

PROJECT NARRATIVE: EAST VILLAGE SHORT PLAT

RECEIVED
CITY OF MOUNT VERNON

DEC 29 2016

C.E.D. DEPARTMENT
BY

- A. Name of Project: East Village Short Plat. 9 lot short plat on 13 acres consisting of 7 lots plus storm water tract located on the northern most 2.2 acres of a total 13 acre parcel. The developed portion is sited north of Maddox Creek and its' associated 150' Critical Area Buffer. The 9th lot is the residual 10 acres located south of Maddox Creek down to East Blackburn Road.
- B. Zoning and Comprehensive Plan designation: Currently zoned R-1,4.0 and designated as Medium Density Residential on Comprehensive Plan. Adjacent uses consist of Elementary School (Little Mountain Elementary) to the North; Park Village mobile home subdivision to the NorthEast; Big Fir North and South age restricted residential communities to the West; and single family residential to the East.
- C. Current use of Site: There are 2 single family residences on the South 300 feet, the balance of the site is vacant pasture and forested.
- D. Special Site Features: Maddox Creek bi-sects the site about 350'-400' from its' northern property line. Initial surveys have shown potential for wetlands on pasture areas in southern portion of site although these are not found on City's wetland maps. A 10,000 sq. ft. artificially created wetland has been created on the westerly end of the developed area of the site and will be mitigated via wetland banking (see attached report and mitigation plan). 150' Critical Area Buffers will be in place on both North and South sides of Maddox Creek.
- E. Soil types and Drainage Conditions: Two soil units are mapped by NRCS on the site: 1) Bow gravelly loam, permeability of the Bow soil is slow and available water capacity is high, 2) Skipopa silt loam, permeability of the Skipopa soil is very slow and available water capacity is high.
- F. Proposed use of the property and scope of proposed development: Development will occur over the northern most 2.2 acres of a total 13 acre site. The 7 lot residential development will utilize an extension of Balsam Lane the utilities therein. The residential lots and improvements will all be sited between the 150' Critical Area Buffer from Maddox Creek and the Northern property boundary, and is sited 1,300 feet from East Blackburn Road. The homes built are anticipated to be approximately 1,800 s.f.-2,500 s.f. with 2-3 car garages and all structures will be built compliant with City codes.
- G. Proposed off-site improvements: It is not anticipated there will be any off-site improvements for 2 reasons: 1) the improvements for the 7 residential lots is a mere extension of the existing Big Fir North improvements, and 2) City Ordinances would require improvements along East Blackburn Road. We are requesting an exemption, and staff has said it will support, from this requirement because of the 1,300' distance between the residential lots and East Blackburn Road and the site's capacity to eventually accommodate residential on south portion at which time the Blackburn improvements would be a requirement of any such development.
- H. Total estimated construction cost and estimated fair market value: Estimated construction costs (without land and soft development costs): \$300,000; Estimated market value: \$600,000.
- I. Estimated quantities and type of fill/excavation: 1,300 c.y. fill of excavation from roads and storm pond; 450 c.y. of fill for road base and road grading.
- J. Number, type and size of trees to be removed: From Rebecca Lowell email of January 8, 2016: "... you will be placing the standard buffer on the stream and wetland areas- which means that the tree information in not necessary".

- K. Explanation of any land to be dedicated to the City: There will be no property dedicated to the City. Streets, curbs, sidewalks and storm tract will all be private and maintained by the Homeowner's Association.
- L. For Subdivision applications: The 7 lots will all exceed 10,000 s.f. in size with a density of 8 lots maximum.

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**East Village Short Plat: Request for Waiver of Requirements, Chapter 16.32.060
Improvements**

Referenced Chapter 16.32.060 requires improvements in the following areas:

B. Sanitary sewers. sub-paragraph 4. Sewer lines shall be extended to the boundary of the (short) plat at the discretion of the Public Works Director.

D. Streets. Sub-paragraph 3."subdivision boundary to subdivision boundary."

16.20.020 Waiver of Requirements.

1. Any request shall be received concurrent with plat application.
2. Said request shall include all details necessary to support the application.
3. Any waiver shall be granted at the discretion of the Hearing Examiner.

This request is for a waiver of the requirements of East Blackburn Road being improved to the East boundary of Lot 9 of the proposed short plat.

