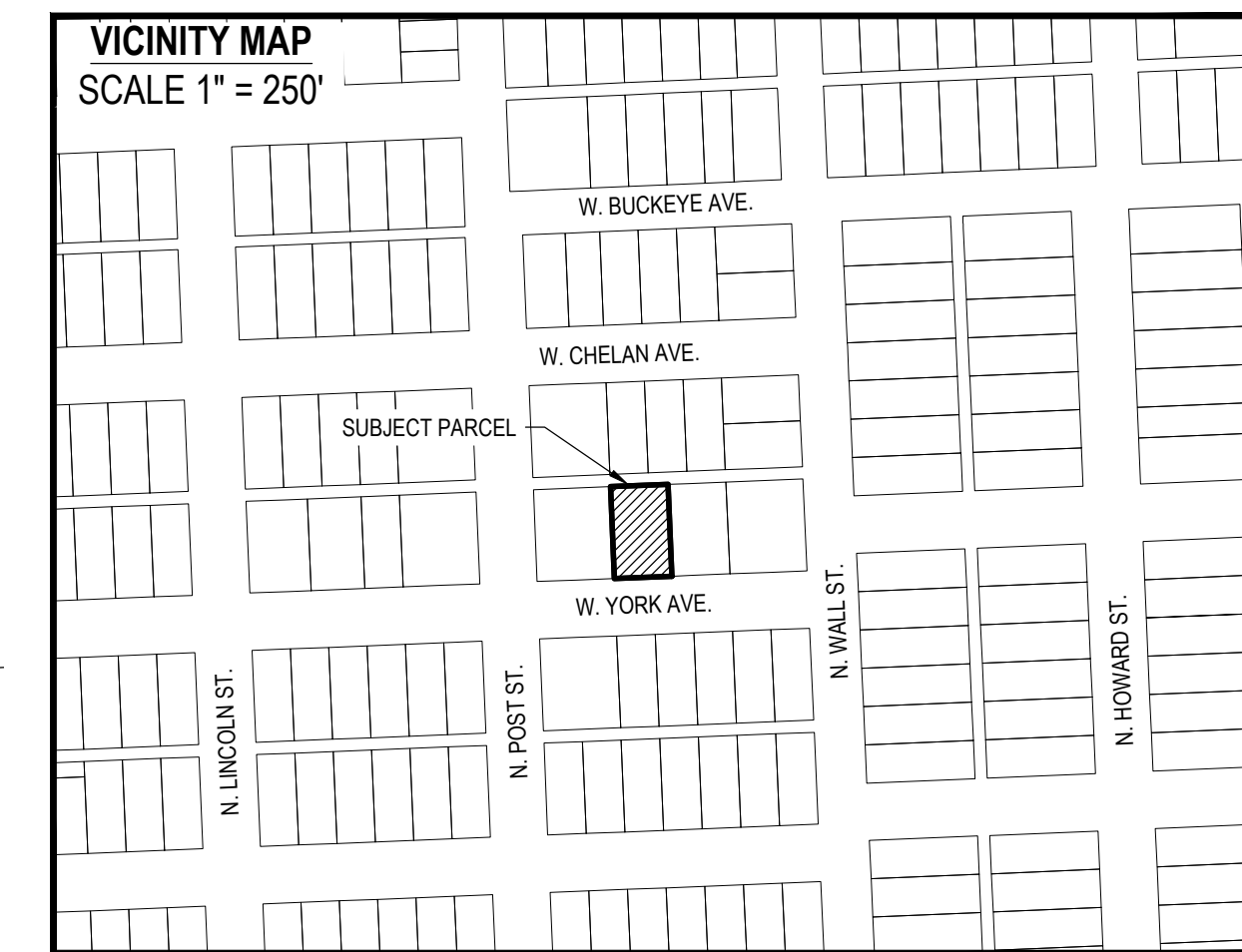


**YORK DUPLEXES**  
**PRELIMINARY SHORT PLAT**  
 724 W YORK AVE (PARCEL #: 35072.4208)  
 REPLAT OF LOT # 3 & 4 OF LAUMAN'S ADDITION, BLOCK 13  
 BEING A PORTION OF THE SE 1/4 OF THE NW 1/4, S.7, T.25N., R.43E., W.M.,  
 CITY OF SPOKANE, SPOKANE COUNTY, WA



**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: DORDAL, ERIK R & CHRISTA L  
 ADDRESS: 1110 S ADAMS ST, SPOKANE, WA, 99204

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

**ZONING**  
 R1 (RESIDENTIAL 1)  
 CITY OF SPOKANE MUNICIPAL CODE, CHAPTER 17C.111  
 SECTION 17C.111.205 (DEVELOPMENT STANDARDS TABLES)

TABLE 17C.111.205-2	
BUILDING AND SITING STANDARDS (1)	
	R1
PRIMARY BUILDINGS	
Floor area ratio	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	2,450 sq. ft.
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	35%
Maximum building height (2) (3)	40 ft.
Minimum Setbacks	
Front (4)	10 ft.
Interior side lot line - lot width 40 ft or less (5)	3 ft.
Interior side lot line - lot width more than 40 ft (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	5,854.420	0.134
LOT #2	3,147.780	0.072
<b>TOTAL</b>	<b>9,002.200</b>	<b>0.206</b>

