

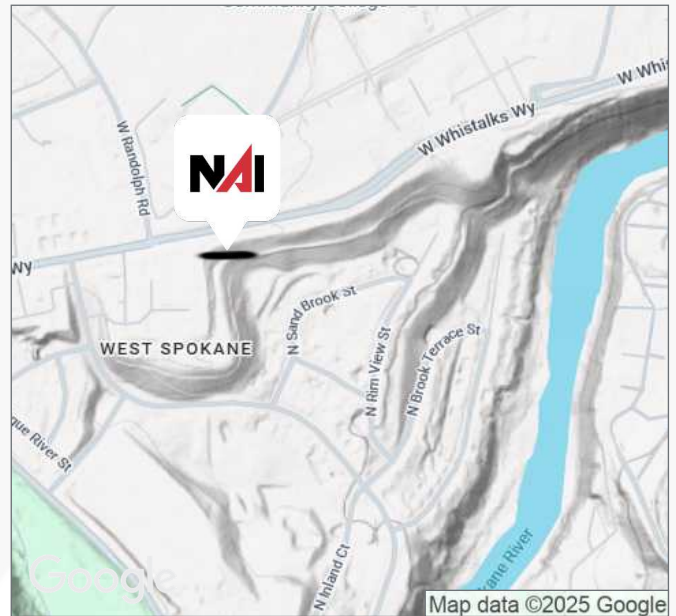
FOR SALE DEVELOPMENT LAND

1620 N RIVER RIDGE BLVD
SPOKANE, WA 99224



PROPERTY HIGHLIGHTS

- Prime development site within Spokane's desirable West Hills corridor
- Surrounded by newer residential, commercial, and mixed-use growth
- Site Size: 4.4 Acres
- Zoning: RHD-35
- No Minimum/maximum density (44 townhomes proposed)
- All utilities to the site



Sale Price: \$1,750,000

CHRIS BELL, SIOR
Office (509) 622-3538
cbell@naiblack.com

DAVE BLACK, SIOR CCIM
Office (509) 622-3535
dblack@naiblack.com

JAMES BLACK III, CCIM
Office (509) 622-3551
jblack@naiblack.com

NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com 509 623 1000

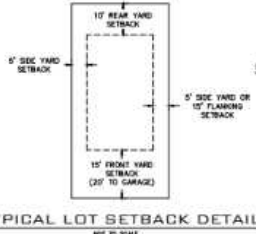
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By e-mail: maryl@commercialclaims.com Subject Line: Copyright Concern
By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

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SITE DATA	
PARCEL NUMBER	500343048
ZONING	UN-15 R. 42E-11
RHD-35 DENSITY	MIN (NO DENSITY LIMIT)
CB-55 DENSITY	MIN (NO DENSITY LIMIT)
ALLOWED DENSITY	MAX (NO DENSITY LIMIT)
PROJECT AREA	585,913.00 13.46
NUMBER OF TRACTS	1
AREA OF TRACTS	13,908 0.4
NUMBER OF LOTS	1
AREA OF LOTS	13,908.00 0.37
AREA OF RIGHT OF WAY	23,100.00 0.67
MIN LOT AREA	13,908.00 0.37
MAX LOT AREA	13,908.00 0.37
SPONSOR	SPokane Water Dept
SANITARY SEWER DISPOSAL	SPokane Sewer Dept
THE DEPARTMENT	SPokane Fire



TYPICAL LOT SETBACK DETAIL
NOT TO SCALE

SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2:1 AREA (A/F)	COLOR
1	3%	5%		

SW 1/4 SEC 11, T.25N., R.42E., W.M.
**PRELIMINARY SHORT PLAT OF
RED BAND**
LOCATED IN A PORTION OF THE
SW 1/4 SEC 11, T 25 N, R 42 E, W.M.
SPOKANE, WASHINGTON

