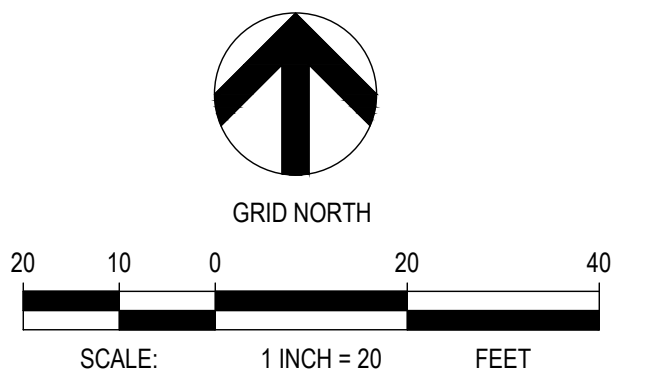
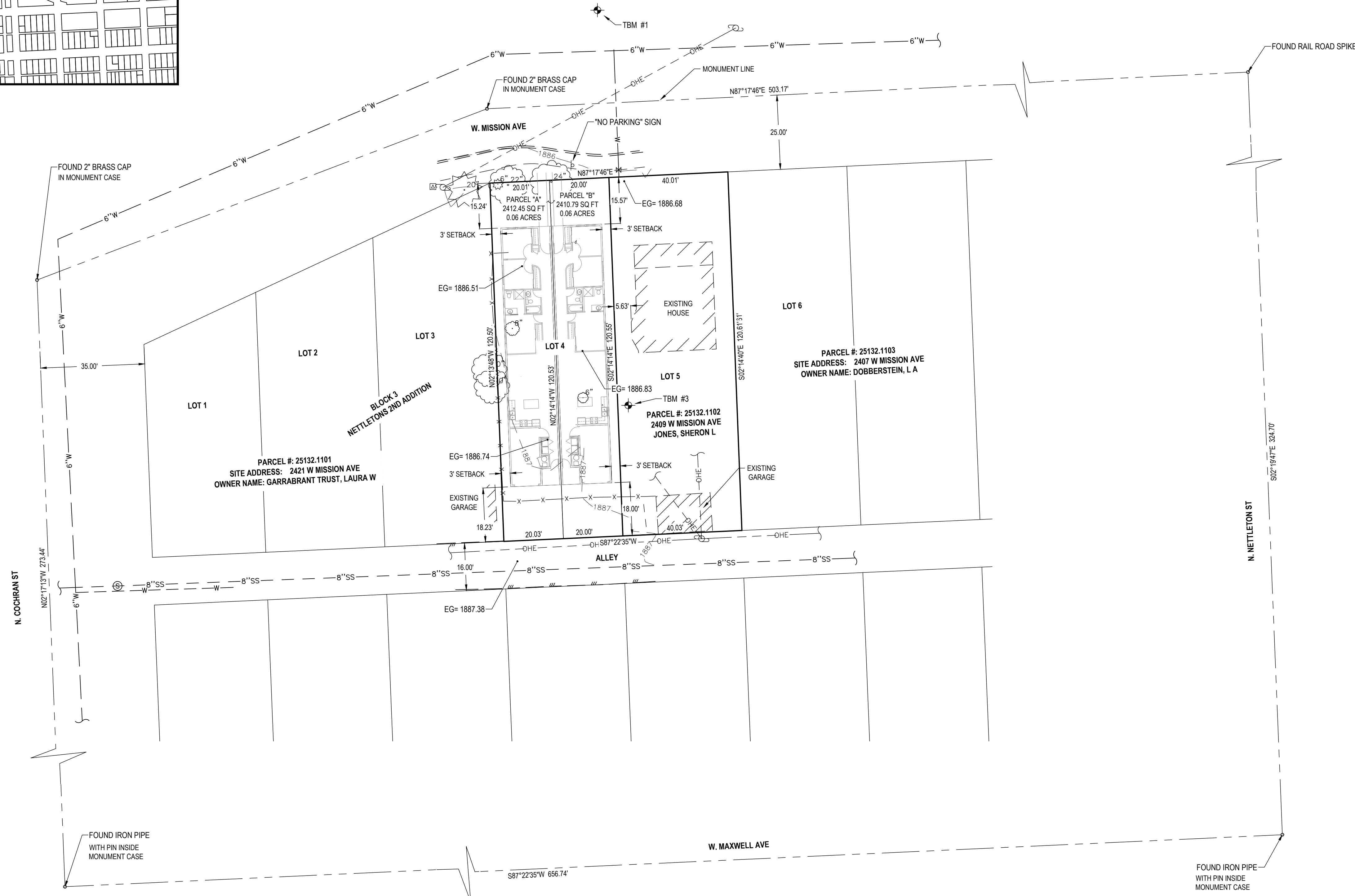


