

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.SP0002 **Zoning:** R-2

Proposal: Craig Short Plat

Proposal Description: Short Plat to create 2 clustered housing lots for an existing single family residence, a shop, and a proposed triplex

General Location: S. of Mission Ave., E. of Holl Rd., Liberty Lake, WA 99016 (Parent Parcel 55171.0107)

Abbreviated Legal Description - Section: 17 **Township:** 25N **Range:** 45E

Owner: Stephen & Julie Craig **Phone:** 509-475-4255

Applicant: Todd Folsom **Phone:** 509-499-0638

Application Date: 10/31/16 **Determination of Completeness Issued:** 11/17/16 Incomplete, 11/28/16 Complete

Notice of Application Issued: 12/7/16 **Comment Deadline:** 4pm, 12/21/16

City of Liberty Lake Permits Included in Application: Preliminary Short Plat Application to create 2 clustered housing lots for an existing single family residence, a shop, and a proposed triplex. If the preliminary short plat is approved, a final short plat will be required to be submitted.

Other Permits: Spokane County Utilities permits & approvals, Consolidated Irrigation 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.

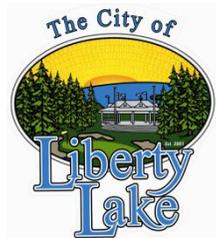
Development Regulations: City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, and the Stormwater Management Manual are the primary City regulations applicable to the site.

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: December 7, 2016

Signature: Amanda Tainio

PROPERTY DESCRIPTION

LOT "A" OF SHORT PLAT 94-1006, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 13 OF SHORT PLATS, PAGES 15 & 16; SITUATED IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

SITE DATA

REMARKS

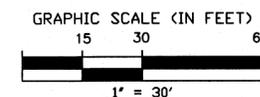
EXISTING ZONE	R2	
NUMBER OF LOTS	2	
TYPICAL LOT SIZE	VARIABLES	LOT 1: 3607 SF LOT 2: 3572 SF
TYPICAL LOT FRONTAGE	VARIABLES	LOT 1: 43.3' LOT 2: 47.0'
TOTAL AREA OF PLAT	29,935 SQ.FT.	
OWNER/APPLICANT	Steve & Julie Craig	24606 E. Sinto Ln Liberty Lake, WA. 99019 509-475-4255
PROJECT DESIGNER	Independent Home Designs	210 E Pacific Ave. Spokane, Wa. 99202 456-7518
CONTACT PERSON	Todd Folsom	15117 E. 6th Ave. Spokane Valley, WA. 99037 509-499-0638
ENGINEER/SURVEYOR	Simpson Engineers	Todd Pocock N 909 Argonne Rd. Spokane Valley, WA. 99212
SANITARY SEWER		Liberty Lake
DOMESTIC WATER		Liberty Lake
NET DENSITY	6 UNITS / ACRE	3.64 LOTS PER ACRE

NOTE:

All existing structures to remain.
Property is relatively flat, know more than a 2% slope.

SURVEYORS CERTIFICATE

I, Todd J. Pocock, PLS No. 43,147, do hereby certify that this map correctly represents a survey performed by me or under my direct supervision and is in conformance with the requirements of the Survey Recording Act at the request of TODD FOLSON.



HOLL RD

MISSION VILLA FOURTH ADD.

GREENACRES ESTATES

MISSION AVENUE

LOT B OF SHORT PLAT 94-1006

FORMERLY S.C.D.A. & P. RAILROAD R/W

PRELIMINARY CRAIG SHORT PLAT CITY OF LIBERTY LAKE

THE NE1/4 OF THE NE1/4 SEC.17, T25N, R45 EWM

Founded 1946
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

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