

NOTICE OF APPLICATION

City of Liberty Lake Planning & Building Services (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at <http://www.libertylakewa.gov/196/Public-Notices>. Questions may be directed to the Project Coordinator listed below.

Proposal File #: 2016.SP0001 **Zoning:** C-2 (Freeway Commercial)

Proposal: Cannabis & Glass Short Plat

Proposal Description: Short Plat to create 3 lots (1 for Marijuana Retail and other lots used for permitted uses in the zone)

General Location: N. of Appleway Ave., Liberty Lake, WA 99019 (Parent Parcel 55013.9010)

Abbreviated Legal Description - Section: 1 **Township:** 25N **Range:** 45E

Owner: NXNW Holdings, LLC **Phone:** 509-590-8714

Contact: Whipple Consulting Engineers (Todd Whipple, PE) **Phone:** 509-893-2617

Application Date: 10/18/16 **Determination of Completeness Issued:** 11/14/16

Notice of Application Issued: 11/23/16 **Comment Deadline:** 4pm, 12/7/16

City of Liberty Lake Permits Included in Application: Preliminary Short Plat Application to create 3 lots (1 for Marijuana Retail and other lots used for permitted uses in the zone). If the preliminary short plat is approved, a final short plat will be required to be submitted.

Other Permits: Liberty Lake Sewer & Water District permits & approvals and Spokane Clean Air permits & approvals may need to be issued prior to construction.

Required & Existing Studies: SEPA review is not required for this short plat due to the number of lots being created.

Environmental Review: This project does not require environmental review. Due to the number of lots being subdivided, this project is exempt from SEPA requirements under City Development Code Article 10-6A, Environmental Ordinance.

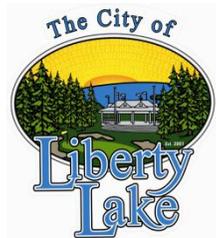
Development Regulations: City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, and the Stormwater Management Manual are the primary City regulations applicable to the site.

Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

Public Hearing: As a Type I Project Permit, this action **is not** subject to a future public hearing.

REVIEW AUTHORITY: PROJECT COORDINATOR: Amanda Tainio, Planning & Building Services Manager

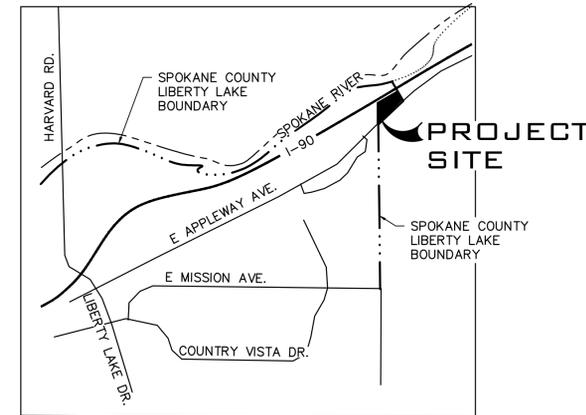


Planning & Building Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6700, Fax: (509) 755-6713, www.libertylakewa.gov

