



1. List the provisions of the land use code that allows the proposal.

Spokane Municipal Code Chapter 17E.070.110B2, 17E.070.100, 17E.070.030
Table 17E.070.110-2. Please see Attachment 4.
17E.070.130(D)(1)c.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property. 17E.070.130(D)(1)c.

From 150' to 75' from Wetland Boundary (PEMIC) + 100' from OTHWM
Indian Canyon Creek Type N Waterbody. Please see "Critical Area
Buffer Reduction + Critical Area Buffer Mitigation Plan attached."
(CABR) + (CABMP)

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

N/A

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.

Site is topographically + geologically
restricted to construct @ 150' From Wetland Boundary because of Large
Surface Basalt Outcrops and Basalt Riverine Terrace Mounds.
Please see CABR + CABMP Attached.

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.

None Known. Reduce, minimize
and/or avoid any impacts to adjoining properties, surrounding
areas, and construction areas on site. Please see CABR + CABMP
Wetland Mitigation Plan Attached.

(FOLLOWING QUESTIONS FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT ONLY)

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

N/A

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.

N/A