DESCRIPTION OF PROPOSAL

The proposed Iron Bridge Apartment project will be constructed in (2) phases. The first phase includes (1) 4-story, multifamily residential building and (1) single story amenity building. The multi-family building will include approximately 162 rental units including studio and 2 bedroom unit types with associated site parking and amenities. The second phase will include (1) 4-story, multifamily residential building with approximately 110 rental units including studio and 2 bedroom unit types. The project is sited on 5.75 acres of property.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):
811 N. Iron Bridge Way and 1411 E Iron Bridge Way

APPLICANT
Name: Spectrum Development Solutions, Attn. Jhomar Small
Address: 1809 7th Ave #1501, Seattle, WA 98101
Phone: (206) 550-4273 Email: Jhomar@spectrumdevsolutions.com

PROPERTY OWNER
Name: Iron Bridge QOZB LLC, Attn. Gabriel Grant
Address: 1809 7th Ave #1501. Seattle, WA 98101
Phone: (206) 550-4273 Email: Jhomar@spectrumdevsolutions.com

AGENT
Name: Randy Vanhoff / ZBA Architects
Address: 421 W Riverside Ave # 860, Spokane, WA 99201
Phone: (509) 456-8236 Email: (206) 550-4273

Assessor’s Parcel Numbers: 35176.3506, 35176.3514, 35176.3515, 35176.3517

Legal Description of Site:
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:

LOTS 4A AND 5A BLOCK 1 ACCORDING TO AMENDED FINAL BINDING SITE PLAN AMENDMENT #1 TO IRON BRIDGE CAMPUS RECORDED IN BOOK 3 OF BINDING SITE PLANS PAGES 96, 97 AND 98 EXCEPT THAT PORTION OF LOT 5A DESCRIBED AS FOLLOWS:
THROUGH A CENTRAL ANGLE OF 9°19'04"; THENCE SOUTH 57°55'02" EAST 28.22 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 801.42 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 67.23 FEET, THROUGH A CENTRAL ANGLE OF 4°48'22"; THENCE SOUTH 62°43'24" EAST 17.48 FEET TO A POINT ON THE SAID WESTERLY RIGHT OF WAY LINE OF HELENA STREET; THENCE SOUTH 00°02'35" WEST 28.11 FEET ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF HELENA STREET TO THE POINT OF BEGINNING.

TOGETHER WITH LOT 6 BLOCK 1 ACCORDING TO FINAL BINDING SITE PLAN OF IRON BRIDGE CAMPUS RECORDED IN BOOK 2 OF BINDING SITE PLANS PAGES 77 TO 80.

SITUATE IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 4251-3849913 DATED NOVEMBER 4, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN THE SURVEYOR HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

Size of Property: The project is sited on 5.75 acres of property.

List Specific Permits Requested in this Application: Shoreline Conditional Use Permit

SUBMITTED BY:

Gabriel Grant

☐ 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  
COUNTY OF SPOKANE  

On this _______ day of __________, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared __________________________ 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.

KEVIN K. CASH  
Notary Public in and for the State of Washington, residing at SPOKANE COUNTY

Development Services Center  808 West Spokane Falls Boulevard, Spokane, WA 99201-3336  my.spokanecity.org | Phone: 509.625.6300 | Fax: 509.625.6822