Basis for Request of Waiver of Requirements:

1. Actual development will occur at the very northerly end of the total site, a distance of 1,300' (1/4 mile) from East Blackburn Road. This is approximately the same distance as Fowler Street to East Blackburn Road on the perimeter of Hillcrest Park. The actual development is separated from East Blackburn Road by Maddox Creek and over 300' of Critical Area buffers. Lot 9 is the residual lot in the short plat and has existed as such for over 50 years. It is anticipated that the required improvements would occur at such time as any future development occurs on that lot in coordination with other Blackburn Road sites.
2. Improvements would involve sanitary sewer, curb, sidewalks, relocation of existing power poles, enclosing existing open drainage ditch, and full 1/2 street improvements. Conservatively the cost would exceed \$300,000 plus engineering, permits, fees, etc..... approximately \$60,000 per lot. That is a figure a small project such as this cannot absorb and would render it un-developable.

Sincerely,

David Prutzman
Managing Member
Samish Bay Land Company LLC

East Village Short Plat: Justification for Proposal

This proposal meets zoning codes, Comprehensive Plan designation and development standards in an environmentally sensitive manner. All utilities have already been extended to the site. It observes existing Critical Area buffer setbacks. It will help the City meet its' targets for providing new homes over the next 20 years.

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CONSTRUCTION MITIGATION DESCRIPTION: EAST VILLAGE SHORT PLAT

- A. Construction Dates: Spring 2017 through Summer 2017.
- B. Hours of Operation: 7:00 a.m. to 6:00 p.m.
- C. Proposed Hauling/Transportation Routes: Ingress/Egress to site will be via Balsam Lane and through Big Fir North community.
- D. Mitigation Measures for Traffic/Transportation Impacts: Hauling of import materials will be minimal with most construction traffic impacts relating to removal of clear/grade materials. We anticipate use of street washing, street sweeping combined with the limited construction hours. We will be applying to the City for relief from the Ordinance which restricts site clearing to 10' back of utilities. Allowing clearing of the site at one time will reduce the length of time that trucks would be hauling logs through the Big Fir North community.
- E. Special hours proposed for construction hauling: None at this time.
- F. Preliminary Traffic Control Plan: We anticipate providing manual traffic control at the intersection of LaVenture Road and Grand Avenue (Big Fir North) for trucks entering on to LaVenture Road South.

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DENSITY WORKSHEET FOR STANDARD PLATS

- | | | |
|--|---------|-------------|
| 1. Gross area of property: | 583,268 | square feet |
| 2. Public streets and right-of-way: | 9,131 | square feet |
| 3. Open water area of lakes, streams, tidal lands, and the area of delineated wetlands (without buffers) | 93,213 | square feet |
| 4. Subtract lines 2 and 3 from line 1 for net area: | 480,924 | square feet |
| 5. Divide line 4 by 43,560 for net acreage: | 11.04 | acres |
| 6. Multiply line 5 by the maximum density allowed per the Zoning code (MVMC Title 17): | 50 | units |

THIS IS THE MAXIMUM NUMBER OF LOTS THAT COULD BE PLACED ON A LOT THROUGH A STANDARD SUBDIVISION PROCESS. PLEASE NOTE THAT RIGHT-OF-WAY ABUTTING A SITE CAN NOT BE INCLUDED IN THE GROSS AREA OF A PROPERTY AND THE MOUNT VERNON MUNICIPAL CODE DOES NOT ALLOW UNITS TO BE ROUNDED UP.

EXAMPLE:

A 4.5 acre parcel zoned R-1, 4.0 that has .9 acre of public roads and rights-of-way and .37 acre of open water area of a stream:

- | | | |
|--|------|-------|
| 1. Site Area: | 4.5 | acres |
| 2. Minus (.9 r-o-w + .37 wetland = 1.27) | 1.27 | acre |
| 3. Net Site Area | 3.23 | acres |
| 4. Multiply line 4 by the maximum density allowed
Per the Zoning code (3.23 acres x 4.54 = 14.66 units) | 14 | units |



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BY 18-150

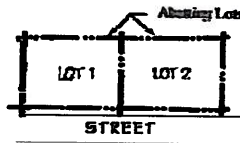
AFFIDAVIT FOR MAILING LABELS

PROJECT NAME: EAST VILLAGE Project File No. _____

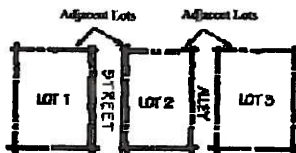
The attached is a list of property of owners within (check one) 100', 300', 500', or those that are adjacent and abutting of the subject site. Below is a summary of the required notification distances per the Mount Vernon Municipal Code. The Community & Economic Development Department will notify these individuals of the proposed development.

- For administrative conditional use permits notice shall be mailed to adjacent and abutting property owners. The code definitions for adjacent and abutting follow.

"Abutting" means to have boundaries that touch. When two parcels have a street or alley that runs between the two parcels, the two parcels are not abutting.