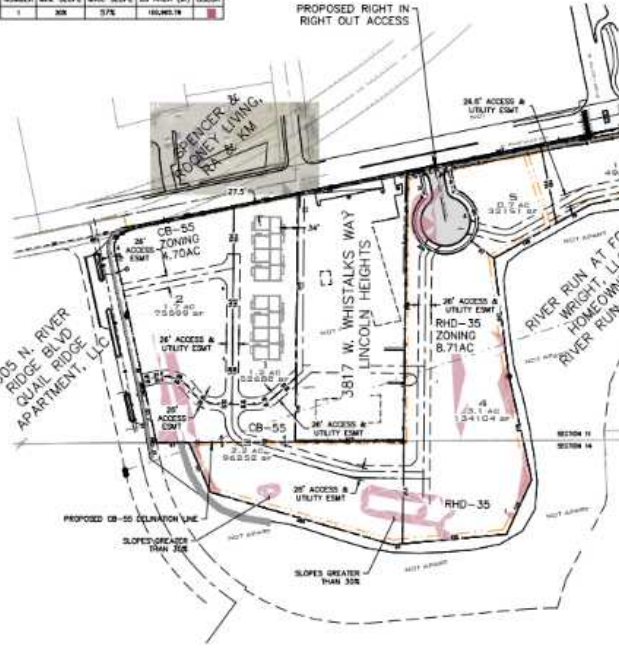
PROPOSED RIGHT IN / RIGHT OUT / LEFT IN ACCESS



VICINITY MAP

LEGAL DESCRIPTION
PARCEL # 2516.0077
11 & 14--25--04--0100N NORTHWEST QUARTER SECTION 14 AND THE SOUTHWEST QUARTER SECTION 11 AS FOLLOWING DESCRIBED PARCEL LYING EAST OF RIVER RIDGE BOULEVARD; SECTION 11, PORTION OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF FORT WRIGHT ROAD AND WESTERLY OF A PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE N42°32'15"W 191.0 FEET, THENCE N42°22'31"E 85.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG A 572.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 38°11' 38.70 FEET, THENCE N00°05'18"E 206.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THENCE ALONG 280.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 173.307° 84.00 FEET, THENCE S0°44'25"W 124.80 FEET, THENCE S11°31'07"E 30.00 FEET, THENCE N0°04'20"E 308.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE N0°42'20"E 228.00 FEET, THENCE S2°24'29"E 348.80 FEET, THENCE S0°05'07"W ALONG THE SOUTH LINE OF SAID SECTION, 223.00 FEET, THENCE N0°34'37"E 100.04 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING EAST OF RIVER RIDGE BOULEVARD; SECTION 11, PORTION OF THE SOUTH 1/2 OF LYING SOUTHWEST OF FORT WRIGHT ROAD AND WESTERLY OF RIVER RUN PLATTED SECTION AND LYING EASTERLY OF PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 11, THENCE N42°32'15"W 191.0 FEET, THENCE N42°22'31"E 85.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG A 572.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 38°11' 38.70 FEET, THENCE N0°05'18"E 206.40 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THENCE ALONG 280.00 FEET RADIUS CURVE THROUGH A CENTRAL ANGLE OF 173.307° 84.00 FEET, THENCE S0°44'25"W 124.80 FEET, THENCE S11°31'07"E 30.00 FEET, THENCE N0°04'20"E 308.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE N0°42'20"E 228.00 FEET, THENCE S2°24'29"E 348.80 FEET, THENCE S0°05'07"W ALONG THE SOUTH LINE OF SAID SECTION, 223.00 FEET, THENCE N0°34'37"E 100.04 FEET TO THE TRUE POINT OF BEGINNING; AND LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT "A" OF RIVER RUN 2ND ADDITION PUD, THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT "A" 222.00 FEET TO THE MOST NORTHERLY CORNER OF TRACT "C" OF RIVER RUN 2ND ADDITION PUD, THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT "C" 169.34 FEET TO THE POINT OF BEGINNING OF SAID LINE, THENCE N25°04'59"W 248.15 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF FORT WRIGHT DRIVE AND THE TERMINUS OF SAID LINE EXCEPT PLATTED PORTIONS.

- SHEET INDEX**
- PP1 PRELIMINARY PLAT COVER
 - PP2 WEST HALF LOT LAYOUT DETAILS
 - PP3 EAST HALF LOT LAYOUT DETAILS
 - PP4 UTILITY INFORMATION
- SOILS DESCRIPTION**
- 3140 SPRINGDALE SHALLOW ASHY COARSE SANDY LOAM, 0 TO 8 PERCENT SLOPES
 - 7172 UREAH
 - 3140 SPRINGDALE DISTURBED COMPLEX, B TO 15 PERCENT SLOPES
 - 3140 SPRINGDALE SHALLOW ASHY COARSE SANDY LOAM, 0 TO 8 PERCENT SLOPES
- DRAINAGE NOTES**
- DRAINAGE WILL BE POND
- CRITICAL AREAS**
- ERODIBLE SOIL (SEE DETAIL)
 - SPOKANE RATHDRUM AQUIFER
- ADDITIONAL NOTES**



SITE PLAN VIEW
SCALE: 1"=100'



