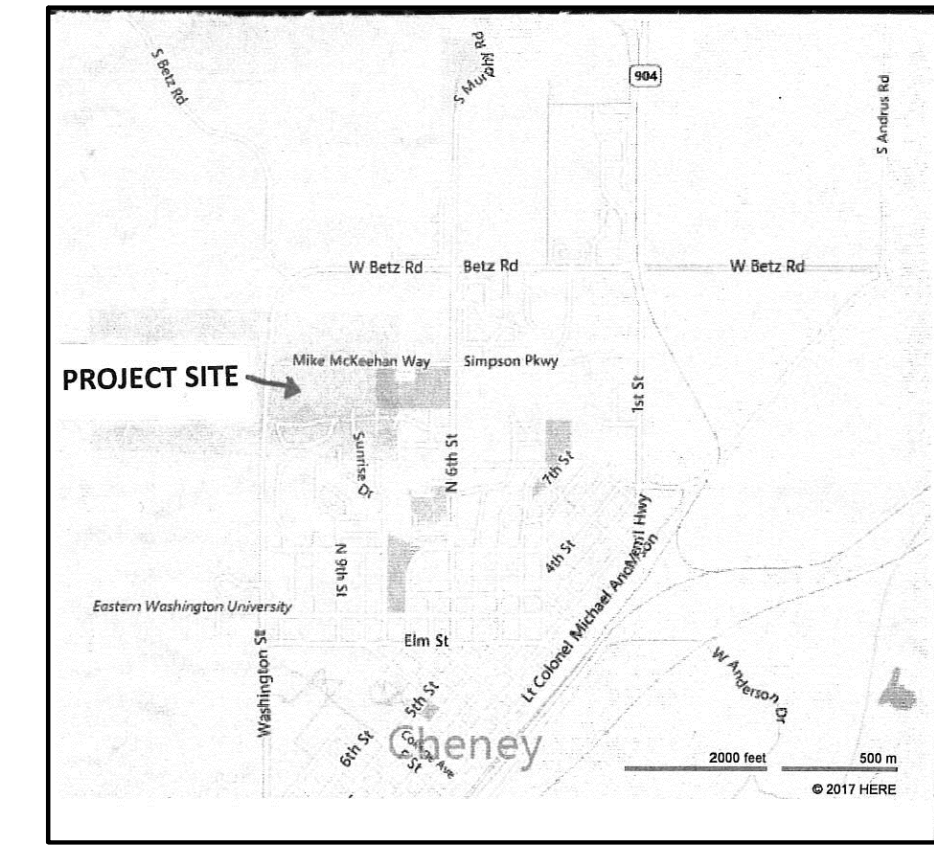


# CHENEY GOLDEN HILLS PHASES 5 & 6

## PARCELS.: 13122.2001 & 13122.2002

BEING A PORTION OF THE S. 1/2, OF THE N.W. 1/4, SECTION 12,  
TOWNSHIP 23 NORTH, RANGE 41 EAST, W.M.  
CITY OF CHENEY, SPOKANE COUNTY, WASHINGTON  
AUGUST 23, 2017