"Adjacent" means lots located across a public street, railroad, or right-of-way.



- For Planned Unit Developments, notice shall be mailed to property owners within 500 feet of the project.
- For Special Use Permits for Accessory Dwelling Units (ADU) or variances not exceeding 20% of the zoning requirements, notice shall be mailed to all property owners within 100 feet of the property.
- For all other applications, including annexations and short plats, notice to all owners located within the boundaries of a project and within 300 feet of the boundary of the development permit. If the applicant owns property abutting or adjacent to the boundary of the development permit, notice shall be sent to the owners of real property within 300 feet of any portion of the boundaries of abutting or adjacent properties owned by the applicant.

Applicant Certification

I, DAVID PRUTZMAN, hereby certify that the above list(s) of
(print name)

property owners and their addresses were obtained from:

- the Skagit County Assessor Records (no other source is acceptable).

Signed [Signature]
(Applicant or Authorized Agent)

Date: 12/27/16

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this, the 27th day of DECEMBER, 2016 before me personally appeared DAVID R. PRUTZMAN known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

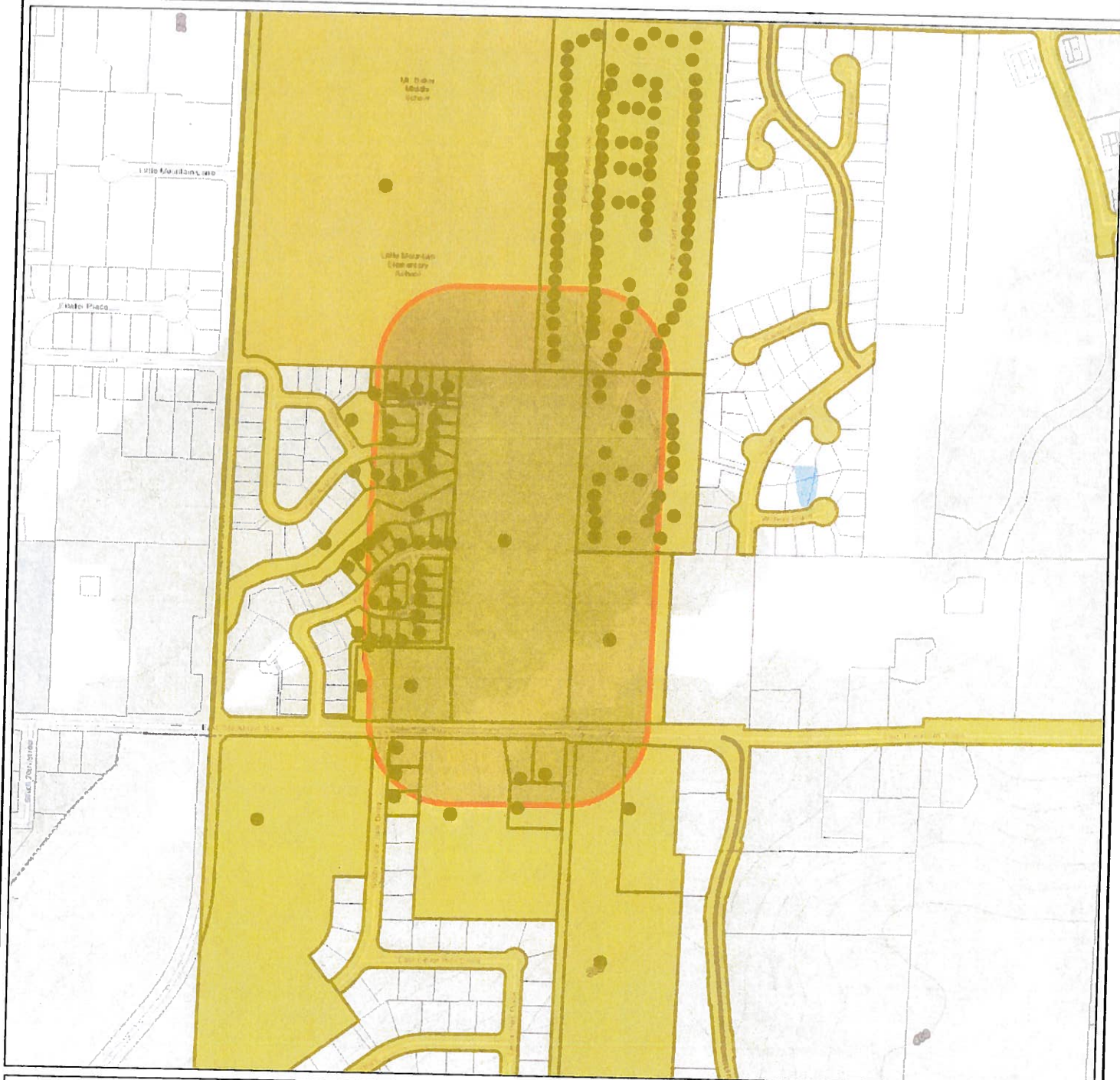


[Signature: Judith A. Williams]
Notary Public in and for the State of WA

Washington residing at: STANWOOD
My Appointment Expires: 10/29/18



P28003



16-150

Legend

- Tax Parcels
- Pre Tax Account Property
- City Limit Lines
- County Boundary

Notes

Using geoSkagit Process and 300' buffer

0.19 0 0.09 0.19 Miles

Scale 1: 5,986

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. NOT TO BE USED FOR NAVIGATION.

2/3/2016

OBJECTID	PNumber	SitusStNo	SitusStNarr	SitusCSZ	OwnerNarr	OwnerAdd	OwnerAdd	OwnerAdd
	710	P102068	2610 E SECTION	MOUNT VE TURNER	MARGARET C	2610 E SECTION	ST UN	