ERODIBLE SOILS MAP
NOT TO SCALE



SPOKANE RATHDRUM AQUIFER
NOT TO SCALE



ZONING MAP
GRAPHIC SCALE: 0 50 100 200 (IN FEET) 1 inch = 100 ft

NAVD - 88
THE BENCHMARK USED FOR THIS IS A FOUND COPY OF SPOKANE BENCH MARK 17 LOCATED NEARBY 8 1/2 BLOCKS EAST OF THE BOTTOM OF STOP AT THE MAIN ENTRANCE OF THE STUBBINS LOCAL. NAIP/AN PUBLISHED - 1985 (88)

SCALE:	PROJ. #:	DATE:
HORIZONTAL: 1"=100'	22-0346	06/06/23
VERTICAL: 3/4"	DRAWING:	YDW
	REVIEWED:	TRM

AWCE
ARCHITECTURAL & CIVIL ENGINEERS
1170 7TH AVENUE
SPOKANE, WA 99201
PH: 838-8800 FAX: 838-8802

**RED BAND SHORT PLAT
PRELIMINARY SHORT PLAT
1620 N. RIVER RIDGE BOULEVARD
SPOKANE, WASHINGTON**

PLANS NOT APPROVED BY AGENCY

SHEET
PP1
JOB NUMBER
22-0346



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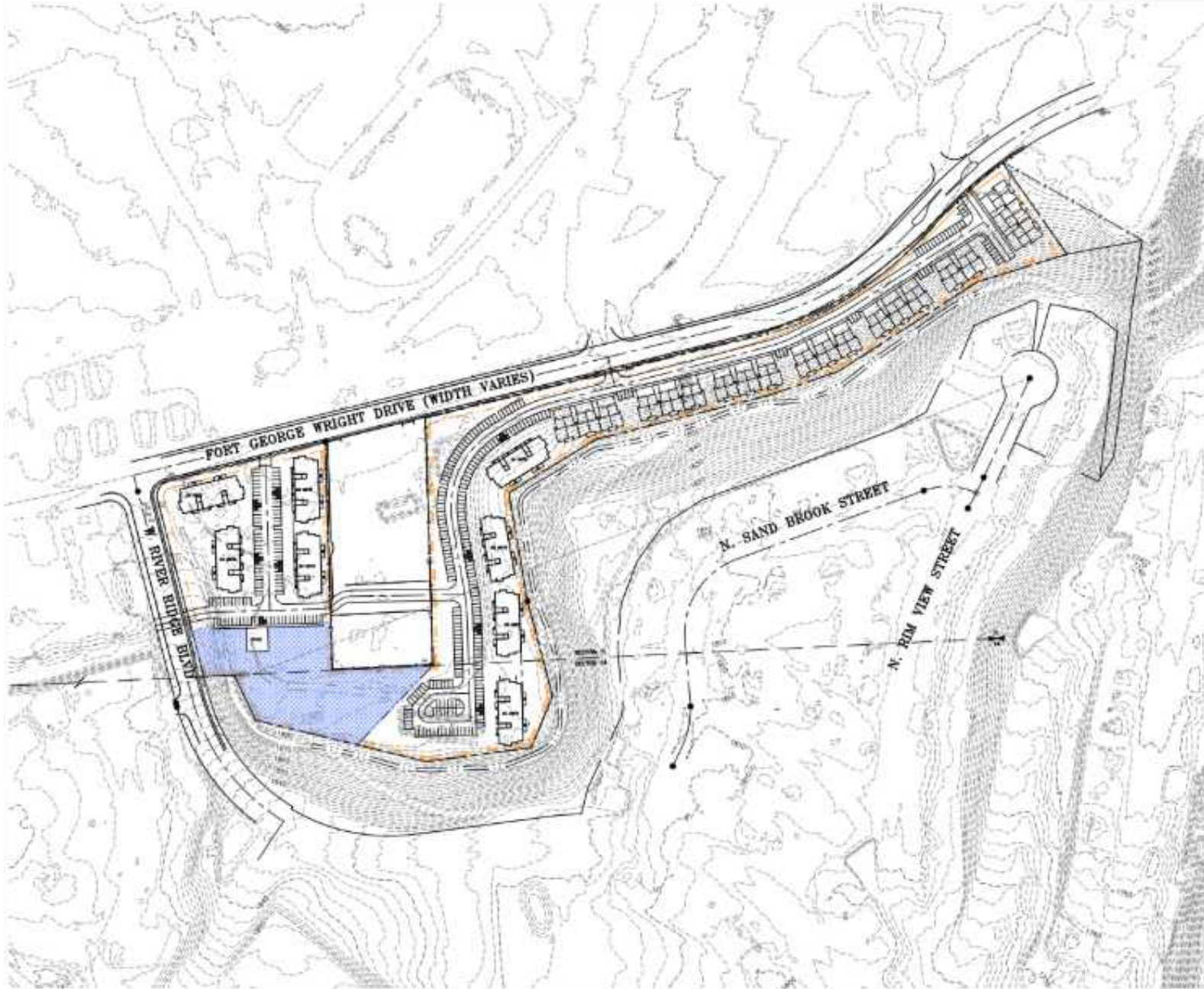
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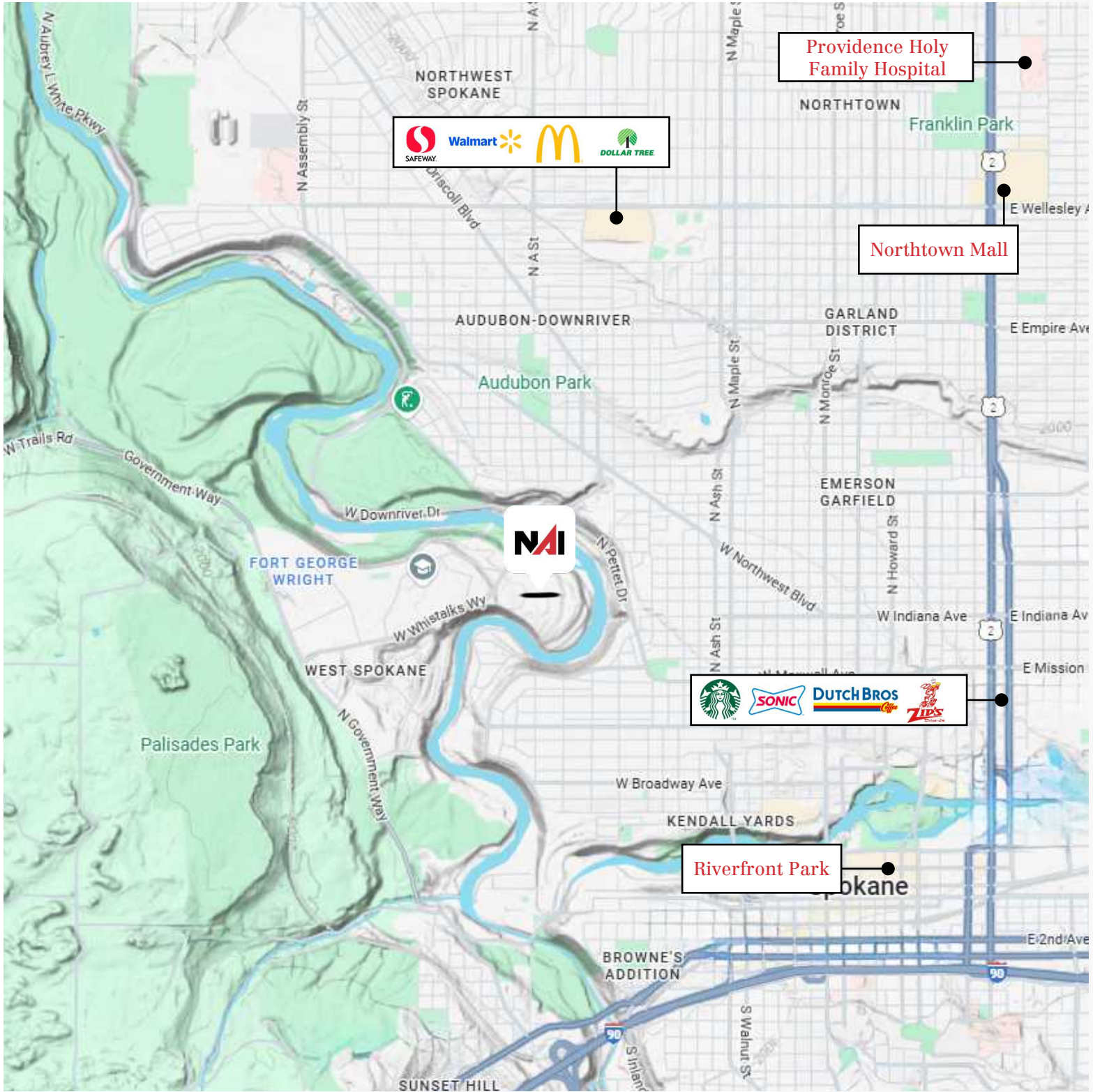
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