

Z1500087COMP  
Crapo  
McCarroll East

## Land Use Solutions & Entitlement

Land Use Planning Services  
9101 N. MT. VIEW LANE Spokane, WA 99218  
509-435-3108 (V)

(delivered this date via email)

11-30-15

Tirrell Black  
Planning and Development Services  
801 W Spokane Falls Blvd  
Spokane WA 99201

Ref: Proposed Map Amendment R 4-10 to R 10-20

Tirrell:

I have reviewed the application and SEPA documents for internal consistency concerning the proposed number of units, if approved. The map now shows the net developable area of the current R 4-10 designated land as 26.6 acres and the remaining R 10-20 designated area as 5.8 acres of RTF zoning. Due to the variable terrain constraints inherent to the site, we are assuming that the average yield of duplex units will probably be 15 units per gross acre. That translates into a total number of duplex units within the R-4-10 amendment area to 400 units or 200 duplex structures. (26.6 acres x 15 DU/acre) Since the area currently proposes 63 detached single family units, the net increase is 337 new residential units or  $400 - 63 = 337$  new units).

The application narrative emphasizes that duplex density is and has always been considered a low-density land use. Consequently, it is difficult to identify much in the way of land use policy outside the realm of Low Density Residential policy language.

In terms of purpose and benefit; the expansion of the duplex area provides a transitional buffer along the south RMF border and allows an increase of housing units without a visual impact to the non-local drive-by public, since the Indian Trail frontage was already approved for duplex use, while the remainder is internal to the plat and its own residential neighborhood. More importantly, it provides for increased residential units, which is a mandate of your GMA Plan for implementation of the population increase adopted into the plan. This therefore provides yet another lifestyle option without building more apartments.

Finally, I would remind the decision makers that this request, if approved, still has the burden of proof as to its land use impacts in conjunction with the review and approval of a revised preliminary plat. Therefore, the focus upon accumulative impacts in this application is limited, pending final review and approval of a revised plat. Nevertheless, we remain available to supplement this application with traffic impact information, once the City and applicant conclude on the status of the underlying preliminary plat.

Respectfully Submitted,

*Dwight J Hume*

Dwight J Hume  
Land Use Solutions and Entitlement

Enclosed:

Revised General Application w/corrections  
Revised Comprehensive Plan Application w/corrections  
Revised SEPA Checklist w/corrections  
Revised Map w/exceptions identified  
Supplements, Policy language elaboration

Copied:

Dawn DeHan, applicant  
Dennis Crapo, purchaser  
WCE, engineer

# City of Spokane

Planning Services  
Department



# General Application

## DESCRIPTION OF PROPOSAL:

Map Amendment from R 4-10 to R-10-20 and zone change from RSF to RTF

## ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

Not assigned, future lots of preliminary plat of record known as McCarroll East. See attached map.

## APPLICANT:

**Name:** Dennis Crapo  
**Address:** 15321 E Mission Avenue Veradale WA 99037  
**Phone (home):** **Phone (work):** 924-8964  
**Email address:** denniscrapo@aol.com

## PROPERTY OWNER:

**Name:** Sunset West Properties, Inc Dawn DeHan President  
**Address:** 1927 S Stevens St Spokane WA 99203-2056  
**Phone (home):** N/A **Phone (work):** N/A  
**Email address:** N/A

## AGENT:

**Name:** Land Use Solutions and Entitlement/ CO Dwight Hume  
**Address:** 9101 N Mt. View Lane  
**Phone (home):** **Phone (work):** 509-435-3108  
**Email address:** dhume@spokane-landuse.com

## ASSESSOR'S PARCEL NUMBERS:

Portions of 26225.0245, 26224.0127, 26224.0128 and 26224.0116

## LEGAL DESCRIPTION OF SITE:

See attached

## SIZE OF PROPERTY:

Approximately 26.6 acres

*acreage  
corrected  
11/30/2015*

## LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Map Amendment and zone change to the City of Spokane Comprehensive Plan.





**DESCRIPTION OF PROPOSAL:**

Map Amendment from R 6-10 to R-10-20 and zone change from RSF to RTF

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

Not assigned, future lots of preliminary plat of record known as McCarroll East. See attached map.