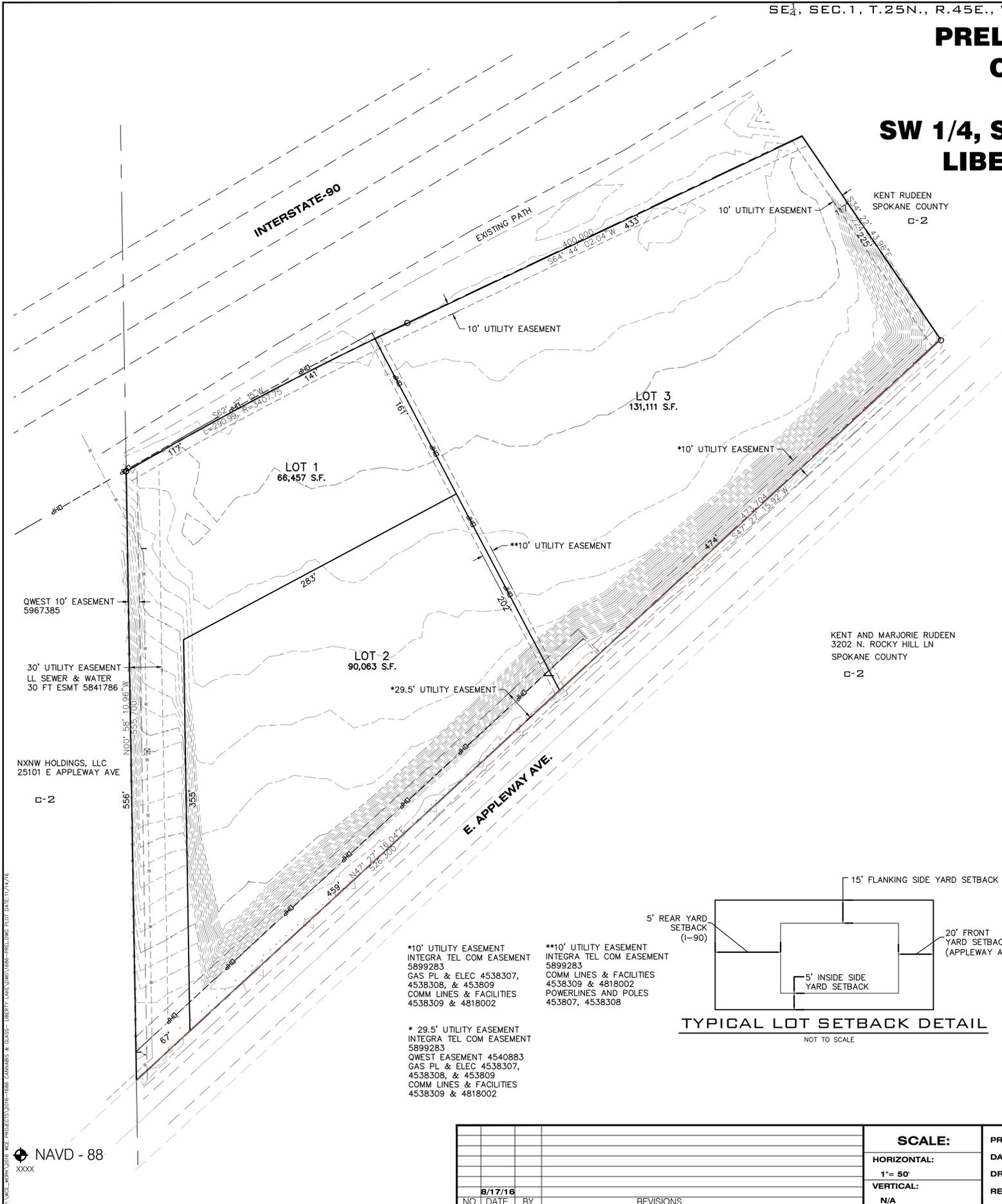
Date Issued: November 23, 2016

Signature: Amanda Tainio

PRELIMINARY SHORT PLAT OF CANNABIS AND GLASS LOCATED IN THE SW 1/4, SECTION 01, T25N, R45E, W.M. LIBERTY LAKE, WASHINGTON



VICINITY MAP
NO TO SCALE



LEGAL DESCRIPTION

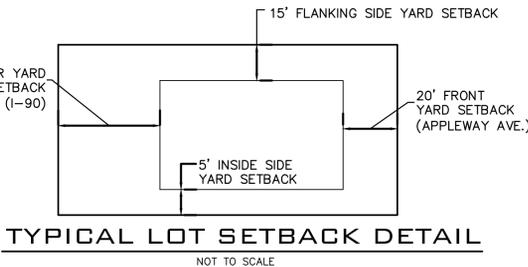
FROM AUDITOR'S CERTIFICATE 4649093 BK 99, PG 76
PARCEL 55013.9010
THAT PORTION OF GOVERNMENT LOT 10, SECTION 1, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, IN SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 800 FEET, MORE OR LESS, NORTH OF THE SOUTHWEST CORNER THEREOF, WHICH POINT IS AT THE INTERSECTION OF SAID WEST LINE WITH THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN INC. (FORMERLY GREAT NORTHERN RAILROAD COMPANY) RIGHT OF WAY AS SAID RIGHT OF WAY EXISTED NOVEMBER 9, 1937. DATE OF THAT DEED EXECUTED BY THEODORE SUKSFORF, A WIDOWER, AND RECORDED DECEMBER 11, 1937, IN VOLUME 474 OF DEEDS, PAGE 449 UNDER RECORDING NO. 318492A, RECORDS OF SAID COUNTY; THENCE SOUTH 70.3 EAST, ALONG SAID WEST LINE, 555.7 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY RIGHT OF WAY THENCE NORTH 47 DEG 30' EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1000 FEET; THENCE NORTH 34 DEG 19' WEST 224.7 FEET, MORE OR LESS, TO THE ABOVE-DESCRIBED SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE 692.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE NOW EXISTING BURLINGTON NORTHERN INC. RIGHT OF WAY, AND EXCEPT COUNTY ROAD.

