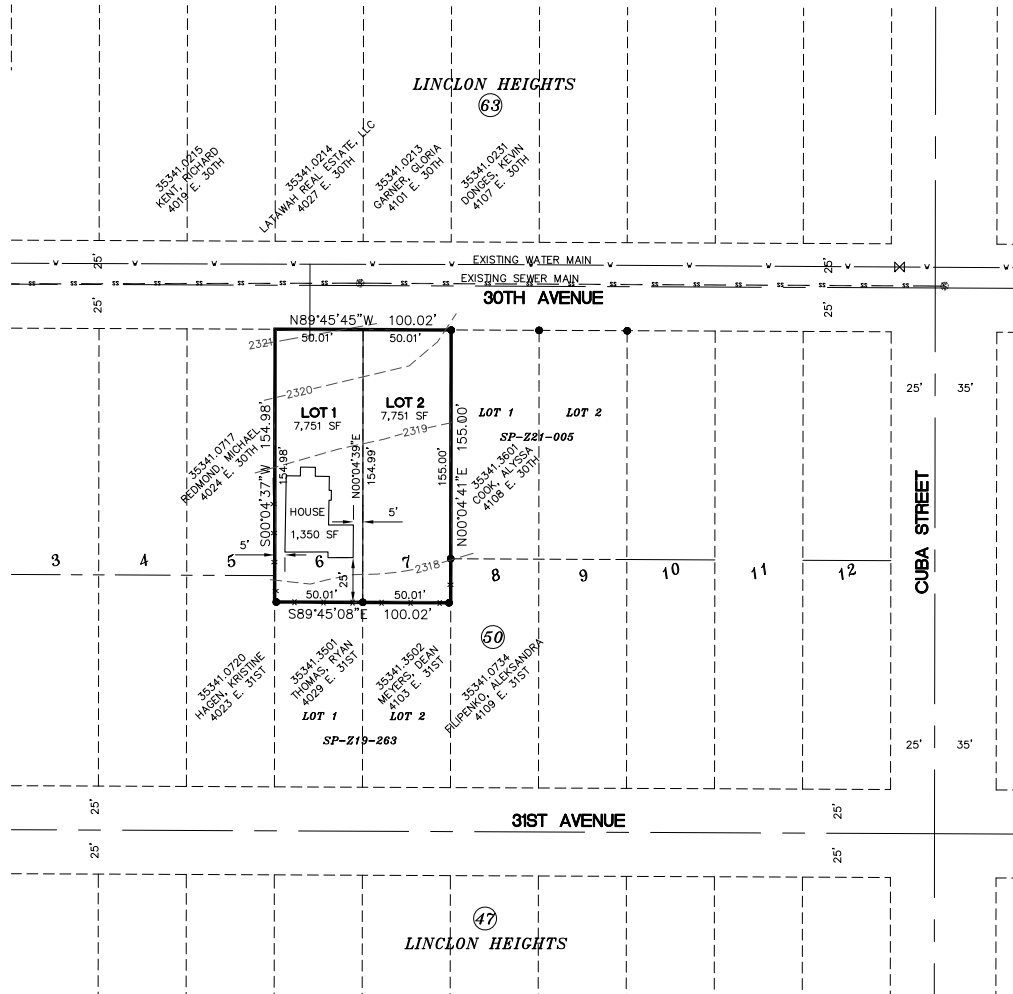


SHERFEY 30TH AVENUE SHORT PLAT
CITY OF SPOKANE
PRELIMINARY SHORT PLAT

THE NE1/4 OF THE NE1/4 OF SEC. 34, T25N., R.43 E.W.M.
 CITY OF SPOKANE, WASHINGTON

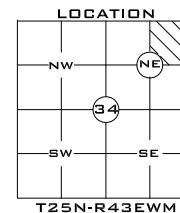
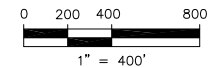
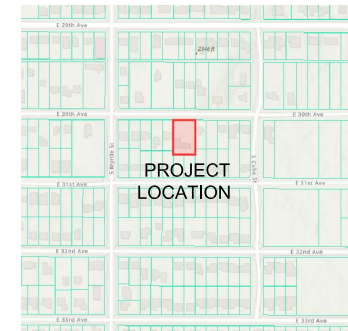
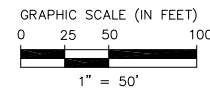
PROPERTY DESCRIPTION

SOURCE: DEED #7325421
 THE NORTH 155 FEET OF LOTS 6 AND 7, BLOCK 50, LINCOLN HEIGHTS ADDITION, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME "L" OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY;
 SITUATE IN THE CITY OF SPOKANE, STATE OF WASHINGTON.



SITE DATA	REMARKS	
PROJECT LOCATION	APN: 35341.0738	4028 E. 30TH AVENUE
EXISTING ZONE	RSF	RESIDENTIAL SINGLE FAMILY
NUMBER OF LOTS	2	
MINIMUM LOT SIZE	7,751 SF	
MINIMUM LOT FRONTAGE	50.01'	
TOTAL AREA OF PLAT	0.36 ACRES	
APPLICANT	JUSTIN SHERFEY 1004 N. SEVENTH ST. COUER D'ALENE, ID 83814 509-981-5232	
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	
VERTICAL DATUM	NAVD88	
PROPOSED DENSITY	5.5 UNITS/ACRE	

NOTE:
 PROPERTY IS RELATIVELY FLAT, 1' 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.



909 N. ARGONNE RD
 SPOKANE VALLEY, WA 99212
 509-926-1322
SIMPSON
 ENGINEERS, INC.