



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

Falls Tower 38 unit residential tower with underground resident parking located on south parcel 35183.0033. Future development on north parcel 35183.0034 to include up to a 12,000 sf restaurant, on grade site parking and associated use of the site for construction activities for Falls Tower.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

600 North Lincoln Street

## APPLICANT

Name: LB Stone Properties Group

Address: PO Box 3949 - Spokane, WA 99220

Phone: 509-343-9061 Email: wes@lbstoneproperties.com

## PROPERTY OWNER

Name: LB Stone Properties Group

Address: PO Box 3949 - Spokane, WA 99220

Phone: 509-343-9061 Email: wes@lbstoneproperties.com

## AGENT

Name: John Eckert | CollinsWoerman

Address: 502 West Riverside Avenue Suite 200 - Spokane, WA 99201

Phone: 509-509-1402 Email: jeckert@collinswoerman.com

Assessor's Parcel Numbers: South parcel 35183.0033 + North parcel 35183.0034

Legal Description of Site: See attached

Size of Property: South parcel 35183.0033 0.65 Acre, North parcel 35183.0034 1.6 acre

List Specific Permits Requested in this Application: Shoreline Conditional Use Permit for parcels 35183.0033 and 35183.0034.

**SUBMITTED BY:**

*Lawrence B. Stone*

- 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:

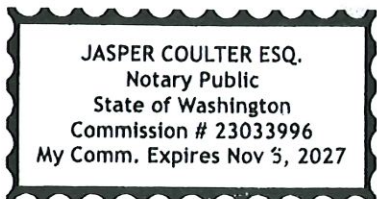
I, Lawrence Stone, owner of the above-described property, do hereby authorize Wes Southwick to represent me and my interests in all matters regarding this application.

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SPOKANE )

On this 21st day of December, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lawrence B. Stone 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.



Jasper Coulter Esq. Jasper Coulter  
Notary Public in and for the State of Washington, residing at  
PO Box 9027, Spokane, WA 99209

Parcel Number: 35183.0033  
Site Address: 630 N LINCOLN ST  
Printer Friendly

Data As Of: 12/15/2023  
SCOUT Map  
Collapse All

Owner/Taxpayer

Owner

Owner Name: FALLS, LLC  
Address: PO BOX 3949, SPOKANE, WA, 99220-3949

Taxpayer

Taxpayer Name: FALLS, LLC  
Address: PO BOX 3949, SPOKANE, WA, 99220-3949

Photos



Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	630 N LINCOLN ST	SPOKANE	28291	Square Feet	91 Vacant Land	2023	0012	Active

18-25-43: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 13 OF RESURVEY AND EXTENSION OF POST'S ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS AT PAGE 21, THENCE SOUTH 03°00'41" EAST, ALONG THE WEST LINE THEREOF AND THE EAST LINE OF LINCOLN STREET, A DISTANCE OF 198.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66°43'54" EAST, A DISTANCE OF 163.70 FEET, THENCE SOUTH 04°05'26" WEST, A DISTANCE OF 187.67 FEET, TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, RECORDING NUMBER 6148002, THENCE SOUTH 86°50'18" WEST, ALONG SAID LINE, A DISTANCE OF 140.50 FEET TO SAID EAST LINE OF LINCOLN STREET; THENCE NORTH 03°00'41" WEST, ALONG SAID EAST LINE OF LINCOLN STREET, A DISTANCE OF 185.86 FEET TO THE POINT OF BEGINNING.

Parcel Number: 35183.0034  
Site Address: 829 W BROADWAY AVE  
Printer Friendly

Data As Of: 12/15/2023  
SCOUT Map  
Collapse All

Owner/Taxpayer

Owner

Owner Name: FALLS, LLC  
Address: PO BOX 3949, SPOKANE, WA, 99220-3949

Taxpayer

Taxpayer Name: FALLS, LLC  
Address: PO BOX 3949, SPOKANE, WA, 99220-3949

Photos



Site Address

Parcel Type	Site Address	City	Land Size	Size Desc.	Description	Tax Year	Tax Code Area	Status
R	829 W BROADWAY AVE	SPOKANE	69888	Square Feet	13 Five-Plus Unit	2023	0012	Active

18-25-43: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 13 OF RESURVEY AND EXTENSION OF POST'S ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "A" OF PLATS AT PAGE 21, THENCE SOUTH 03°00'41" EAST, ALONG THE WEST LINE THEREOF AND THE EAST LINE OF LINCOLN STREET, A DISTANCE OF 192.20 FEET, THENCE NORTH 66°43'54" EAST, A DISTANCE OF 163.70 FEET, THENCE SOUTH 04°05'26" WEST, A DISTANCE OF 187.67 FEET, TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, RECORDING NUMBER 6148002, THENCE NORTH 66°50'18" EAST, A DISTANCE OF FEET, ALONG SAID NORTH LINE, TO A POINT ON THE WESTERLY BOUNDARY OF SPOKANE COUNTY ASSESSOR'S PARCEL NUMBER 35185.0054, AS CURRENTLY OWNED BY AVISTA CORPORATION, THENCE ALONG SAID WESTERLY BOUNDARY THROUGH THE FOLLOWING FOUR (4) COURSES: NORTH 05°48'14" EAST, A DISTANCE OF 136.53 FEET, NORTH 39°24'59" EAST, A DISTANCE OF 57.57, NORTH 53°30'00" EAST, A DISTANCE OF 71.95 FEET, NORTH 03°01'38" WEST, A DISTANCE OF 39.76 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 13, THENCE NORTH 86°58'11" EAST, ALONG THE SOUTH LINE OF SAID VACATED POST STREET, A DISTANCE OF 33.55 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE NORTH 02°21'41" WEST, ALONG THE EAST LINE OF SAID VACATED POST STREET, A DISTANCE OF 120.01 FEET TO SAID SOUTH LINE OF BROADWAY AVENUE; THENCE SOUTH 88°59'41" WEST, ALONG SAID SOUTH LINE OF BROADWAY AVENUE, A DISTANCE OF 334.94 FEET TO THE TRUE POINT OF BEGINNING.