ENGINEER

WHIPPLE CONSULTING ENGINEERS
2528 N. SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PHONE: 509-893-2617
CONTACT: TODD WHIPPLE, P.E.
TODD@WHIPPLE.COM

PROPERTY OWNER

NXNW HOLDINGS, LLC
605 E FRANCIS AVE.
SPOKANE, WA 99208
PHONE: 509-590-8714
CONTACT: DOUG GLENDENNING
DOUG@CANNABISANDGLASS.COM

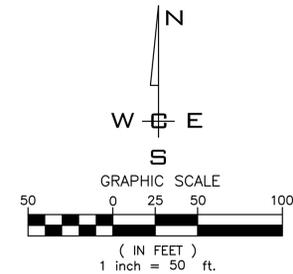


*10' UTILITY EASEMENT
INTEGRA TEL COM EASEMENT
5899283
GAS PL & ELEC 4538307,
4538308, & 453809
COMM LINES & FACILITIES
4538309 & 4818002

**10' UTILITY EASEMENT
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5899283
COMM LINES & FACILITIES
4538309 & 4818002
POWERLINES AND POLES
4538307, 4538308

* 29.5' UTILITY EASEMENT
INTEGRA TEL COM EASEMENT
5899283
QWEST EASEMENT 4540883
GAS PL & ELEC 4538307,
4538308, & 453809
COMM LINES & FACILITIES
4538309 & 4818002

SITE DATA TABLE	
GENERAL DESIGN DATA	
PARCEL NUMBERS	55013.9010
EXISTING ZONING	C2
PROPOSED ZONING	C2
PROJECT AREA	6.5 AC
LOT AREA	6.5 AC
RIGHT OF WAY AREA	0
NUMBER OF LOTS	3
MAXIMUM LOT AREA	131,111 SF
MINIMUM LOT AREA	68,457 SF
PROPERTY DENSITY	.46 UNITS/AC
AVERAGE LOT AREA	90,000 SF
DOMESTIC WATER	LIBERTY LAKE SEWER AND WATER DIST.
SANITARY SEWER DISPOSAL	LIBERTY LAKE SEWER AND WATER DIST.
FIRE DEPARTMENT	LIBERTY LAKE
DATUM	NAVD-88



