

**SPOFFORD DUPLEXES  
PRELIMINARY SHORT PLAT**  
1821 W. SPOFFORD AVE.(PARCEL #. 25124.0907)  
REPLAT OF LOT 5, BLOCK 5, MUZZY'S ADDITION,  
BEING A PORTION OF THE SW 1/4 OF THE NW 1/4, S.12, T.25N.,  
R.42E., W.M., CITY OF SPOKANE, SPOKANE COUNTY, WA

**APPLICANT**

NAME: URBAN EMPIRE HOMES, LLC  
 APPLICANT'S AGENT: RANDY PALAZZO  
 ADDRESS: 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019  
 PHONE #: 509-850-6236  
 EMAIL: RANDY@URBANEMPIREHOMES.COM

**OWNER**

NAME: URBAN EMPIRE HOMES, LLC  
 ADDRESS: 23403 EAST MISSION STE 207, LIBERTY LAKE WASHINGTON, 99019  
 PHONE #: 509-850-6236  
 EMAIL: RANDY@URBANEMPIREHOMES.COM

**SURVEYOR**

NAME: DANIEL J. ATHA  
 ADDRESS: 221 N. WALL ST #500, SPOKANE, WA 99201  
 PHONE #: 509.328.2994  
 EMAIL: DANIEL.ATHA@COFFMAN.COM

**ZONING**

R2 (RESIDENTIAL 2)  
 CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.111  
 SECTION 17C.111.205 (DEVELOPMENT STANDARDS TABLES)

BUILDING AND SITING STANDARDS	
PRIMARY BUILDINGS	
Maximum building height [2] [3]	40 ft.
Minimum Setbacks	
Front	10 ft.
Interior side lot line - lot width 40 ft or less [4] [5]	3 ft.
Interior side lot line - lot width more than 40 ft [4] [5]	5 ft.
Street side lot line - all lot widths	5 ft.
Attached garage or carport entrance from street	20 ft.
Rear	15 ft.

**ACREAGE**

NAME	AREA (S.F.)	AREA (ACERS)
LOT #1	1,791.800	0.041
LOT #2	1,784.270	0.041
LOT #3	1,797.420	0.041
LOT #4	1,779.610	0.041
<b>TOTAL</b>	<b>7,153.100</b>	<b>0.164</b>

**NUMBER OF LOTS AND PROPOSED DENSITY**

NUMBER OF LOTS 4  
 THE TOTAL SQ. FT. FOR ALL FOUR LOTS IS 7,153.10 S. F.  
 PROPOSED DENSITY IS APPROXIMATELY 24.39 UNITS PER ACRE

**LEGAL DESCRIPTION:**

MUZZY'S ADDITION & 25 FEET VACATED STRIP NORTH OF & ADJACENT TO LOT 5,  
 BLOCK 5.

**FLOOD ZONE**

ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER S3063C0543D, EFFECTIVE ON  
 07/06/2010.