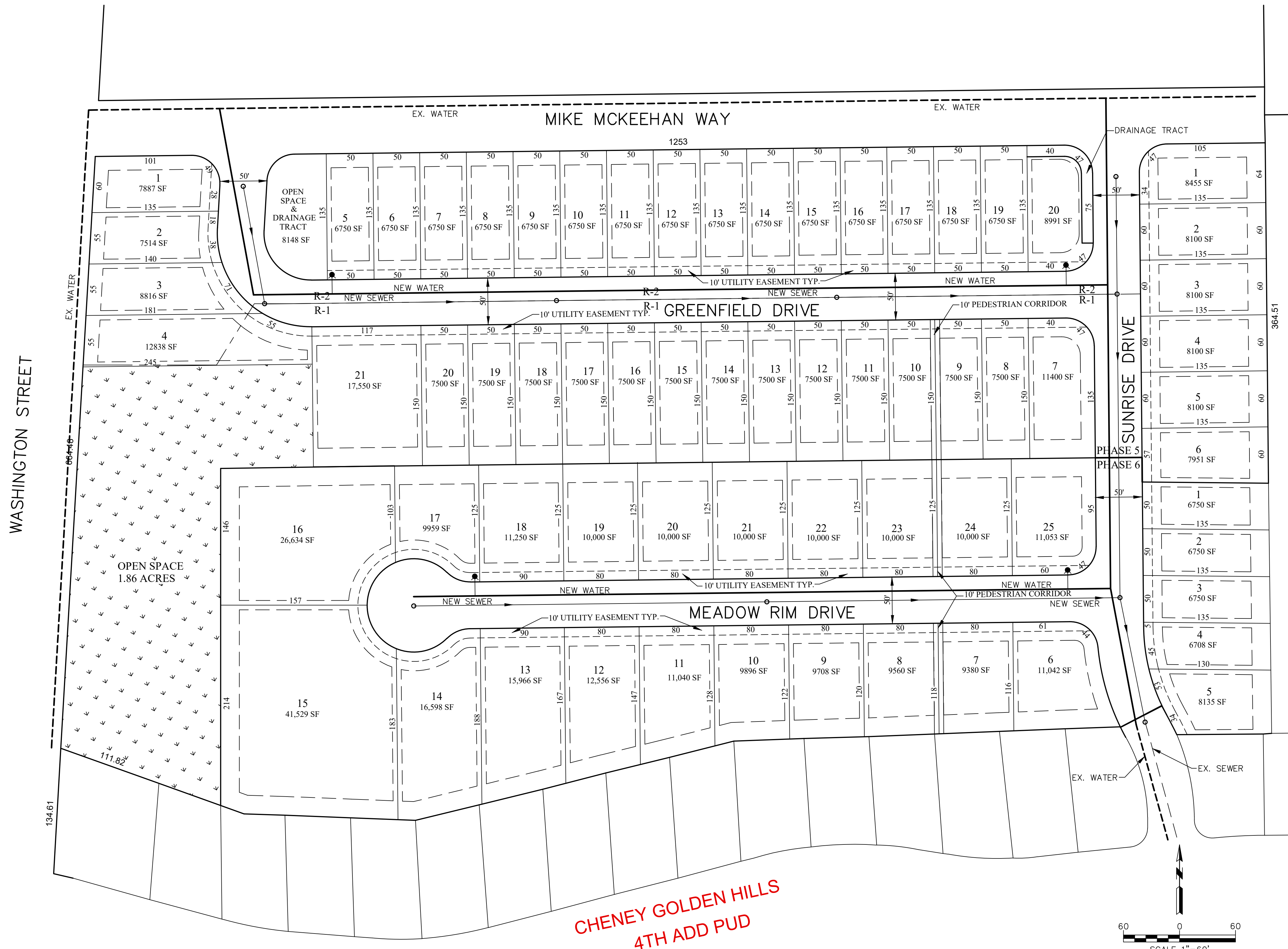
VICINITY MAP

### PLAT DATA

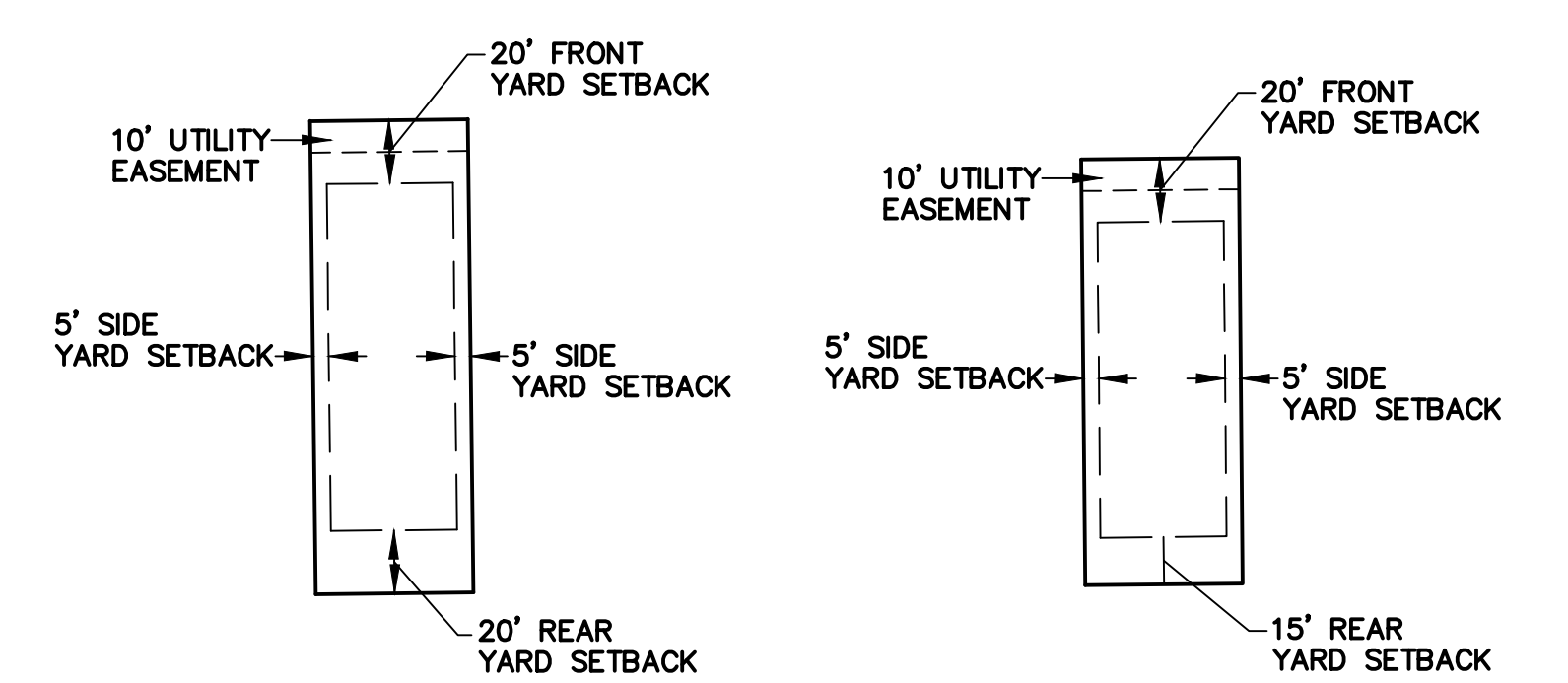
- PARCEL NUMBER: 13122.2001 & 13122.2002
- TOTAL PLAT AREA: 8.15 AC & 11.98 AC
- PROPOSED LOTS: 21+25=46 SINGLE FAMILY RESIDENTIAL (R-1)  
20 TWO FAMILY RESIDENTIAL (R-2)
- EXISTING ZONING: R-1 AND R-2
- LOT WIDTH: MINIMUM 50' LOT WIDTH R-1  
MINIMUM 50' LOT WIDTH R-2
- LOT DEPTH: MINIMUM 135' LOT DEPTH R-1  
MINIMUM 135' LOT DEPTH R-2
- LOT AREAS: 6,750 SF MINIMUM R-1  
6,750 SF MINIMUM R-2  
41,529 SF MAXIMUM R-1  
12,838 SF MAXIMUM R-2
- R-1 SETBACKS: FRONT - 20 FEET  
REAR - 20 FEET  
SIDE - 5 FEET
- R-2 SETBACKS: FRONT - 20 FEET  
REAR - 15 FEET  
SIDE - 5 FEET
- WATER SUPPLY: CITY OF CHENEY
- SEWER: CITY OF CHENEY