**NUMBER OF LOTS AND PROPOSED DENSITY**  
 NUMBER OF LOTS: 2  
 NUMBER OF HOUSING UNITS: 2  
 THE TOTAL S. F. FOR ALL 2 LOTS IS 9,002.20 S. F.  
 PROPOSED DENSITY IS APPROXIMATELY 9.71 UNITS PER ACRE

**LEGAL DESCRIPTION:**  
 LAUMANS ADDITION ALL LOT 3; WEST 1/2 OF LOT 4, BLOCK 13.

**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.

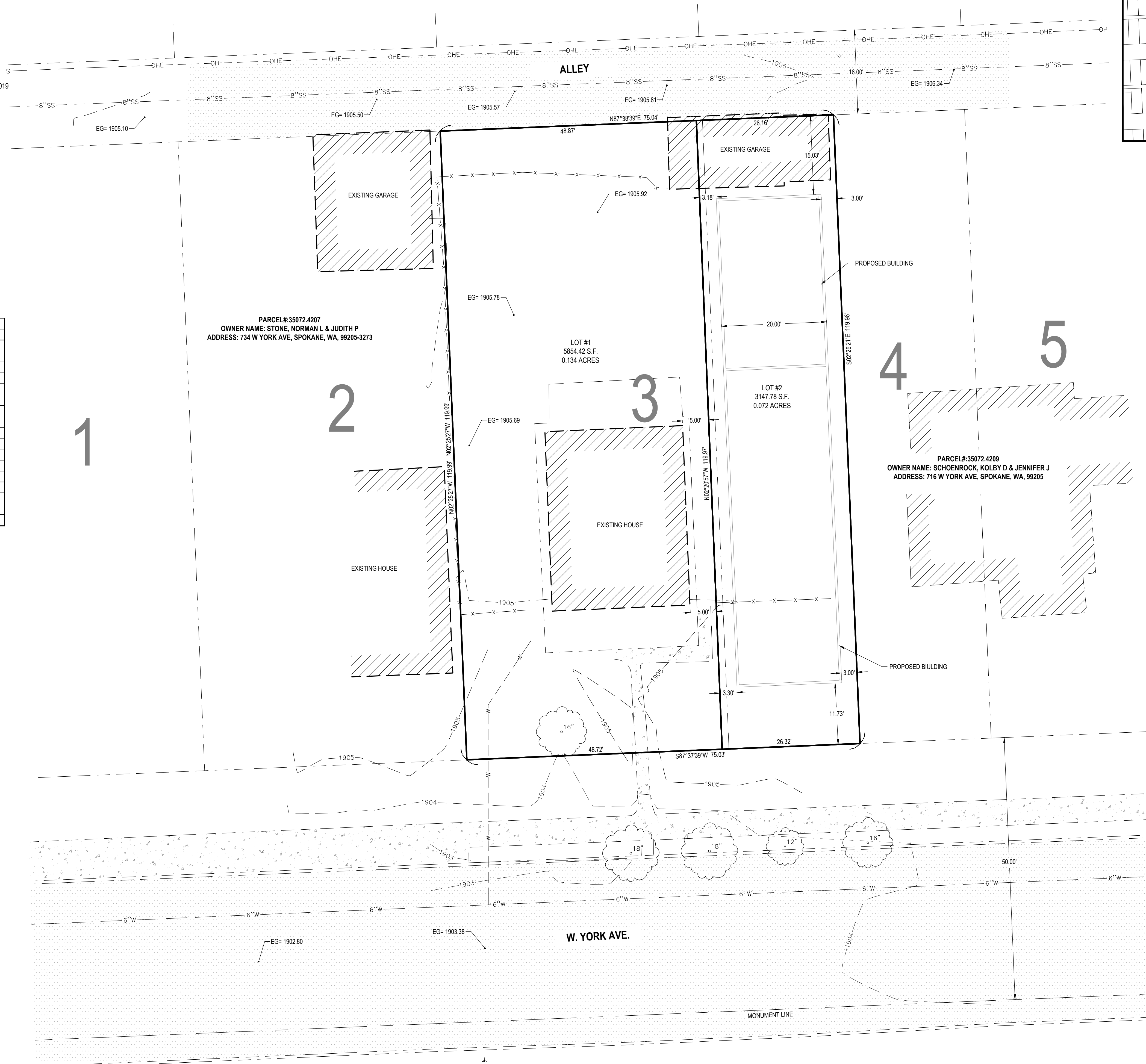
**ELEVATION DATUM**  
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B

**BASIS OF BEARING**  
 BEARINGS ARE GRID BEARINGS FROM THE WSRN NETWORK

**SURVEY REFERENCES**  
 1. LAUMANS ADDITION PLAT

**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.



**SURVEYOR'S CERTIFICATE**  
 I, DANIEL J. ATHA REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF YORK DUPLEXES, 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 CAPS #4@75, UNLESS OTHERWISE NOTED
EG	EXISTING GROUND ELEVATION
[Hatched Box]	BUILDING
-x-x-	FENCE
==	CURB
- - - -	SANITARY SEWER
- - - -	WATER
- - - -	OVERHEAD ELECTRIC

**LOCATION:**  
 724 W YORK AVE, SPOKANE, WA

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

<b>PROJECT NO.</b> 250055	<b>DATE:</b> 2/4/25	<b>SHEET NO.:</b> 1 OF 1
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