



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

17C.110.1110 (4) Community Services Facilities and 17G.060.170

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

It is allowed use of the RSF Zone. The RSF zone implements the R6-10 designation of the comprehensive plan.

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

The expansion of the building for a garage will increase safety and security of the vehicles and create some storage space with the construction of a storage mezzanine area within the garage. No additional or increase impacts are expected in public services, utilities or roads.

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 expansion of the building with the construction of a 5 bay garage on the Northeast side will be designed to fit the current architecture of the building. No parking spaces will be lost due to the current vehicles moving to garage which frees up five spaces. The street view will change with the addition of the garage.

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.

There would be no adverse impact to the environment or surrounding properties. Parking in the garage will be accessed via the parking lot. Vehicles would be able to back out and be able to have better visual of the other vehicles entering the parking lot from both directions.

### **(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. Not applicable

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.

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Conditional Use Permit and Building Permit

**DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?**

**If yes, provide all parcel numbers.**

No

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Planning Services Department or on [www.spokaneplanning.org](http://www.spokaneplanning.org).

**SUBMITTED BY:**

*Rick Harris*

Applicant     Property Owner     Property Purchaser     Agent