NAVD - 88
XXXX

NO.	DATE	BY	REVISIONS
8/17/16			

SCALE:
HORIZONTAL:
1" = 50'
VERTICAL:
N/A

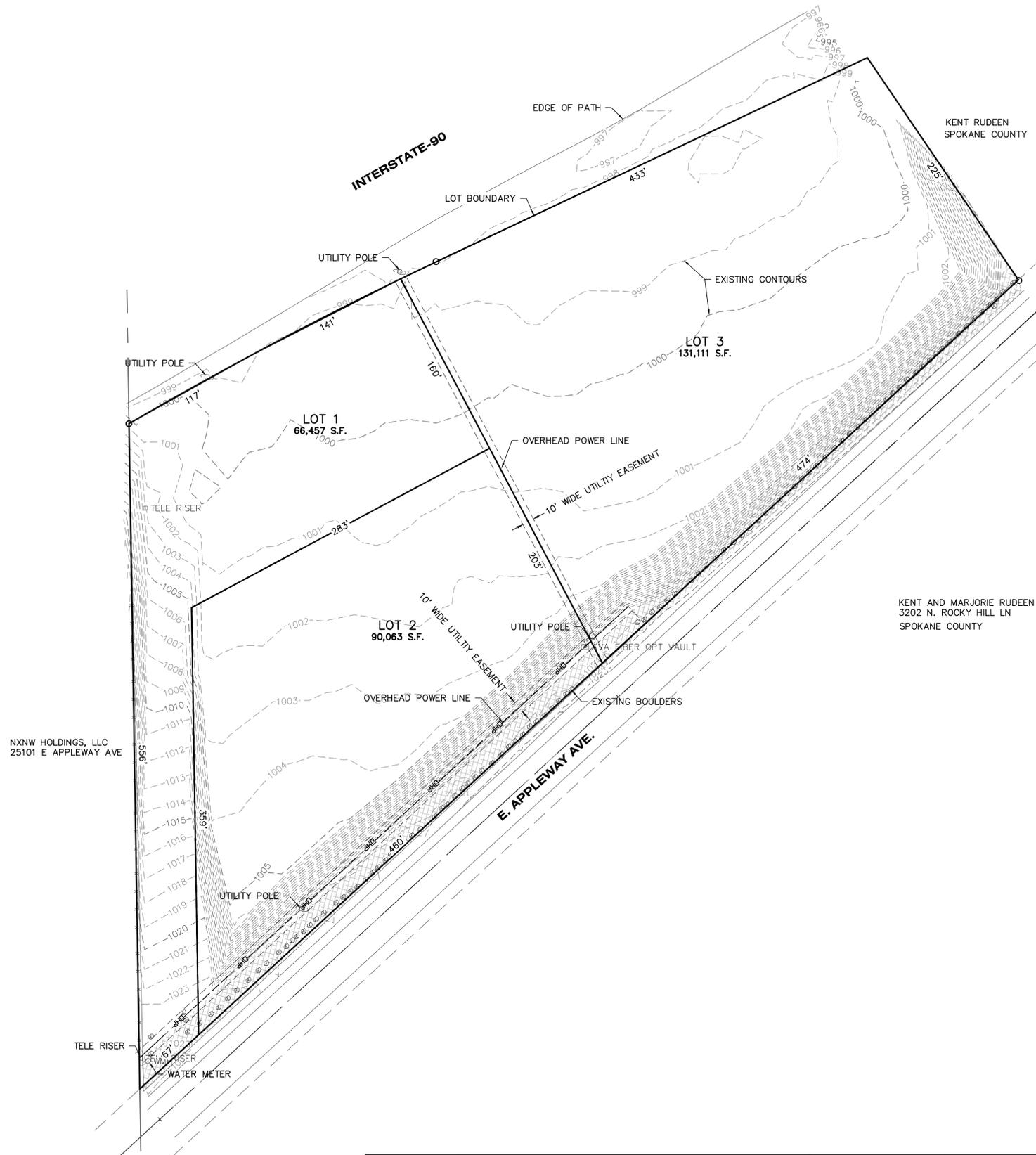
PROJ #: 16-1686
DATE: 10/17/16
DRAWN: SMM
REVIEWED: TRW