**APPLICANT:**

**Name:** Dennis Crapo

**Address:** 15321 E Mission Avenue Veradale WA 99037

**Phone (home):** **Phone (work):** 924-8964

**Email address:** denniscrapo@aol.com

**PROPERTY OWNER:**

**Name:** Sunset West Properties, Inc Dawn DeHan President

**Address:** 1927 S Stevens St Spokane WA 99203-2056

**Phone (home):** N/A **Phone (work):** N/A

**Email address:** N/A

**AGENT:**

**Name:** Land Use Solutions and Entitlement

**Address:** 9101 N Mt. View Lane

**Phone (home):** **Phone (work):** 509-435-3108

**Email address:** dhume@spokane-landuse.com

**ASSESSOR'S PARCEL NUMBERS:**





**DESCRIPTION OF THE PROPOSED AMENDMENT** Please check the appropriate box(es):

- Comprehensive Plan Text Change                       Land Use Designation Change  
 Regulatory Code Text Change                       Area-wide Rezone

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

1. Summarize the general nature of the proposed amendment. *Change zone from RSF to RTF*
2. Why do you feel this change is needed? *No other provision available for duplex housing*
3. In what way(s) is your proposal similar to or different from the fundamental concepts contained in comprehensive plan? *Duplex housing is a transitional use from higher density multi-family next door.*
4. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
5. For map amendments:
  - a. What is the current Land Use designation and zoning for each affected parcel? *R 6-10 is existing designation and RSF zoning.*
  - b. What is the requested Land Use designation and zoning for each affected parcel? *R-10-20 and RTF*
  - c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/occupied, etc. *South, vacant; East, vacant, North vacant, West, church and office*
6. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *No*
7. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)? *No other options available*
8. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

Yes                       No

If yes, please answer the following questions:

- a. When was the amendment proposal submitted?
- b. Was it submitted as a consistent amendment or an inconsistent amendment?
- c. What were the Plan Commission recommendation and City Council decision at that time?
- d. Describe any ways that this amendment proposal varies from the previously considered version.



**DESCRIPTION OF THE PROPOSED AMENDMENT** Please check the appropriate box(es):

*(Inconsistent Amendments will only be processed every other year beginning in 2005.)*

- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change    | <input type="checkbox"/> Area-wide Rezone                       |

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

**1. General Questions (for all proposals):**

- a. Describe the nature of the proposed amendment and explain why the change is necessary.

*The Applicant and future owner of the subject plat wishes to add duplex zoning to some of the approved platted lots currently approved for single-family use. If this amendment is approved, then a subsequent replat of the amended portion will occur to bring it into compliance with current development standards.*

- b. How will the proposed change provide a substantial benefit to the public? *The proposed change would enable more housing units within the same platted area and serve as a more effective transitional buffer from the adjacent RMF area to the south and owned by others.*
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies. *(See Attached Supplement).*
- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies. *This application is consistent with applicable state and local regulations for reasons stated above.*
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies. *Yes it is consistent with the above.*
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan? *Not as a result of this request. The existing approved underlying preliminary plat of McCarroll East Addition requires traffic impact fees and improvements to the plat and surrounding intersections if and when they reach LOS "F". In*



*addition, a replat of the subject amendment would contain applicable conditions and mitigations prior to actual land use.*

- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation. *No changes to these documents as duplex zoning is considered low density residential.*
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide. *N/A*

**2. For Text Amendments:**

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

**3. For Map Change Proposals:**

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation? *R-4-10.*
- c. What is the requested land use designation? *R-10-20*
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

South: Vacant but zoned RMF

North: Vacant but part of this development

West: Office and Church and Residential

East: Residential

## Comprehensive Plan Amendment Application Supplement

McCarroll East R 4-10 to R 10-20

1c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

*This application is an extension of existing approved land use categories and therefore is consistent with approved and adopted land use plan policies insofar as the current zoning is a mix of single-family and duplex zones.*

*Nevertheless, applicable policy or regulatory language is as follows:*

LU 1.3 Single-Family Residential Areas: Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors.

