



1. List the provisions of the land use code that allows the proposal.  
Section 17c.110.100-c Conditional Use Permit.  
Section 17c.320, Conditional Use Permit decision criteria
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.  
LU 1.4 and LU 1.5 provide for higher density uses in areas designated on land use maps including offices as transitional uses for residential areas. LU 2.2 provides for performance and design standards to assure compatibility with surrounding land uses.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.  
The 17 stall parking lot facility will not require new access to 29th Ave., new sewer or water services. The parking lot will be constructed to City of Spokane standards.
4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.  
The CUP request adds 17 new stalls to serve an existing medical office project in RMF zone. The project connects 2 existing parking lots along 29th Avenue with sidewalk, street landscape, drainage facilities, and retained natural area adjoining residences to south.
5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.  
The retained open space natural area along the south provides additional residential buffering. Parking area will be constructed to City standards with street-scape improvements.

**(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)**

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.
7. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.