

SITE AERIAL

SCALE: N.T.S.

Zoning Information:

Project Name: Project #703075
U-Haul Storage of East Town
Municipality: City of Spokane
Project Address: 4110 East Sprague Avenue, Spokane, WA 99202
APN /Acre /Area: 35221.0211 /10.39 acres/452,589 sf. (Total)
 0.092 acres U-Haul Service
 2.58 acres Indoor Storage
Existing Zone: Community Business (CB)
Proposed Zone: General Commercial (GC)
CUP: Indoor Storage on 7+ acres

Adjacent Properties:

NORTH(N): East Sprague Avenue
SOUTH(S): East Pacific Avenue
EAST(E): AJR LLC (CB-55), S Havana Street
WEST(W): JLU MANAGEMENT LLC (CB-55, GC-70)

Setbacks:

	Req'd.	Provided
CB (Existing):		
Front:	0 FT.	56 FT.
Side (where abuts CB[E]):	0 FT.	66 FT.
Side (where abuts CB[W]):	0 FT.	5 FT.
Side (where abuts R[W]):	10 FT.	55 FT.
Rear (where abuts R):	10 FT.	244 FT.
Rear (where abuts CB/GC):	0 FT.	54 FT.

GC (Proposed):

Front:	0 FT.	56 FT.
Side (where abuts CB/GC[E]):	0 FT.	66 FT.
Side (where abuts CB[W]):	0 FT.	5 FT.
Side (where abuts R[W]):	10 FT.	55 FT.
Rear (where abuts R):	10 FT.	244 FT.
Rear (where abuts CB/GC):	0 FT.	54 FT.

FAR:

Max. FAR (CB): 1.5
 Max. FAR (GC): 2.5

Building Height:

	Actual	Allowed
Max. Height (CB):	20.5 FT.	55 FT.
Max. Height (GC):	20.5 FT.	70 FT.

Parking:

Required:
 Retail, Personal Service, Repair-Oriented:
 Minimum 1 per 330 sq. ft. of floor area (13 spaces); Maximum 1 per 200 sq. ft. of floor area (20 spaces); Accessible (1 [1 Van])

Provided:
 18 Spaces/1 Accessible (1 Van)

Required:
 Mini-Storage Facilities:
 Minimum 1 per 1,000 sq. ft. of floor area for the first 3,000 sq. ft. of floor area and then 1 per 3,500 sq. ft. of floor area thereafter; and Maximum 1 per 200 sq. ft. of floor area; Accessible (7 [2 Van])

Provided:
 30 Spaces/8 Accessible (2 Van)