*Discussion: The subject site adjoins an RMF zoned site all along its southerly boundary. Currently the subject property is platted for single-family lots along that border and this proposal adds R10-20 and RTF zoning along the entire border of the R-15-30 property. It therefore provides a transitional density into the future approved single family R4-10 portion of the plat.*

The LU 1.4 Higher Density Residential Uses: Direct higher density residential uses to centers and corridors designated on the land use map.

*Discussions: While the proposal is not higher density, this policy acknowledges the existence of higher density designations located outside of centers and corridors and states that these areas shall be confined to their present areas. In other words the adjacent zoned RMF property can be allowed to develop and this proposal simply makes a more effective provision for transitional land use and intensity.*

It is important to note that the Municipal Code at 17C.110.030 D. states that the RTF zone is a low-density residential zone with slightly larger building coverage than the RSF zone. Similarly, the Hearings Examiner, in his Findings and Conclusion concerning the underlying preliminary plat, at Page 9, Zoning, item #1; "the land use plan designates this area as low density and the RS, R-1 and

R-2 zones are considered low-density. Proving once again that the historical nature of the land use plan is to allow duplex zoning as a low density land use.

# Lot-Unit Breakdown

---

Crapo Amendment Indian Trail McCarroll East

	<u>Existing Lots</u>	<u>Existing DU's</u>	<u>Acres</u>
S/F	63 Lots	63 DU's	26.6 (proposed amendment area)
Duplex	<u>30 Lots</u>	<u>60 DU's</u>	<u>5.8</u>
Total	93 Lots	123 DU's	32.4

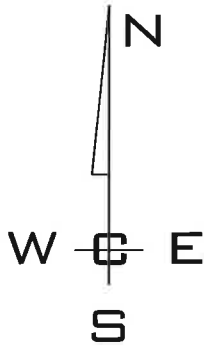
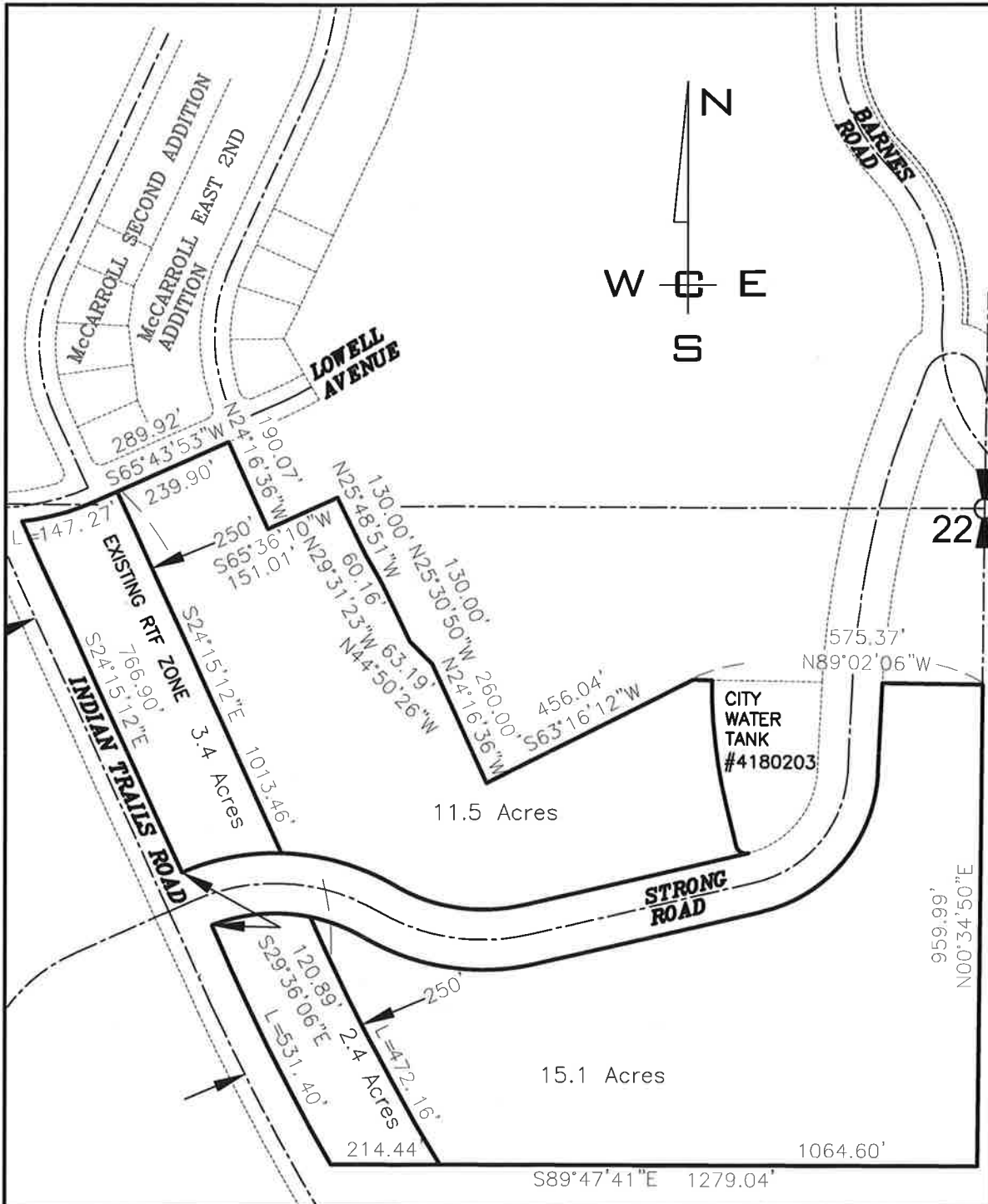
## **Proposed Duplex Conversion**