MISSION AVENUE TOWNHOMES
2409 W MISSION AVE
NETTLETONS 2ND ADDITION, BLOCK 3
PRELIMINARY SHORT PLAT
(PARCEL #: 25132.1102)
A PORTION OF THE NW 1/4, S.13, T.25N., R.42E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WA



ZONING
 RSF (RESIDENTIAL SINGLE-FAMILY)
 CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.400 INTERIM HOUSING
 REGULATIONS ADOPTED TO IMPLEMENT RCW 36.70A.600(1)
 TABLE 17C.110-3, CITY OF SPOKANE MUNICIPAL CODE

PRIMARY STRUCTURE	
Maximum Building Coverage	
RSF & RSF-C	
Lots 5,000 sq. ft. or larger	2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft.
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.
Lots less than 3,000 sq. ft.	50%
Attached housing as defined in SMC 17A.020.010, lots any size	Same as above
Building Height	
Maximum Roof Height	35 ft. [5]
Maximum Wall Height	25 ft.
Floor Area Ratio (FAR)	
FAR	0.5 [4]
Setbacks	
Front Setback [7, 8]	15 ft.
Side Lot Line Setback - Lot width more than 40 ft.	5 ft
Side Lot Line Setback - Lot width 40 ft. or less	3 ft
Street Side Lot Line Setback [7]	5 ft
Rear Setback [9, 10]	25 ft. [11]
Required Outdoor Area	
Required Outdoor Area for attached and detached houses. Minimum dimension (See SMC 17C.110.223)	250 sq. ft. 12 ft. x 12 ft.
ACCESSORY STRUCTURES	
RSF & RSF-C	
Maximum Roof Height	20 ft.
Maximum Wall Height	15 ft.
Maximum Coverage [12]	15%
Maximum Coverage with Detached Accessory Dwelling Unit, Lots less than 5,500 sq. ft. [12]	20%
Front Setback	20 ft.
Side Lot Line Setback - Lot width 40 ft. or wider [13]	5 ft
Side Lot Line Setback - Lot width less than 40 ft. [13]	3 ft
Street Side Lot Line [14]	20 ft.
Rear [13]	5 ft
Rear with Alley	0 ft



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

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

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

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

LEGAL DESCRIPTION:
 LOT 4 IN BLOCK 3 OF NETTLETONS SECOND ADDITION RECORDED IN VOLUME "A" OF PLATS, PAGE 118, SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON.

CONTAINING 4,823.24 S.F. OF LAND MORE OR LESS.

ACREAGE
 PARCEL #A: 2,412.45 SQ.FT., ±0.06 ACRES
 PARCEL #B: 2,479.10 SQ.FT., ±0.06 ACRES
 TOTAL(A,B): 4,891.55 SQ.FT., ±0.12 ACRES

FLOOD ZONE
 ZONE "X" AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 53063C05370, EFFECTIVE ON 07/06/2010.

NUMBER OF LOTS AND PROPOSED DENSITY
 NUMBER OF LOTS 2
 THE TOTAL SQ. FT. FOR ALL TWO LOTS IS 4,891.55 SQ FT
 PROPOSED DENSITY IS APPROXIMATELY X UNITS PER ACRE

APPLICANT
 NAME: URBAN EMPIRE HOMES, LLC
 APPLICANT'S AGENT: RANDY PALAZZO
 ADDRESS: 650 NE HOLLADAY ST # 1600, PORTLAND, OR, 97232
 PHONE #: 509-444-3332
 EMAIL: PDXINVEST@AOL.COM

NEW OWNER
 NAME: THE 3 AMIGOS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
 ADDRESS: 2020 E. 18TH AVE., SPOKANE, WA, 99203
 PHONE #: 360-623-3406
 EMAIL: DONJUANS15@YAHOO.COM

SURVEYOR
 NAME: DANIEL J. ATHA
 ADDRESS: 10 N POST ST #500, SPOKANE, WA 99201
 PHONE #: 509.328.2994
 EMAIL: DANIEL.ATHA@COFFMAN.COM

LEGEND		
○	FOUND AS NOTED	
●	SET 5/8" PEGS WITH CAP PLS# 45775, UNLESS OTHERWISE NOTED	
EG	EXISTING GROUND ELEVATION	
	BUILDING	
	FENCE	
	CURB	
	SANITARY SEWER	
	WATER	
	OVERHEAD ELECTRIC	

LOCATION: 2409 W MISSION AVE SPOKANE, WA 99201		
CLIENT: URBAN EMPIRE HOMES LLC 650 NE HOLLADAY ST #1600 PORTLAND, OR 97232 (503) 444-3332		
PROJECT NO.: 190682	DATE: 8/23/23	SHEET NO.: 1 OF 1

COFFMAN ENGINEERS

10 N. Post Street Suite 500
 Spokane, Washington 99201
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 Fax 509 328 2999