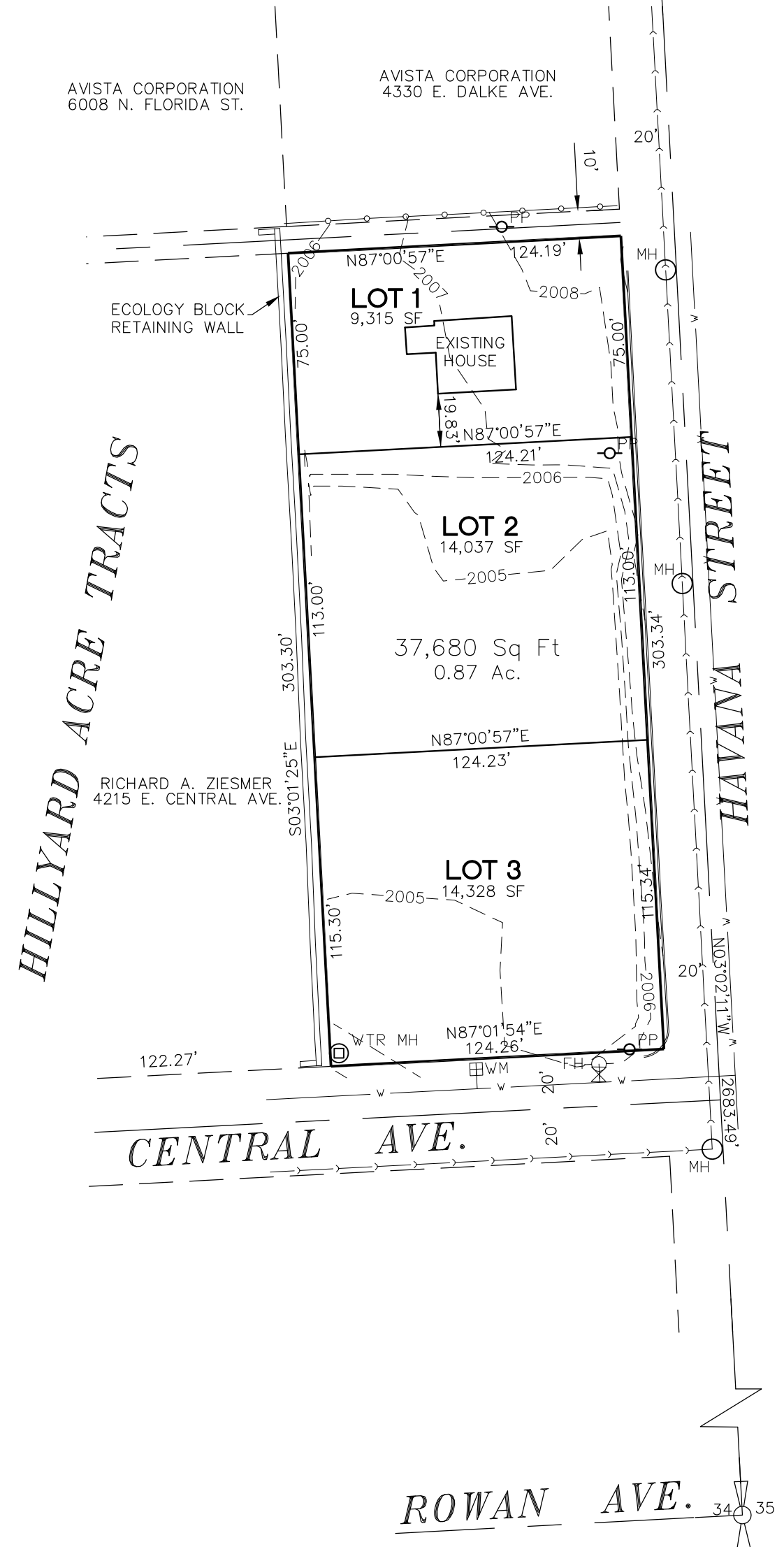


VICINITY MAP

FRANCIS AVE. 27 26  
34 35



**PROPERTY DESCRIPTION**

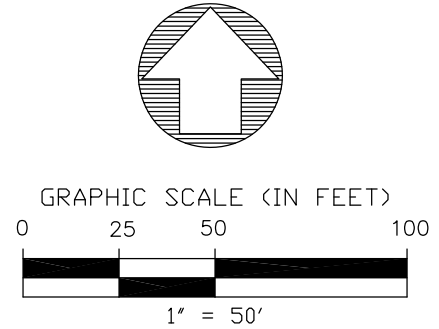
LOT 5, BLOCK 3, HILLYARD ACRE TRACTS, AS PER PLAT RECORDED IN VOLUME "F" OF PLATS, PAGE 2; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.  
PER QUIT CLAIM DEED; AFN 6826141

SITE DATA	REMARKS	
EXISTING ZONE	LI	LIGHT INDUSTRIAL
NUMBER OF LOTS	3	
MINIMUM LOT SIZE	9,315 SF	
MINIMUM LOT FRONTAGE	75'	
TOTAL AREA OF PLAT	0.87 ACRES	
OWNER/APPLICANT	JEREMY DEFORGE 120 N. STEVENS ST. #300 SPOKANE, WA 99201 509-216-2297	
SANITARY SEWER	CITY OF SPOKANE	
DOMESTIC WATER	CITY OF SPOKANE	
VERTICAL DATUM	NAVD 88	

NOTE:  
ONE EXISTING BULDING EXISTS AND IS TO REMAIN.  
  
THERE ARE NO WOODED AREAS, STREAMS, DRAINAGE WAYS, AND CRITICAL AREAS AS DEFINED IN THE CRITICAL AREAS ORDINANCE.  
  
UTILITY LINES SHOWN ARE APPROXIMATE AND ARE NOT TO BE USED FOR EXACT LOCATION.

P:\Projects\17001-17500\17009-Deforge\dwg\17009.dwg 3/3/2020 2:41:25 PM PST

**DEFORGE PRELIMINARY SHORT PLAT**  
NE 1/4 OF THE NE 1/4 OF SECTION 34, T26N, R43 EWM  
CITY OF SPOKANE, WASHINGTON



Founded 1946  
**Simpson Engineers, Inc.**  
CIVIL ENGINEERS & LAND SURVEYORS  
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789  
PHONE (509) 926-1322 FAX (509) 926-1323