Amendment Acreage: 26.6 acres

Density Yield: 15 DU's/Ac

Total DU's: 400 DU's \* (15 DU's/Ac is a gross acre figure and 26.6 acres is net acres)

Net Increase of Units: 337 DU's (400-63 = 337)



PROJ #: 13-1090  
 DATE: 10/30/15  
 DRAWN: JAG  
 APPROVED: JAG  
 SCALE: 1"=300'

**INDIAN TRAILS  
 MCCARROLLS**  
 LOWELL AVE. & JAMES DR.  
 SPOKANE, WASHINGTON

  
 WHIPPLE CONSULTING ENGINEERS  
 CIVIL AND TRANSPORTATION ENGINEERING  
 12528 NORTH SULLIVAN ROAD  
 SPOKANE VALLEY, WASHINGTON 99216  
 PH: 509-893-2617 FAX: 509-926-0227

OCTOBER 30, 2015

Legal Description  
ZONE CHANGE

THAT PORTION OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF LOWELL AVENUE AND INDIAN TRAIL ROAD; THENCE N72°17'22"E A DISTANCE OF 766.90 FEET; THENCE S29°36'06"E A DISTANCE OF 120.89 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 4575.25 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS N67°10'05"E TO THE RADIUS POINT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°39'17", AN ARC DISTANCE OF 531.40 FEET; THENCE S89°47'41"E A DISTANCE OF 1279.04 FEET TO THE EAST LINE OF SAID SECTION; THENCE N00°34'50"E ALONG SAID LINE A DISTANCE OF 959.99 FEET; THENCE N89°02'06"W A DISTANCE OF 575.37 FEET; THENCE S63°16'12"W A DISTANCE OF 456.04 FEET; THENCE N24°16'36"W A DISTANCE OF 260.00 FEET; THENCE N44°50'26"W A DISTANCE OF 63.19 FEET; THENCE N25°30'50"W A DISTANCE OF 130.00 FEET; THENCE N29°31'23"W A DISTANCE OF 60.16 FEET; THENCE N25°48'51"W A DISTANCE OF 130.00 FEET; THENCE S65°36'10"W A DISTANCE OF 151.01 FEET; THENCE N24°16'36"W A DISTANCE OF 190.07 FEET; THENCE S65°43'53"W A DISTANCE OF 289.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 480.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°34'46", AN ARC DISTANCE OF 147.27 FEET TO THE POINT OF BEGINNING.

