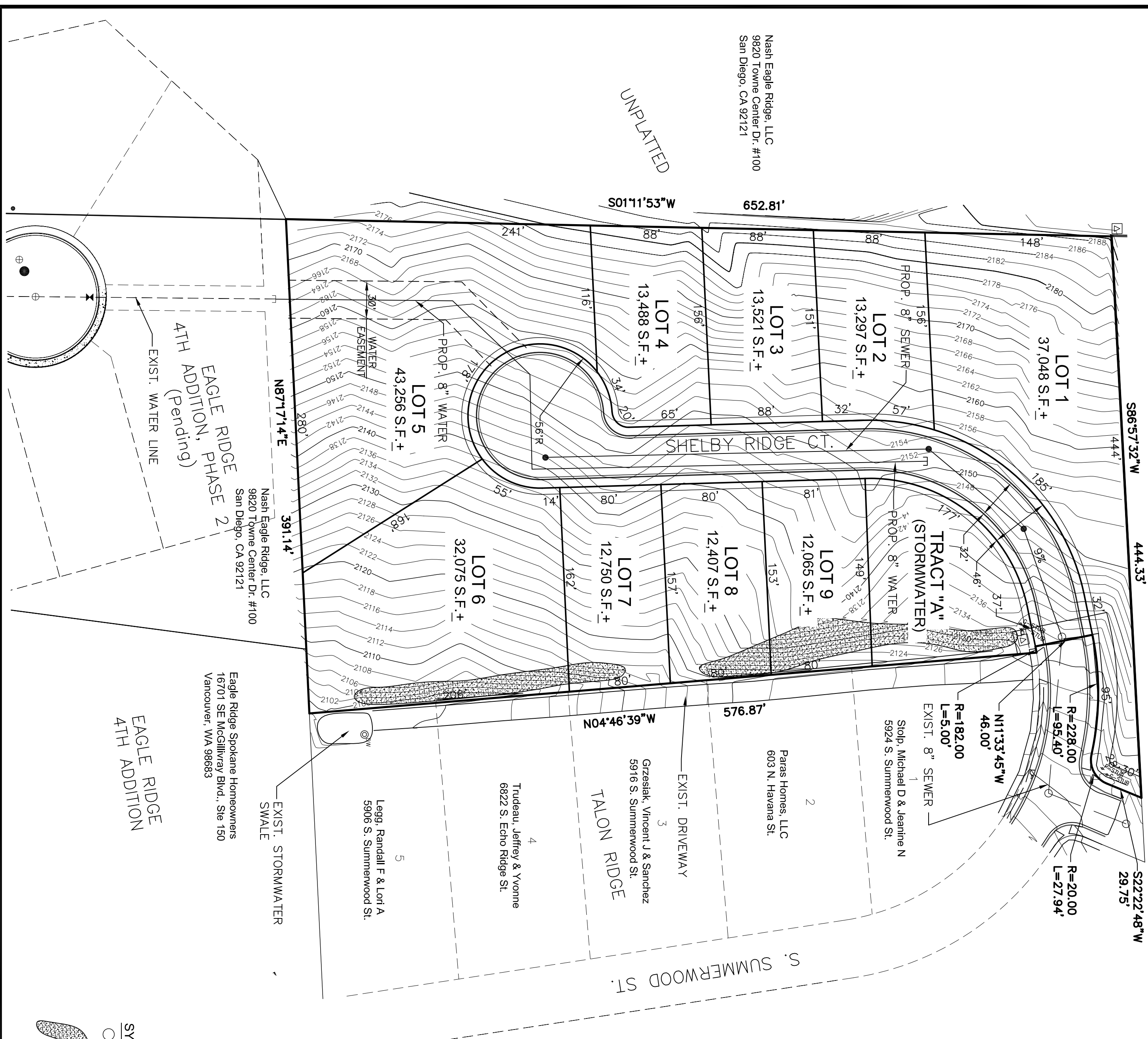


PRELIMINARY RANGER RIDGE CITY SHORT PLAT

A PORTION OF TALON RIDGE PUD

UNPLATTED
Cooper, Patrick T EtAl.
5802 S. Meadow Lane Rd.

LOCATED WITHIN THE SE 1/4 SECTION 6, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



SITE DATA

OWNER: RYAN FLOYD
5803 S. WINDSTAR ST.
SPOKANE, WA 99224-5047

CONTACT: FRANK IDE
TAYLOR ENGINEERING, INC.
106 W. MISSION AVE.
SPOKANE, WA 99201
(509) 328-3371

SITE ADDRESS: NONE ASSIGNED
ASSESSOR'S PARCEL NO. 34064.2406
EXISTING PARCEL SIZE: APPROX. 5.42 ACRE
EXISTING ZONING: RSF (RESIDENTIAL SINGLE FAMILY)
PROPOSED NO. LOTS: 9
PROPOSED DENSITY: 1.66 LOTS PER ACRES
MINIMUM LOT AREA, PER CODE: 4,350 S.F.
MINIMUM LOT DEPTH, PER CODE: 80 FEET
MINIMUM LOT WIDTH, PER CODE: 40 FEET
LOT FRONTAGE, PER CODE: 40 FEET
SETBACKS, PER CODE:
FRONT YARD: 15 FEET TO RESIDENCE
SIDE YARD: 20 FEET TO GARAGE
REAR YARD: 5 FEET
25 FEET



SYMBOL LEGEND

- EXISTING SEWER MANHOLE
- ▨ AREAS OF EXISTING SLOPES >30%

LEGAL DESCRIPTION
TALON RIDGE: LOT 6, BLOCK 1.
DATUM SHALL BE CITY OF SPOKANE

<p>Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224</p>		<p>DATE: JUNE 24, 2014 DWN: DAN CK'D: DMS PROJ.#: 14011 DWS: 14011 SPLANDWS</p>
<p>PRELIMINARY RANGER RIDGE CITY SHORT PLAT FILE NO. Z140029PSP</p>		<p>SHEET 1 OF 1</p>