**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

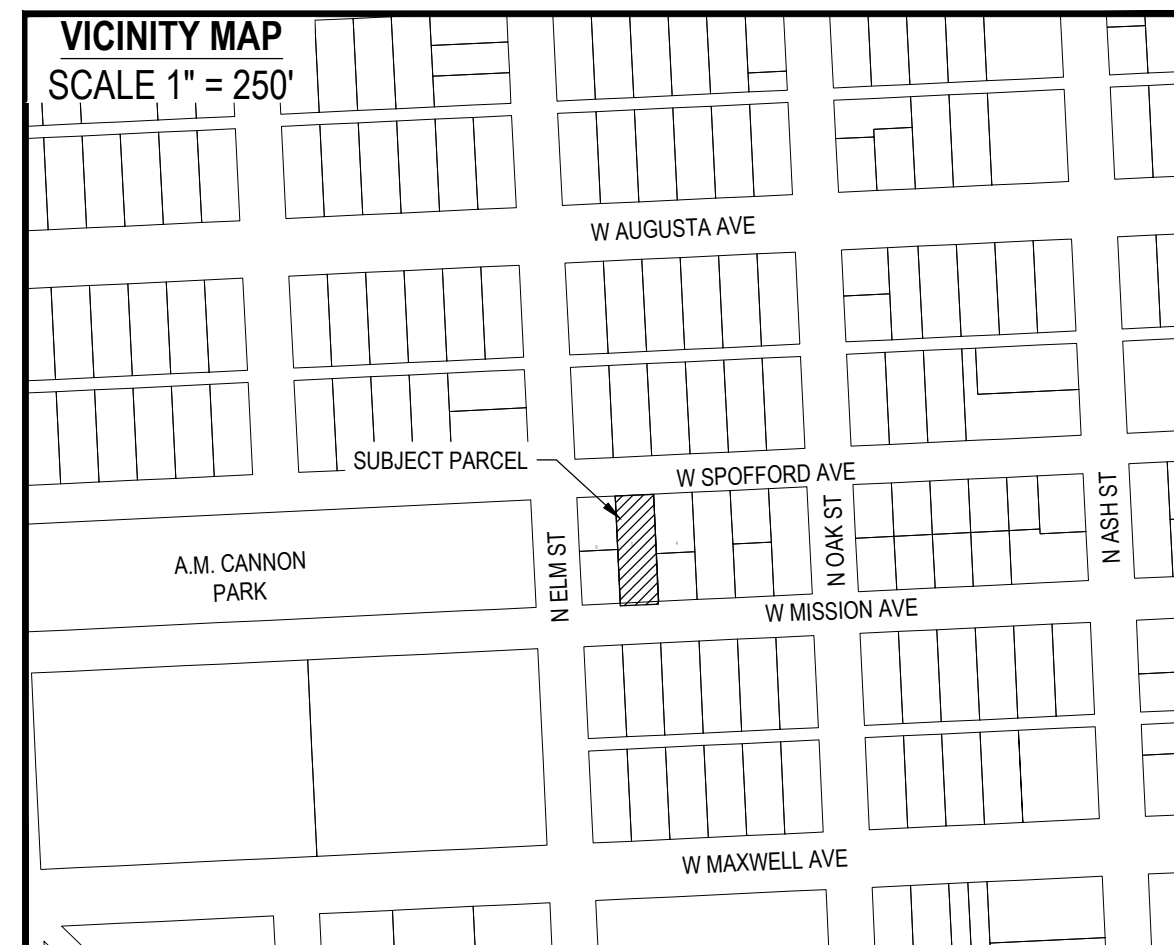
**SURVEY REFERENCES**

- MUZZY'S ADDITION PLAT
- RECORD OF SURVEY, BOOK 109, PAGE 94.
- RECORD OF SURVEY, BOOK 172, PAGE 33.

**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 TCRP TOTAL STATION 1203 AND A JAVAD TRIUMPH-LS ROVER GPS  
 SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.



PARCEL NUMBER: 25124.0908  
 OWNER NAME: URBAN EMPIRE HOMES, LLC.  
 ADDRESS: 1827 W SPOFFORD AVE, SPOKANE, WA, 99201  
 TAXPAYER ADDRESS: 7154 W STATE ST STE 320, BOISE, ID, 83714

PARCEL NUMBER: 25124.0905  
 OWNER NAME: POPPE, DIANNE K  
 ADDRESS: 1817 W SPOFFORD AVE, SPOKANE, WA, 99201

PARCEL NUMBER: 25124.0909  
 OWNER NAME: B&C SPOKANE PROPERTIES, INC.  
 ADDRESS: 1828 W MISSION AVE, SPOKANE, WA, 99201  
 TAXPAYER ADDRESS: 159 S COWLEY ST, SPOKANE, WA, 99202-1552

PARCEL NUMBER: 25124.0906  
 OWNER NAME: KULPIN, ALEXANDR  
 ADDRESS: 1818 W MISSION AVE, SPOKANE, WA, 99201  
 TAXPAYER ADDRESS: 217 N MARGUERITE RD, SPOKANE VALLEY, WA, 99212

**SURVEYOR'S CERTIFICATE**  
 I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY  
 THE PLAT OF SPOFFORD TOWNHOMES, AS SHOWN HEREON, IS  
 BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND  
 THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY  
 SHOWN AND THAT ALL LOT CORNERS ARE SET AS SHOWN ON THE  
 PLAT.

DANIEL J. ATHA, P.L.S.  
 CERTIFICATE NO. 45775

**LEGEND**

○	FOUND AS NOTED
⊙	SET 5" REBAR WITH CAP PLS# 45775, UNLESS OTHERWISE NOTED
EG	EXISTING GROUND ELEVATION
—x—x—	FENCE
— — — —	CURB
—-ss-ss-	SANITARY SEWER
—-w-w-	WATER
—-oe-oe-	OVERHEAD ELECTRIC
—-s-s-	STORM SEWER
⊙	SANITARY SEWER SEWER MANHOLE
⊞	CATCH BASIN

**LOCATION:** 1821 W. SPOFFORD AVE, SPOKANE, WA

**CLIENT:** URBAN EMPIRE HOMES LLC  
 23403 EAST MISSION STE 207,  
 LIBERTY LAKE WASHINGTON, 99019

**PROJECT NO.:** 243417    **DATE:** 1/24/25    **SHEET NO.:** 1 OF 1

**COFFMAN ENGINEERS**  
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