



Planning Services
Department

DESCRIPTION OF PROPOSAL:

We are proposing the redevelopment of 1801 E 11th Avenue for Commercial use. Our primary concept is a neighborhood cafe with fresh coffee, baked goods, and prepared food offerings. Wine, beer, and spirits are being considered as an additional offering (not the primary business focus). The exterior of the building will be renovated and returned to an historic-appearance, and the outdoor yard space may be landscaped with vegetation and support public seating.

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

1801 E 11th Avenue, Spokane, WA 99202

APPLICANT:

Name: Steve DeWalt

Address: 1429 12th Avenue, Suite C, Seattle, WA 98122

Phone (home):

Phone (work): (206) 304-3964

Email address: steve@iudevelopment.com

PROPERTY OWNER:

Name: KSS Holdings, LLC (Steve DeWalt - its Manager)

Address: 1429 12th Avenue, Suite C, Seattle, WA 98122

Phone (home):

Phone (work): (206) 304-3964

Email address: steve@iudevelopment.com

AGENT:

Name:

Address:

Phone (home):

Phone (work):

Email address:

ASSESSOR'S PARCEL NUMBERS:

35213.1126

LEGAL DESCRIPTION OF SITE:

THE WEST 73.90 FEET OF LOTS 15 AND 16 IN BLOCK 11 OF SNYDER'S ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME "C" OF PLATS, PAGE 29; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON. APN: 35213.1126

SIZE OF PROPERTY:

6,570 SF

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Type III - Conditional Use Permit

SUBMITTED BY:

Sam DeWalt / Sam DeWalt

Applicant Property Owner Property Purchaser Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, _____, owner of the above-described property do hereby authorize _____ to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 12th day of February, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared in person to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Denis Yunin
Notary Public in and for the State of Washington,
residing at Spokane, WA
Expires 7-27-2021