EXCEPT STRONG ROAD

EXCEPT CITY PARCEL DEED #4180203

HAVING AN AREA OF 32.4 ACRES



**DESCRIPTION OF PROPOSAL:**

Comprehensive Plan Map Amendment from R 6-10 to R 10-20

1075/ten  
add

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

See attached, portion of preliminary plat of McCarroll East Addition

**APPLICANT:**

**Name:** Dennis Crapo  
**Address:** 15321 E Mission Avenue Veradale WA 99037  
**Phone (home):** **Phone (work):** 509-924-8964  
**Email address:** denniscrapo@aol.com

**PROPERTY OWNER:**

**Name:** Sunset Properties Inc. Dawn DeHan President  
**Address:** 1927 S Stevens St Spokane WA 99203-2056  
**Phone (home):** N/A  
**Email address:** N/A

**AGENT:**

**Name:** Dwight J Hume dba Land Use Solutions and Entitlement  
**Address:** 9101 N Mt. View Lane Spokane WA 99218  
**Phone (home):** **Phone (work):** 435-3108  
**Email address:** dhume@spokane-landuse.com

**ASSESSOR'S PARCEL NUMBERS:**

Portions of 26225.0245, 26224.0127, 26224.0128 and 26224.0116

**LEGAL DESCRIPTION OF SITE:**

See attached

**SIZE OF PROPERTY:**

See attached

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

Comp Plan Map Amendment, R 6-10 to R 10-20 and RSF to RTF

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

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

See above list plus the following: 26221.0245 and 26221.0233

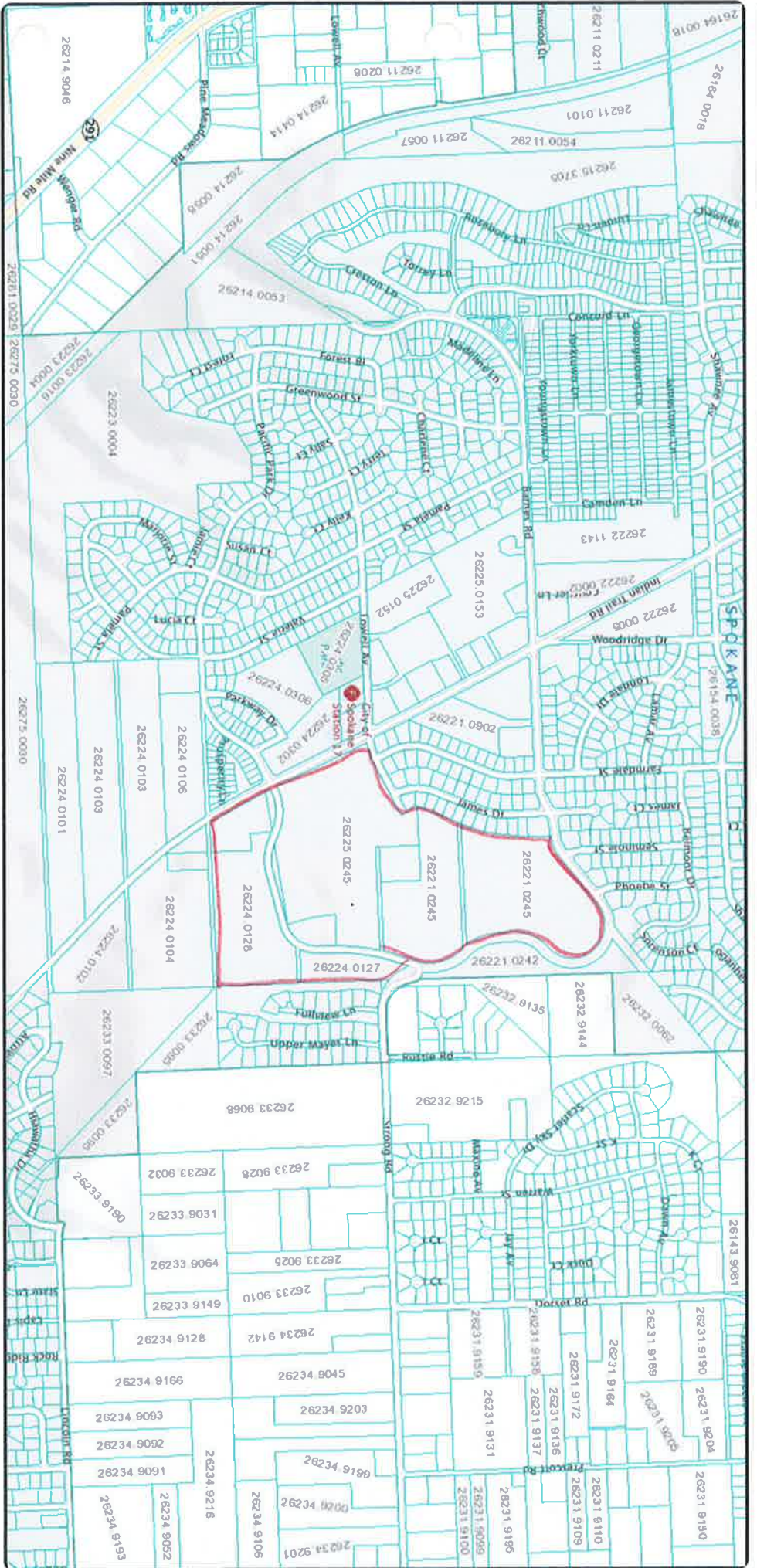
I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Planning Services Department or on [www.spokaneplanning.org](http://www.spokaneplanning.org).

