

# Lot 9 Blk 2 Plat 3 Deer Meadow Tracts

**APN:** 2835-902-000290

**Legal Description:** Lot 9 Blk 2 Plat 3 Deer Meadow Tracts Sec 6 T27 R36

**County:** Lincoln

**GPS Coordinates:** 47.865185, -118.328196

**Access:** Sunday Bay Road N (paved road)

**Road Maintenance:** Lincoln County Public Works

**Water:** Deer Meadows Water Company

**Water Delivery Service:** Culligan Water (Bottled Water Only)

**Power:** Inland Power and Light

**Propane Delivery:** Ferrellgas

**Trash Service:** Sunshine Disposal

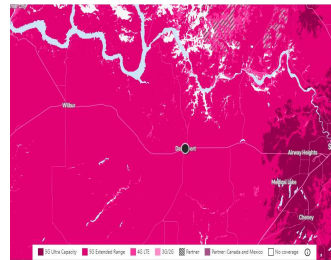
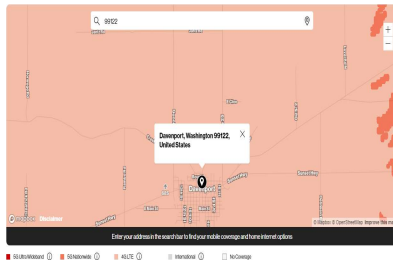
**Sewage:** Septic only (To be installed by buyer)

**Zoning:** Residential

**Annual Taxes:** \$284.87

**Property Tax Status:** Current

**Cell Service:** Verizon: (4G LTE), AT&T: (5G) , T Mobile/Sprint: (5G Extended range)

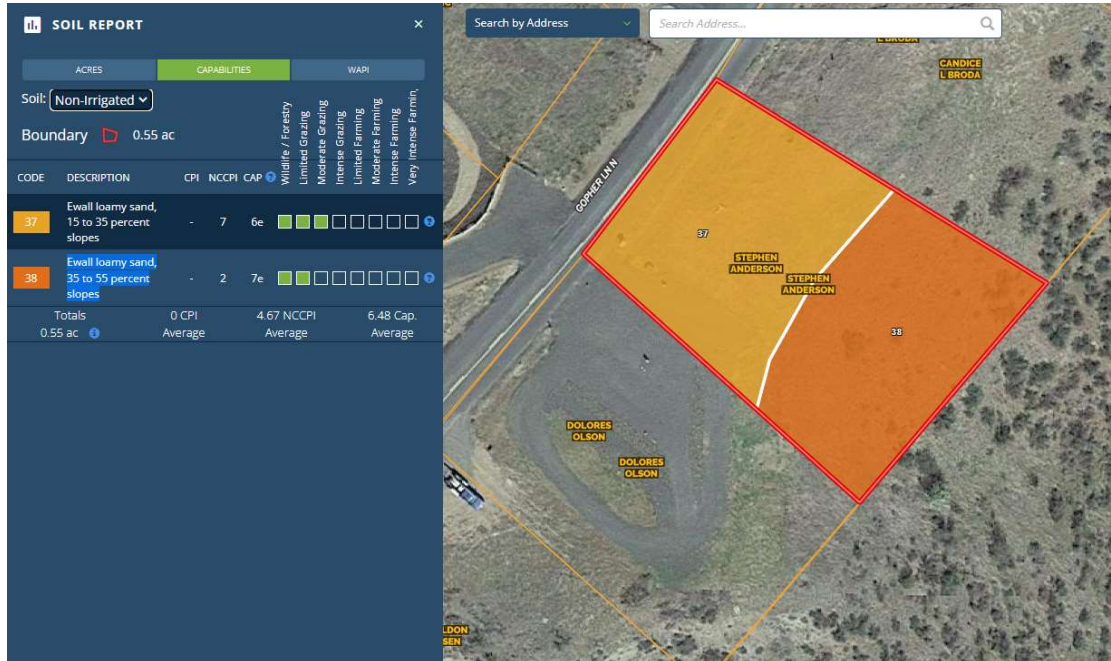


**Internet Service:** Xfinity, Zply Fiber, CenturyLink

**FEMA Flood Zone:** No floodplain data available.

**Wetlands:** Not in wetland/s.

**Terrain and Soil:** Ewall loamy sand, 15 to 35 percent slopes. Ewall loamy sand, 35 to 55 percent slopes. Good for intense grazing and limited farming.



**Trees:** No trees, just some bushes.

**Google Maps link:** <https://goo.gl/maps/Zme5gDJfTomLWWqv6>

**Mapright Link:** <https://mapright.com/ranching/maps/96cef48480825811bc00d422343d7972/share>

**HOA:** None

**HOA Dues:** N/A

**HOA Amenities:** N/A

**School District:** Creston School District

**See Schools:** <https://www.wcsd.wednet.edu/>

**Climate:**

Annual high temperature - 84 °F

Annual low temperature - 22 °F

Average annual precipitation - 22 inches

Average annual snowfall - 51 inches

**Nearby Places of Interest:**

- Spokane International Airport - 1 hr 11 mins away
- Lincoln Hospital - 29 mins away
- Cheney Plaza Mall - 1 hr 11 mins away
- Safeway - 30 mins away
- Fort Spokane Visitor Center and Museum - 7 mins away
- Fort Spokane Picnic Area and Beach - 8 mins away
- Hawk Creek Trailhead - 11 mins away

**Nearest Major City:** Seattle

**Nearest City/Town:** Davenport

## Building Restrictions and Land Use

<https://www.co.lincoln.wa.us/land-services/category/building/>

**Build Time Limit:** 180 days to start after permit issuance and 18 months to complete

**Minimum Sq footage:** None

**Max # buildings allowed:** N/A

**Zoning:** Recreational

**Zoning Uses By Right:** Single or two family homes, shops, garages, barn etc.

**Zoning Uses By Review:** CUP (conditional use permit) required for things such as camp ground, rv parks, restaurant, store

(Allowed: Y/N)

**Single-Family Homes:** Y

**Modular Homes:** Y

**Manufactured Homes:** Y

**Mobile Homes:** Y

**Tiny Homes:** Y

**Full-Time RV Living:** N

**Full-Time RV Living During Building Construction:** Y

**RV Camping:** Y (by owner)

**Tent Camping:** Y (by owner)

**Building Septic System Required:** Y

**Building Height Restriction:** None

**Property Setback - Front:** 10 ft

**Property Setback - Sides: 10 ft**

**Property Setback - Rear: 10 ft**

