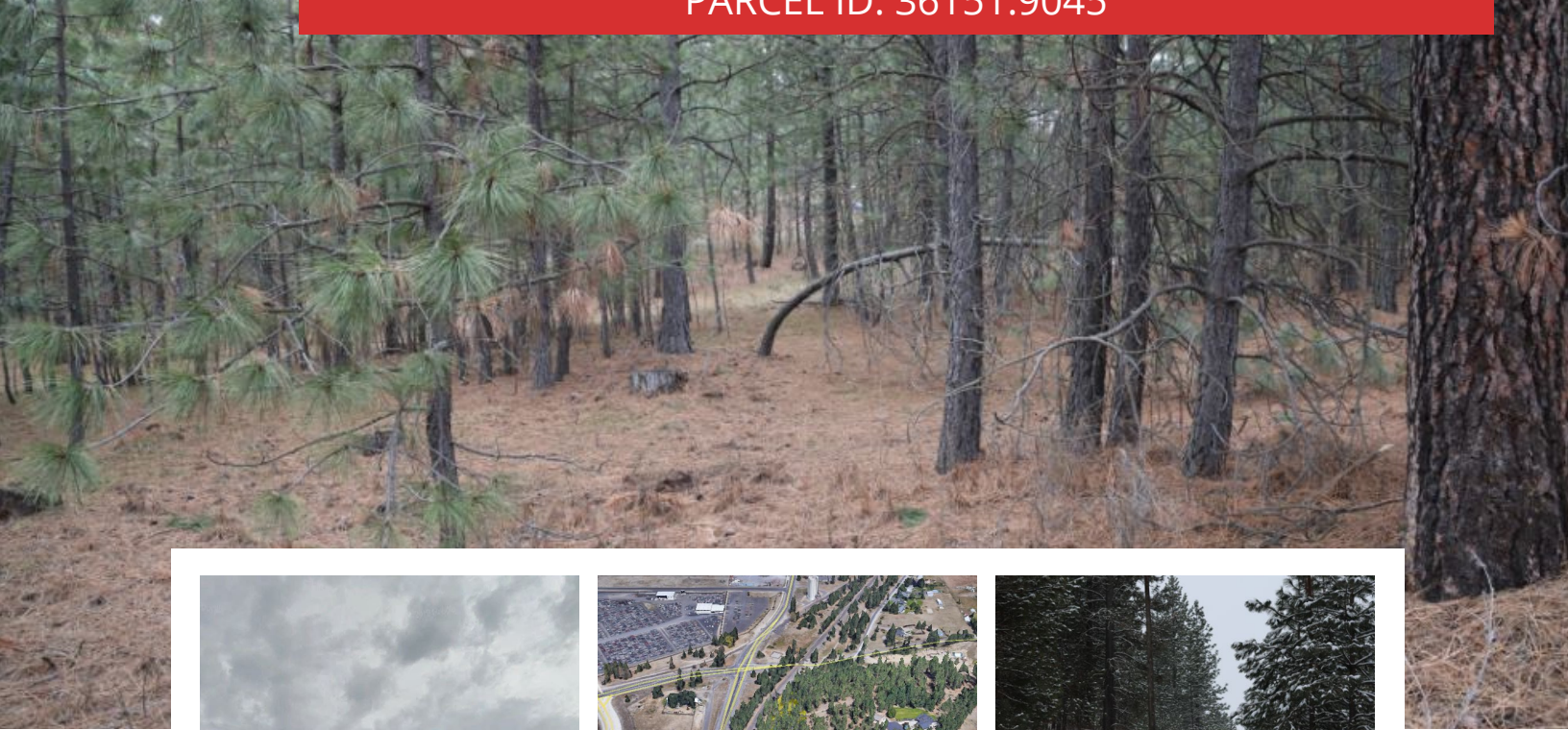


# 3.72 ACRES IN SPOKANE COUNTY, WASHINGTON

PARCEL ID: 36151.9045



## Description

Blaze your way into land ownership with this 3.72 acre land in Spoke County, Washington. Located just a few minutes away from the desirable Mead School District, this mostly treed land is also less than 30 minutes away from Spokane Falls and Riverside State Park. There are only a few neighbors close by, and they are well hidden in the trees and nicely spaced out so you'll get the privacy you need.

Access to outdoor recreation is also within reach as this property is located just 25mins away from Mount Spokane State Park. The location offers a lot of possibilities for development so whatever you decide to do on this property, you'll be sure to get your money's worth!