**SUBMITTED BY:**



Applicant     Property Owner     Property Purchaser     Agent





 Owners Adjacent Parcels.





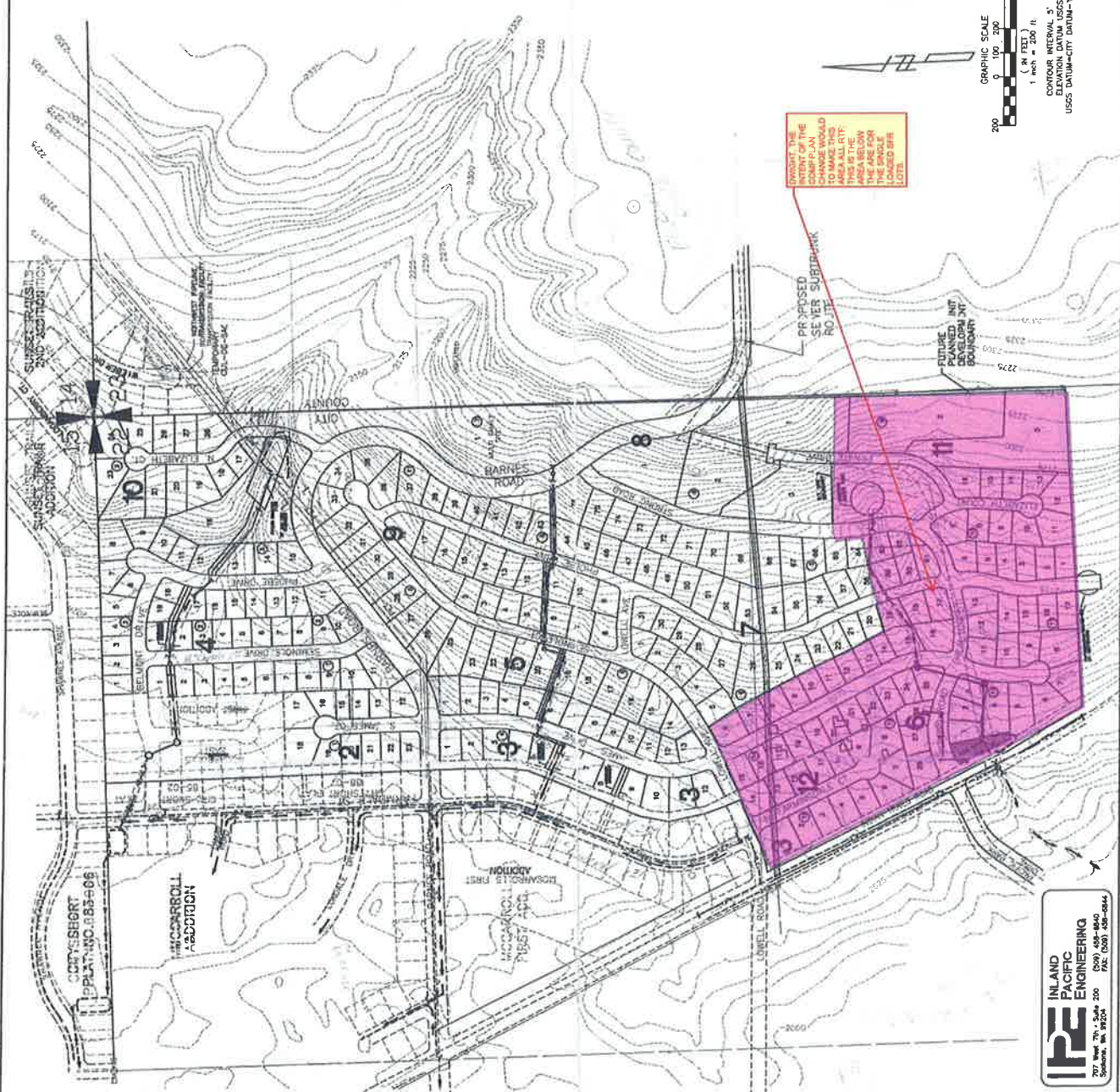
VICINITY MAP  
NOT TO SCALE

LAND USE AND DENSITY

PROPOSED USE	GROSS AREA	NO. LOTS	DENSITY
R1-One Family Residential, Detached Housing	11.5 AC	187 LOTS (102 UNITS)	2.45 UNITS/AC
R1-One Family Residential, Attached Housing	40.4 AC	194 LOTS (82 UNITS)	2.35 UNITS/AC
R1-Two Family Residential, Duplex	9.4 AC	31 LOTS (62 UNITS)	6.60 UNITS/AC
R1-Multifamily Housing, (P, U, B)	35.1 AC	10 LOTS (211 UNITS)	6.01 UNITS/AC
<b>TOTAL PROPOSED</b>	<b>146.4 AC.</b>	<b>297 LOTS (629 UNITS)</b>	<b>3.61 UNITS/AC.</b>

ZONING

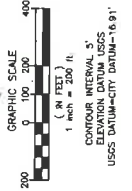
DESCRIPTION	EXISTING ZONE	PROPOSED ZONE
LOTS 1-31, BLOCK 6	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 7	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 8	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 9	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 10	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 11	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 12	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 13	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 14	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 15	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 16	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 17	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 18	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 19	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 20	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 21	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 22	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 23	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 24	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 25	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 26	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 27	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 28	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 29	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 30	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 31	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 32	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 33	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 34	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 35	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 36	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 37	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 38	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 39	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 40	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 41	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 42	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 43	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 44	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 45	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 46	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 47	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 48	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 49	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 50	