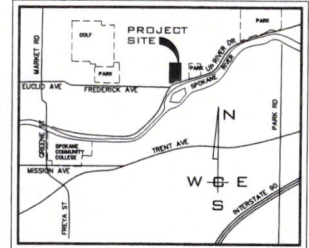
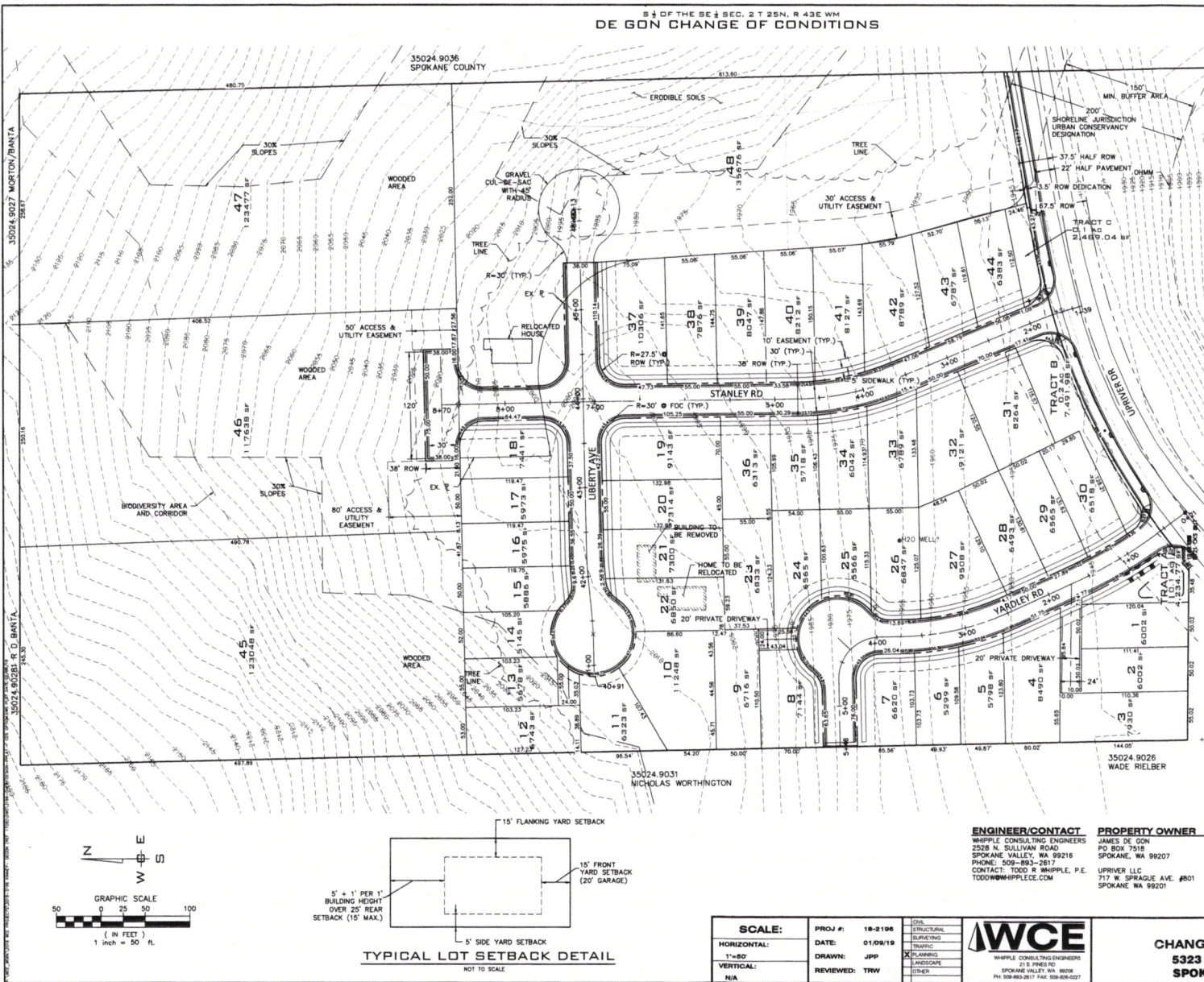




84 OF THE SE 4 SEC. 2 T 25N, R 43E WM
DE GON CHANGE OF CONDITIONS

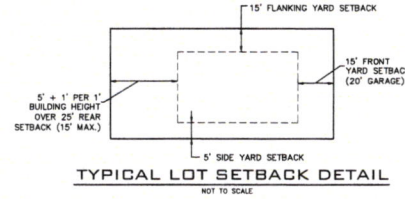
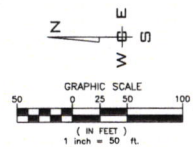


VICINITY MAP
NO TO SCALE

SITE DATA TABLE
GENERAL DESIGN DATA

| | EXISTING | PROPOSED |
|------------------------------|-------------------------|-----------------------------|
| PARCEL NUMBERS | 35024.9061 - 9066 | 35024.9062, 9063, 9074-9077 |
| EXISTING ZONING | LDR | LDR |
| COMP. PLAN CATEGORY | LOW DENSITY RESIDENTIAL | LOW DENSITY RESIDENTIAL |
| PROJECT AREA (AC) | 21 | 21 |
| LOT AREA (AC) | 18.16 | 18.68 |
| TRACT AREA (AC) | - | 0.33 |
| RIGHT OF WAY AREA (SF) | 1111049 | 86689.98 |
| NUMBER OF LOTS | 31 | 48 |
| MAXIMUM LOT AREA (SF) | 615244 | 123477 |
| MINIMUM LOT AREA (SF) | 5250 | 5145 |
| PROPERTY DENSITY (LOTS/ACRE) | 1.48 | 2.29 |
| AVERAGE LOT AREA (SF) | 74347 | 16955 |
| DOMESTIC WATER | CITY OF SPOKANE | CITY OF SPOKANE |
| SANITARY SEWER DISPOSAL | CITY OF SPOKANE | CITY OF SPOKANE |
| FIRE DEPARTMENT | SPOKANE COUNTY #9 | SPOKANE COUNTY #9 |
| DATUM | NAVD-88 | NAVD-88 |
| PUBLIC ROAD AREA (SF) | 99360 | 337819157.35 |

35024.9001 JERRY RIEBER
35024.9001 JERRY RIEBER



ENGINEER/CONTACT
WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
CONTACT: TODD R. WHIPPLE, P.E.
TODD@WHIPPLE.CE.COM

PROPERTY OWNER
JAMES DE GON
PO BOX 7518
SPOKANE, WA 99207
UPRIVER LLC
717 W. SPRAGUE AVE. #801
SPOKANE WA 99201

| | | |
|---------------------------|-------------------------|-----------------------|
| SCALE: | PROJ. #: 18-2196 | DATE: 01/09/19 |
| HORIZONTAL: 1"=50' | DRAWN: JPP | REVIEWED: TRW |
| VERTICAL: N/A | | |



DE GON
CHANGE OF CONDITIONS
5323 E. UPRIVER DRIVE
SPOKANE COUNTY, WA



SHEET
1 OF 1
JOB NUMBER
18-2196