

City of Spokane

Planning Services
Department



General Application

DESCRIPTION OF PROPOSAL:

Kendall Yards Commercial 2nd Addition Plat is a 2 lot plat generally located east of Cedar and south of College.

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

East of Cedar, North of Summit, South of College.

APPLICANT:

Name: Doug Desmond

Address: 1421 N. Meadowwood Lane, Suite 200. Liberty Lake, Wa. 99019

Phone (home): 509-868-9374

Phone (work): 509-458-5860

Email address: ddesmond@greenstonehomes.com

PROPERTY OWNER:

Name: North Gorge Commercial Partners, LLC.

Address: Same as above

Phone (home):

Phone (work):

Email address:

AGENT:

Name: None

Address:

Phone (home):

Phone (work):

Email address:

ASSESSOR'S PARCEL NUMBERS:

35183.0094, 35183.0074, 35183.0075

LEGAL DESCRIPTION OF SITE:

See attached.

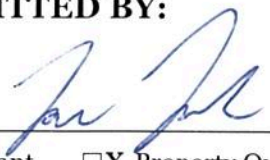
SIZE OF PROPERTY:

2.86 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Final Plat approval.

SUBMITTED BY:



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 _____ day of _____, 20____, 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.

Notary Public in and for the State of Washington,
residing at _____

Legal Description for Kendall Yards Commercial 2nd Addition

A PORTION OF PARCEL 4(1), 4A, 9, 3, AND 12 AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 107 OF SURVEYS, PAGES 9 THROUGH 16, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 25N., RANGE 43E., W.M. IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1 OF THE FINAL PLAT OF KENDALL YARDS COMMERCIAL ADDITION, RECORDED IN BOOK 37 OF PLATS, PAGE'S 30 AND 31; THENCE N89°17'30"E A DISTANCE OF 116.00 FEET; THENCE S00°34'01"E A DISTANCE OF 213.95 FEET; THENCE N89°43'05"E A DISTANCE OF 46.00 FEET; THENCE S00°34'01"E A DISTANCE OF 65.75 FEET; THENCE N89°25'59"E A DISTANCE OF 71.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°19'58" AN ARC DISTANCE OF 58.58 FEET; THENCE N64°06'02"E A DISTANCE OF 375.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°19'57" AN ARC DISTANCE OF 87.32 FEET; THENCE N89°25'59"E A DISTANCE OF 99.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°34'22" AN ARC DISTANCE OF 47.42 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF LINE OF MONROE STREET; THENCE S01°08'23"E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 125.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND DISTANCE OF N46°06'33"W, 42.24 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°13'48" AN ARC DISTANCE OF 48.29 FEET; THENCE S89°25'59"W A DISTANCE OF 100.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 132.57 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°19'56" AN ARC DISTANCE OF 58.61 FEET; THENCE S64°06'02"W A DISTANCE OF 375.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 197.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°19'57" AN ARC DISTANCE OF 87.32 FEET; THENCE S89°25'59"W A DISTANCE OF 475.28 FEET TO THE NORTHEAST CORNER OF BLOCK 12 OF THE FINAL PLAT OF KENDALL YARDS COMMERCIAL 1ST ADDITION, RECORDED IN BOOK 37 OF PLATS, PAGE 32; THENCE CONTINUING S89°25'59"W ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 170.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1 SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT PARKWAY PER THE FINAL PLAT OF KENDALL YARDS 1ST ADDITION, RECORDED IN BOOK 36 OF PLATS, PAGE'S 39 THRU 42; THENCE N00°34'01"W A DISTANCE OF 97.97 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SUMMIT PARKWAY; THENCE N89°39'21"E A DISTANCE OF 123.43 FEET TO THE WESTERLY LINE OF LOT 1, BLOCK 1 OF SAID FINAL PLAT OF KENDALL YARDS COMMERCIAL ADDITION; THENCE ALONG THE BOUNDARY LINE OF SAID FINAL PLAT OF KENDALL YARDS COMMERCIAL ADDITION THE FOLLOWING SIX (6) COURSES:

- 1) S00°34'54"W A DISTANCE OF 24.79 FEET;
- 2) N89°25'59"E A DISTANCE OF 43.75 FEET;
- 3) S00°34'01"E A DISTANCE OF 7.70 FEET;
- 4) N89°25'59"E A DISTANCE OF 254.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 10.00 FEET AND A CHORD BEARING AND DISTANCE OF N45°34'01"W, 14.14 FEET;
- 5) THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 15.71 FEET;

6) N00°34'01"W A DISTANCE OF 269.64 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.86 ACRES MORE OR LESS.