



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

A 17 Lot Binding Site Plan in the Commercial Business & Light Industrial Zone, served by City of Spokane sewer and water. The

subject property will have frontage on existing private roads.

Address of Site Proposal (*if not yet assigned, obtain address from Development Services Center [625-6300] before submitting application*):

8125 W. Pilot Dr.

APPLICANT

Name: Lisa Corcoran - Director, Planning and Development Department

Address: 9000 W. Airport Dr. Ste. 204 Spokane, WA

Phone: 509-455-6406 Email: lcorcoran@spokaneairports.net

PROPERTY OWNER

Name: City of Spokane and Spokane County, c/o Spokane Airport Board

Address: 9000 W. Airport Dr. Ste. 204

Phone: 509-455-6406 Email: lcorcoran@spokaneairports.net

AGENT

Name: Jon Hester - Ardurra

Address: 1717 S. Rustle St. Ste. 201

Phone: 509-319-2580 Email: jhester@ardurra.com

Assessor's Parcel Numbers: 25335.0503

Legal Description of Site: See attached

Size of Property: 281.88 Acs.

List Specific Permits Requested in this Application: Preliminary and Final Binding Site Plan approval

SUBMITTED BY:

SPOKANE INTERNATIONAL AIRPORT (SPOKANE AIRPORT BOARD)

- 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, LISA CORCORAN, DIRECTOR OF PLANNING & DEVELOPMENT, owner of the above-described property, do hereby authorize ARDURRA (CONSULTANT) to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 9th day of June, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LISA CORCORAN 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.



Jennifer Leui
Notary Public in and for the State of Washington, residing at
Rathdrum Idaho

(As shown on Subdivision Guarantee Order No. 4046065, issued by First American Title Insurance Company dated April 20, 2023.)

THAT PORTION OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHWESTERLY OF GEIGER BOULEVARD, CITY OF SPOKANE, SPOKANE COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, MONUMENTED WITH A 3/4" SQUARE HEAD BOLT IN THE CENTERLINE OF GARDEN SPRINGS ROAD, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 33 BEARS S87°19'03"W 2640.42 FEET MONUMENTED WITH A MAG NAIL AND WASHER MARKED T-O ENGINEERS PLS 57444;

THENCE S87°19'03"W ALONG THE NORTH SECTION LINE OF SECTION 33 711.43 FEET TO THE WESTERLY RIGHT OF WAY OF GEIGER BOULEVARD, MONUMENTED WITH A MAG NAIL AND WASHER MARKED T-O ENGINEERS PLS 57444 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING S87°19'03"W ALONG SAID SECTION LINE 1928.99 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION MONUMENTED WITH A MAG NAIL AND WASHER MARKED T-O ENGINEERS PLS 57444;

THENCE CONTINUING S87°10'41"W ALONG SAID SECTION LINE 2630.60 FEET TO THE NORTHWEST CORNER OF SECTION 33, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED LS 13775;

THENCE S03°17'21"E ALONG THE WEST SECTION LINE OF SECTION 33, 2658.52 FEET TO THE WEST QUARTER CORNER OF SECTION 33, MONUMENTED WITH A 5/8" REBAR WITH NO IDENTIFICATION;

THENCE CONTINUING ALONG SAID SECTION LINE, S03°14'34"E 2627.69 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ELECTRIC AVENUE, MONUMENTED WITH A MAG NAIL AND WASHER MARKED PLS 57444;

THENCE, N87°32'09"E ALONG SAID NORTHERLY RIGHT OF WAY 680.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF GEIGER BOULEVARD, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N33°10'00"E ALONG SAID NORTHWESTERLY RIGHT OF WAY, 2431.27 FEET TO THE SOUTHERLY LINE OF LOTS 3 AND 4 OF GLENWOOD PARK AS RECORDED IN BOOK "E" OF PLATS, PAGE 70, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE DEPARTING SAID RIGHT OF WAY S87°18'37"W ALONG SAID SOUTHERLY LINE 243.03 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE DEPARTING SAID SOUTHERLY LINE N02°12'05"W 212.84 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE S87°46'55"W 299.52 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N02°12'05"W 444.70 FEET TO THE EAST/WEST CENTER SECTION LINE OF SECTION 33, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE CONTINUING N02°12'05"W 13.06 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N87°53'55"E 299.52 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N02°12'05"W 10.99 FEET TO A POINT OF NON TANGENT CURVATURE TO THE LEFT WITH SAID CURVE HAVING A RADIUS OF 462.31 FEET, AND A CHORD OF N46°12'08"E 267.72 FEET, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°39'45" AN ARC DISTANCE OF 271.61 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N32°12'10"E 265.33 FEET TO A POINT OF CURVATURE TO THE RIGHT WITH SAID CURVE HAVING A RADIUS OF 38.82 FEET, AND A CHORD OF N64°34'49"E 32.13 FEET, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°53'31" AN ARC DISTANCE OF 33.12 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE S83°02'41"E 173.20 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE S02°16'33"W 260.18 FEET TO A 2-1/2" BRASS CAP ON A 6" DIAMETER CONCRETE PEDESTAL MARKED LS 13775;

THENCE S87°43'24"E 194.71 FEET TO A 2-1/2" BRASS CAP ON A 6" DIAMETER CONCRETE PEDESTAL MARKED LS 13775;

THENCE N02°16'36"E 263.12 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N89°33'35"E 94.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GEIGER BOULEVARD MONUMENTED WITH 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES;

1. N36°05'09"W 31.38 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;
2. N12°29'49"W 93.06 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;
3. N69°46'10"E 37.72 FEET TO THE SOUTHERLY LINE OF LOT 2 OF THE KING BEVERAGE FINAL CITY SHORT PLAT AS RECORDED IN BOOK 36, PAGES 45-47, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N87°39'49"W ALONG THE BOUNDARY LINE OF SAID LOT 2, 325.55 FEET TO A POINT OF CURVATURE TO THE RIGHT WITH SAID CURVE HAVING A RADIUS OF 355.92 FEET, AND A CHORD OF N56°34'27"W 367.58 FEET, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 2, THE FOLLOWING FOUR COURSES;

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'45" AN ARC DISTANCE OF 386.26 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;
2. N25°29'04"W 664.57 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;
3. N84°04'59"E 791.02 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;
4. S56°49'10"E 792.63 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GEIGER BOULEVARD, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N33°10'00"E ALONG SAID WESTERLY RIGHT OF WAY LINE, 2117.71 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENT RECORDED JULY 22, 2021 AS NUMBER 7103998.