ZONING

1. PARKING AND LOADING PER SMC SECTION 17C.230.140.

PLAN NOTES

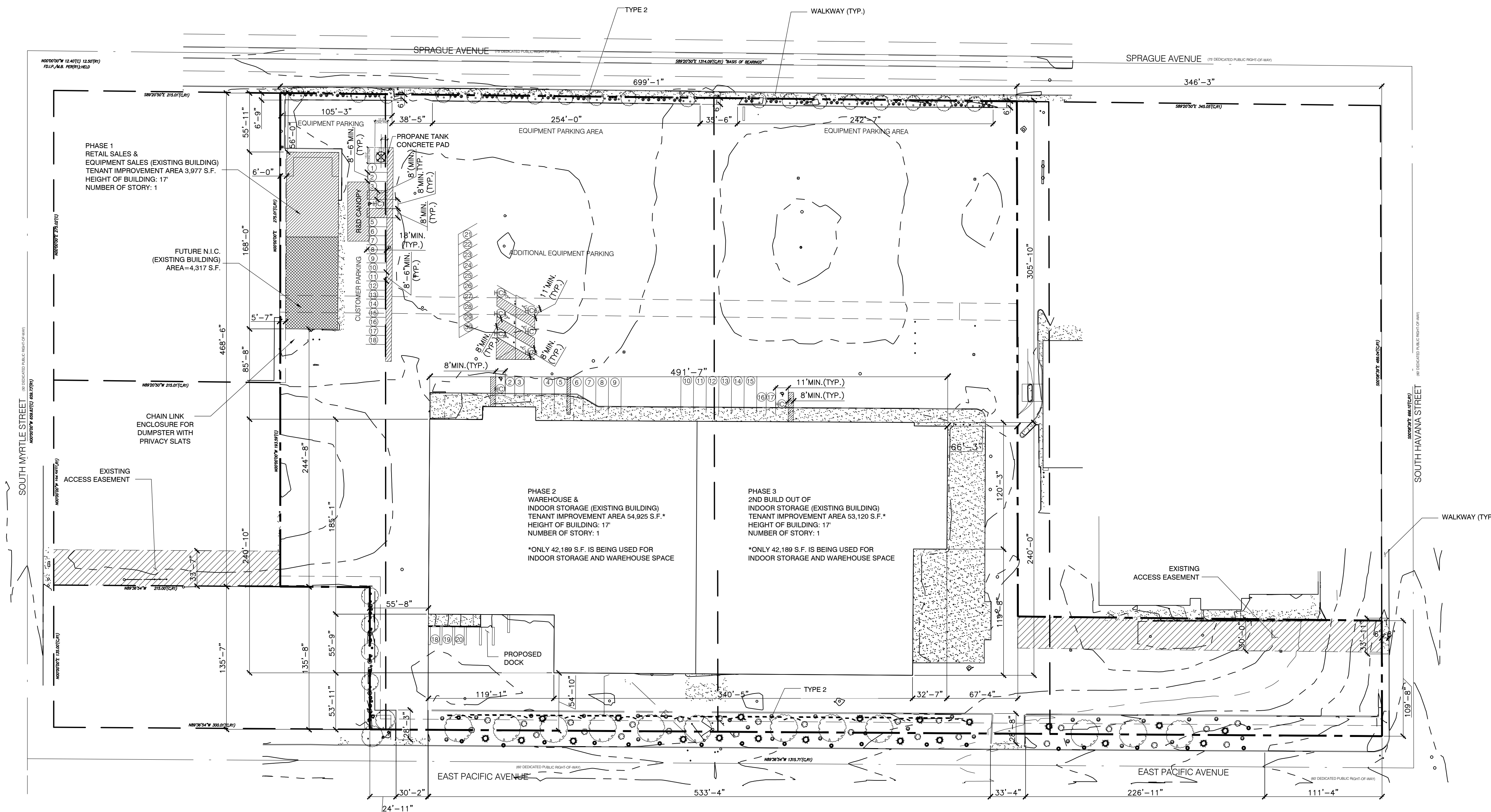
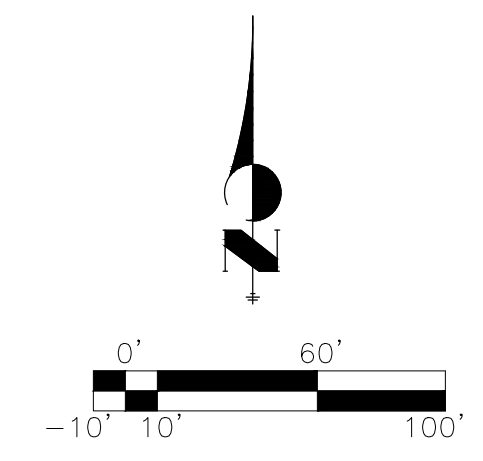
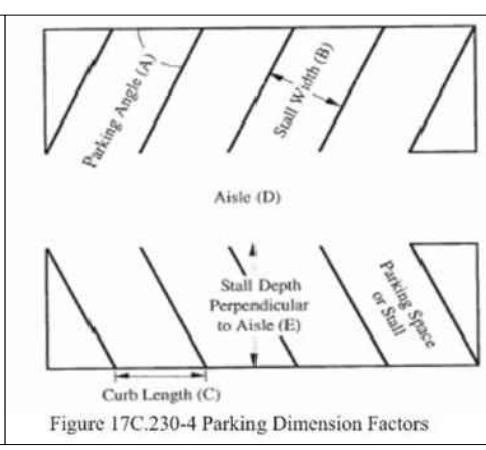


Table 17C.230-3
 RA, RSF, RSF-C, RTF, RMF, RHD, FBC CA4, O, OR, NMU, CB, GC and Industrial Zones
 Minimum Parking Space and Aisle Dimensions [1, 2]

Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	22 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	22 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	22 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	12 ft.	22 ft.	18 ft.
90°	8 ft. 6 in.	8 ft. 6 in.	12 ft.	22 ft.	18 ft.

Notes:
 [1] See Figure 17C.230-4
 [2] Dimensions of parking spaces for the disabled are regulated by the building code. See SMC 17C.230.140(E)(3).



REZONE AND CONDITIONAL USE PERMIT (CUP) SITE PLAN

SCALE: 1" = 60' - 0"

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	07/30/19	BDC	ADDED S/R
2	08/23/19	BDC	REV'S PER EJS REVIEW
3	08/29/19	BDC	STG REV'S; ADDED EASEMENTS
4	01/02/20	BDC	PHASED STG
5	01/09/20	BDC	ADA LOCKERS
6	01/28/20	BDC	PHASING REV'S
7	03/04/20	NH	PER EJS OK - PH1 AND PH2 ONLY
8	03/13/20	BDC	S/R REV'S PER O.R. MARK UP

PROFESSIONAL SEAL:
 PRELIMINARY DOCUMENTS;
 NOT FOR CONSTRUCTION;
 FOR INFORMATION ONLY.

ARCHITECT LOGO:
AMERCO REAL ESTATE COMPANY
 CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-Haul of East Town
 4110 E Sprague Ave
 Spokane, WA 99202

SHEET CONTENTS:
 Rezone and Conditional
 Use Permit (CUP)
 Site Plan

703075

DRAWN: BDC
 CHECKED: NH
 DATE: 06/20/2019
 703075A1D