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 51	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 52	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 53	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 54	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 55	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 56	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 57	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 58	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 59	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 60	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 61	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 62	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 63	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 64	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 65	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 66	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 67	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 68	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 69	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 70	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 71	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 72	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 73	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 74	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 75	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 76	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 77	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 78	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 79	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 80	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 81	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 82	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 83	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 84	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 85	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 86	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 87	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 88	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 89	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 90	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 91	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 92	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 93	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 94	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 95	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 96	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 97	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 98	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 99	R1L (Unzoned)	R1L (Unzoned)
LOTS 1-31, BLOCK 100	R1L (Unzoned)	R1L (Unzoned)



FORWANT THE  
PURPOSE OF THE  
CHANGE WOULD  
TO MAKE THIS  
AREA ALL RT;  
THE ARE FOR  
LOCKED OFF  
LOTS.

PROPOSED  
SEE PER SUBMITTAL  
NO. 111

FUTURE  
PLANNED INT'  
BOUNDARY INT'



REVISED PRELIMINARY PLAT  
OF  
**MCCARROLL EAST**  
BEING A REPLAT OF PORTIONS OF  
PROSPERITY ACRES ADDITION  
LOCATED IN SECTION 22, T.26N., R.42E.W.M.  
SPOKANE COUNTY, WASHINGTON  
JULY 1994  
REVISED 1999  
SHEET 1 OF 4