- CIVIL
- STRUCTURAL
- SURVEYING
- TRAFFIC
- PLANNING
- LANDSCAPE
- OTHER



**CANNABIS AND GLASS
PRELIMINARY SHORT PLAT
251601 E APPLEWAY AVE.
LIBERTY LAKE, WA 99019**

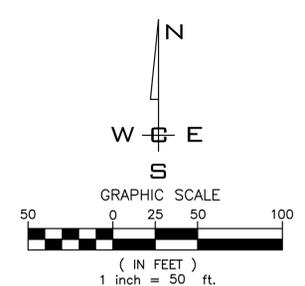
**SHEET
1 OF 3**
JOB NUMBER
16-1686



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NAVD - 88
 XXXX

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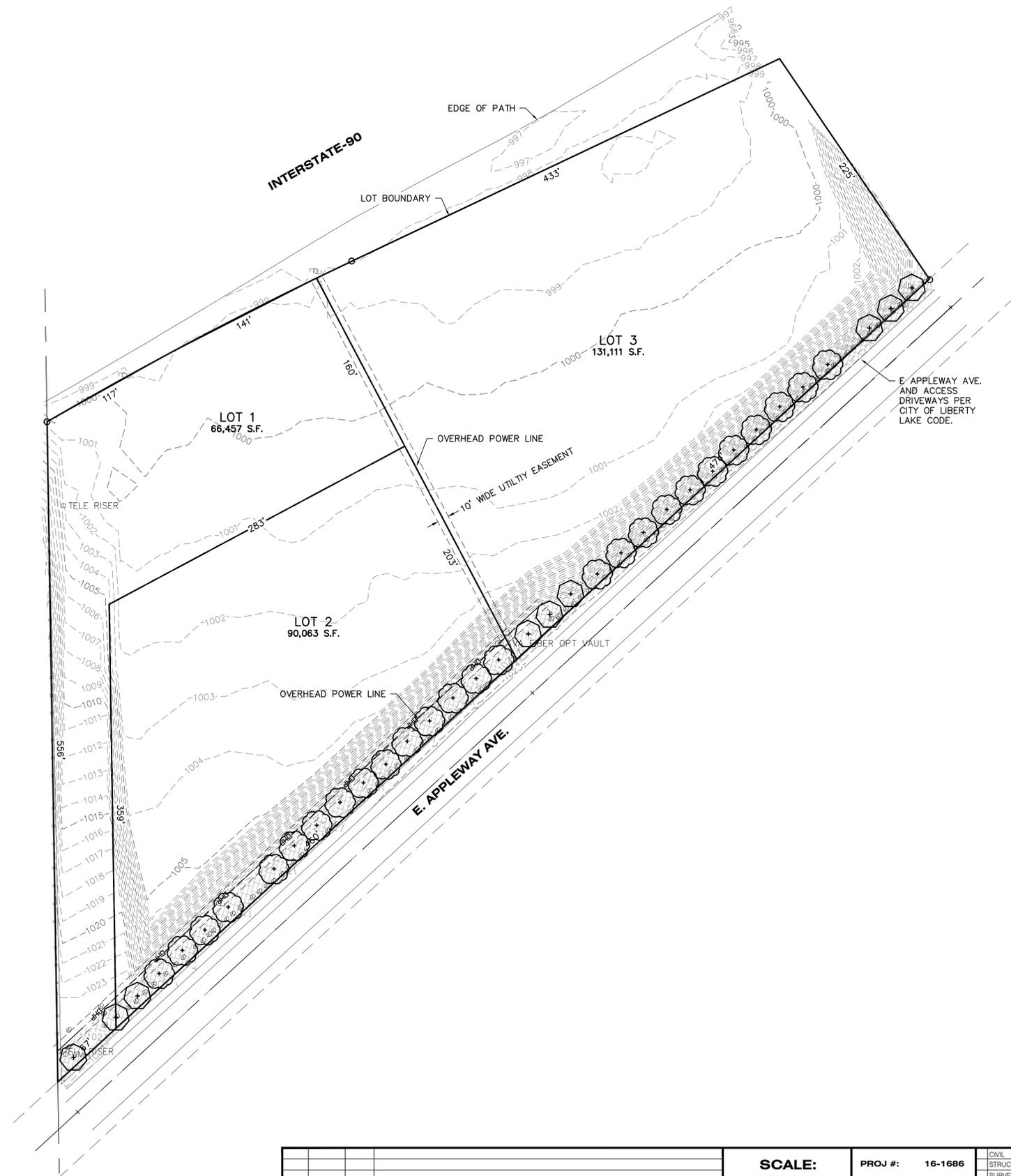
- CIVIL
- STRUCTURAL
- SURVEYING
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- PLANNING
- LANDSCAPE
- OTHER



**CANNABIS AND GLASS
 SITE ANALYSIS MAP
 251601 E APPLEWAY AVE.
 LIBERTY LAKE, WA 99019**

**SHEET
 2 OF 3**
 JOB NUMBER
16-1686

P:\WCE\WORK\2016 WCE PROJECTS\2016-1686 Cannabis & Glass - Liberty Lake\DWG\1686-PREL.dwg, site plan, 10/18/2016 2:23:19 PM, smoss, SUE



PLANTING LIST

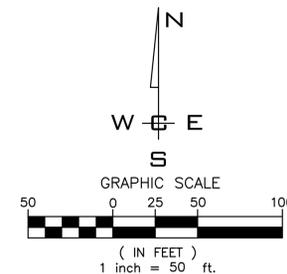
QUANT.	SYM.	COMMON/BOTANICAL NAME	SIZE	COMMENTS
19	SS	SPRING SNOW CRABAPPLE MALUS X 'SPRING SNOW'	2" CAL. 20' OC	
26	LA	LEPRECHAUN ASH FRAXINUS PENNSYLVANICA 'JOHNSON'	2" CAL. 20' OC	