### OWNER/DEVELOPER

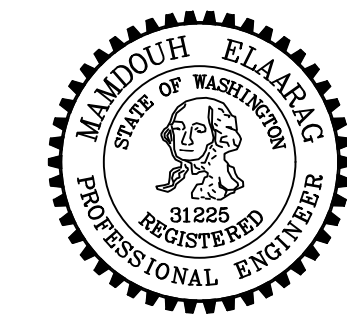
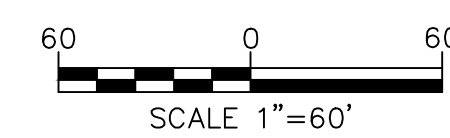
<p>PHASE 6 PARCEL NUMBER: 13122.2001 DEFENDER DEVELOPMENT &amp; CONSTRUCTION PO BOX 620 CHENEY, WA 99004</p>	<p>PHASE 5 PARCEL NUMBER: 13122.2002 JAMM DEVELOPMENT LLC 6522 S REGAL RD SPOKANE, WA 99223</p>
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CHENEY GOLDEN HILLS  
4TH ADD PUD



R-1 ZONED TYPICAL LOT                      R-2 ZONED TYPICAL LOT



REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

DATE OF ISSUE: AUGUST 23, 2017    DWN BY: MHE    DES BY: MHE    CHK BY:    APP BY:   

**MHE ENGINEERING**  
9702 W. Masters Lane  
Cheney, WA 99004  
(509) 230-1960  
FAX: (509) 747-2769

CHENEY GOLDEN HILLS  
PHASES 5 & 6

DRAWING NO