## Property Details:

ACREAGE

3.72

PARCEL ID

36151.9045

ZONING

R-T Rural Traditional

COUNTY

Spokane

STATE

Washington

ANNUAL TAXES

\$268.30

ACCESS

Use the GPS coordinates and refer to the video on the [website listing](#) for access.

UTILITIES

All utilities appear readily available close by.

TERRAIN

The terrain is mostly wooded. It's not too dense, with game trails and space for easy walking through the trees.

## MORE ZONING INFORMATION

### Rural Traditional

This zone includes large-lot residential uses and resource-based industries, including ranching, farming and wood lot operations. Industrial uses will be limited to industries directly related to and dependent on natural resources. Rural-oriented recreation uses also play a role in this category. Rural residential clustering is allowed to encourage open space and resource conservation.

A single-family and two-family duplex are one of the uses that are outright permitted upon issuance of a building permit following compliance of their development standards.

### BUILDABILITY:

#### Development Standards

##### 1. Density Standards:

- Maximum residential density - 1 unit per 10 acres
- Maximum residential density for rural cluster developments<sup>1</sup> - 1 unit per 10 acres

##### 2. Lot Standards:

- Maximum building coverage - 20% of lot area
- Minimum lot area per dwelling unit - 10 acres
- Minimum frontage per dwelling unit - 330 feet
- Minimum lot width - Same for entire depth as minimum frontage
- Maximum height, residential - 35 feet
- Maximum height, non-residential - No requirement
- Minimum front/flanking street yard setback - 25 feet from property line
- Minimum side/rear yard setback - For all Rural zones:
- Five feet plus 1 additional foot for each additional foot of structure height over 25 feet.

##### Notes:

- *The minimum frontage for lots whose access is at the terminus of a public (private) street shall equal the minimum right of way or easement width as required by the adopted public or private road standards, as amended.*
- *Setbacks are measured from the property line.*
- *The maximum building coverage limitations in this table shall not apply to the permitted commercial*
- *agricultural use of indoor agricultural applications growing temperature sensitive crops.*

**3. Lot Standards for Rural Cluster Developments:** provided in chapter 14.820, Rural Cluster Development.

**4. Parking, Signage, and Landscaping Standards:** provided in chapter 14.802, Off-Street Parking and Loading Standards; chapter 14.804, Signage Standards; and chapter 14.806, Landscaping and Screening Standards.

##### 5. Storage Standards:

- a. The storage of materials and equipment normally associated with farm and agricultural activities is permitted.
- b. All storage (including storage of recyclable materials) on lots not qualifying as a primary agricultural parcel shall be entirely within a building, or shall be screened from view from the surrounding properties, and shall be accessory to the permitted use on the site. There shall be no storage in any of the front yard or flanking street yards.
- c. The private, noncommercial storage of 2 junked vehicles shall be allowed, provided they are completely sight-screened year-round from a non-elevated view with a fence, maintained Type I or II landscaped area or maintained landscaped berm. Storage of additional junked vehicles shall be within a completely enclosed building with solid walls and doors. Tarps shall not be used to store or screen junked vehicles. Vehicle remnants or parts must be stored inside a vehicle or completely enclosed building, including doors. Fences over 6 feet in height require a building permit and/or a zoning variance.





CASH PRICE  
**\$95,000**

CENTER COORDINATES  
47.756323, -117.356339

GOOGLE EARTH  
[View on Google Earth](#)

GOOGLE MAPS  
[View on Google Maps](#)

## INSTALLMENT OPTIONS

Down Payment %	Down Payment Amount	Monthly Payment (12 Months)	Monthly Payment (24 Months)	Monthly Payment (36 Months)	Monthly Payment (48 Months)	Monthly Payment (60 Months)
10%	\$9500.00	\$7512.83	\$4020.79	\$2918.04	\$2418.72	\$2166.49
20%	\$19000.00	\$6607.61	\$3503.51	\$2520.66	\$2073.00	\$1844.14
30%	\$28500.00	\$5720.36	\$3004.58	\$2142.65	\$1747.94	\$1543.89

These options don't work for you? Check out our [calculator](#) to create a plan that works for you, then send it to us to see if we can make it work!

\*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Miles McLaughlin | 605-250-1256 | [Miles@WilcolandLLC.com](mailto:Miles@WilcolandLLC.com)