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- THE COMMUNITY DEVELOPMENT DEPARTMENT AND CITY FORESTER MUST APPROVE ANY SUBSTITUTION FROM THE APPROVED LANDSCAPE PLAN.
- ALL PLANT MATERIALS, UPON INSPECTION BY THE LANDSCAPE ARCHITECT, SHALL BEAR LABELS PROVIDING SPECIES AND VARIETY TO MATCH THOSE ON THE PLANT LIST.
- ALL NEWLY PLANTED TREES SHALL BE PROPERLY STAKED, SEE PLANTING DETAIL.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE SPRINKLER SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND PREPARED AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
- AMENDED BACKFILL FOR PLANTING HOLES SHALL BE:
 - 8 PARTS BY VOLUME ON SITE SOIL.
 - 2 PARTS BY VOLUME ORGANIC AMENDMENT.
 - 1 LB. COMMERCIAL FERTILIZER PER CU. YD. (12-12-12)
- THE PLANTING PLANS ARE ACCURATE FOR PLANTING ONLY. THE PLANT LIST IS A GUIDE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURE. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGES AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL REMOVE ALL EXISTING WEEDS PRIOR TO THE START OF IRRIGATION INSTALLATION. THE JOB SHALL BE WEED FREE AT THE END OF MAINTENANCE.
- LANDSCAPE BEDS AND SWALE AREAS SHALL BE BACKFILLED WITH TOPSOIL TO WITHIN 2 INCHES OF THE TOP OF CURBS, WHERE APPLICABLE.
- CONTRACTOR SHALL INSTALL 3" OF BARK MULCH IN ALL SHRUB BEDS UNLESS NOTED OTHERWISE.
- FINISH GRADES SHALL BE SMOOTH, AND WITHOUT POCKETS OR DEPRESSIONS TO IMPEDE DRAINAGE. ALONG PAVED AREAS SUCH AS WALKS, ROADS, DRAINAGE GUTTERS, AND ADJACENT TO BUILDINGS, FINISH GRADES SHALL BE CONTINUOUS AND WITHIN 2" BELOW THE EDGE OF PAVING UNLESS OTHERWISE SHOWN. ALL GRADE BREAKS SHALL BE NEATLY ROUNDED IN SMOOTH TRANSITIONS. GRADES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL LANDSCAPED AREAS AND SWALES REQUIRE AN UNDERGROUND SPRINKLER SYSTEM AND BACKFLOW PREVENTION. A SEPARATE WATER METER FOR IRRIGATION SHALL BE INSTALLED SO THAT IRRIGATION WATER CAN BE SUBTRACTED FOR SEWER BILLING PURPOSES.
- DESIGN BUILD IRRIGATION SYSTEM GUIDELINES: CONTRACTOR SHALL INSTALL FULLY AUTOMATIC IRRIGATION SYSTEM. HEAD LAYOUT SHALL BE HEAD TO HEAD AND ALL HEADS SHALL BE "RAINBIRD POP-UPS". SHRUB AND TURF AREAS SHALL BE IRRIGATED SEPARATELY. ALL MAINLINES SHALL BE SCH. 40 P.V.C. ALL LATERAL LINES SHALL BE POLY N.S.F. 100 PSI. ALL IRRIGATION PIPING SHALL BE SIZED NOT TO EXCEED (5) FEET PER SECOND, MAXIMUM VELOCITY. CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM FOR ONE YEAR AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP. ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP, SHALL BE MADE BY THE CONTRACTOR AT NO COST TO THE OWNER.
- PROFESSIONAL GRADE BLACK PLASTIC EDGING SHALL BE USED BETWEEN PLANTING BED AND LAWN AREA.
- CONTRACTOR IS TO REPLACE ALL DAMAGED PLANT MATERIAL (GRASS, SHRUBS, ETC.), DUE TO CONSTRUCTION.

LEGEND

	IRRIGATED LOW MAINTENANCE LAWN MIX - 48% COMMON HARD FESCUE 34% VNS SHEEP FESCUE 15% GINGER BLUEGRASS
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SUSAN MARIE MOSS
CERTIFICATE NO. 821
EXP. DATE 10-31-17
PROVIDED UNDER THE DIRECT
SUPERVISION OF SUSAN MOSS
REGISTERED PROFESSIONAL
NO. 821 FOR AND ON
BEHALF OF WCE

NAVD - 88
XXXX

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STRUCTURAL	
SURVEYING	
TRAFFIC	
PLANNING	X
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OTHER	

WCE
WHIPPLE CONSULTING ENGINEERS
2528 NORTH SULLIVAN ROAD
SPOKANE VALLEY, WA 99216
PH: 509-893-2617 FAX: 509-926-0227

**CANNABIS AND GLASS
STREET TREE PLAN
251601 E APPLEWAY AVE.
LIBERTY LAKE, WA 99019**

**SHEET
3 OF 3**
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