	1875	P103818	2610 E SECTION	MOUNT VE GRACE	JOYCE	2610 E SECTION	ST UN	
	2061	P104817	2610 E SECTION	MOUNT VE MEENDERI	MEENDERI	2610 E SECTION	ST UN	
31805	P27961		2572 E BLACKBU	Mount Ver	CLARIDGE CLARIDGE	2572 E BLACKBURN	RC	
	2130	P104805	2610 E SECTION	MOUNT VE FINNEY	GLI WHITFIELD	2610 E SECTION	ST UN	
	1251	P103084	2610 E SECTION	MOUNT VE NORBERT	DIANE	2610 E SECTION	ST UN	
19348	P131969		1927 SILVER LOC	MOUNT VE MCKEE	EVE MCKEE DO	1927 SILVER LOOP		
19262	P131961		1925 FRASER AV	MOUNT VE RANDELL	T RANDELL K	1925 FRASER AVE		
	2096	P104804	2610 E SECTION	MOUNT VE ROBERTS	G	2610 E SECTION	ST UNIT 39	
15372	P126511		1759 GRAND AV	MOUNT VE MILLS	REV(MILLS LORI	1759 GRAND AVE		
	1363	P103675	2610 E SECTION	MOUNT VE FRY	JOAN LYNN SUSAN	2610 E SECTION	ST UN	
	1483	P103895	2610 E SECTION	MOUNT VE BERG	DON	2610 E SECTION	ST UNIT 10	
	2479	P103823	2610 E SECTION	MOUNT VE SEAWARD	MARLENE	2610 E SECTION	ST UN	
64423	P64327		2012 SOUTH CEE	Mount Ver	ROETCISOE	2012 S CEDAR HILLS	DR	
	650	P102070	2610 E SECTION	MOUNT VE HUNTER	ELLEN B	2610 E SECTION	ST UN	
19265	P131964		1883 FRASER AV	MOUNT VE JONES	ALA JONES BRIC	1883 FRASER AVE		
	1761	P103062	2610 E SECTION	MOUNT VE BIELINSKI	LEONA B	2610 E SECTION	ST UN	
	1240	P103056	2610 E SECTION	MOUNT VE BLANGY	M BLANGY DE	2610 E SECTION	ST UN	
	2602	P104799	2610 E SECTION	MOUNT VE BRACEROS	SHANE R	2610 E SECTION	ST UN	
19963	P131972		1894 SILVER LOC	MOUNT VE SUNDIN	DOUGLAS E	1894 SILVER LOOP		
	2608	P104819	2610 E SECTION	MOUNT VE PATRANATO	DOREEN	2610 E SECTION	ST UN	
15415	P126512				BIG FIR NO HOMEOW	32800 HWY 20 STE 2		
64457	P64326		2006 SOUTH CEE	Mount Ver	DEL BOSQUE LISA	2006 S CEDAR HILLS DI		
15392	P126507		1771 GRAND AV	MOUNT VE WEYER	TRI WEYER HEI	11333 3RD PL W APT 2		
	1492	P103672	2610 E SECTION	MOUNT VE BISHOP	DO BISHOP PR	2610 E SECTION	ST UN	
	1214	P103172	2610 E SECTION	MOUNT VE WAKEMAN	SUSAN C	2610 E SECTION	ST UN	
	659	P101712	2610 E SECTION	MOUNT VE MARTIN	W	2610 E SECTION	ST UNIT 89	
	667	P101225	2610 E SECTION	MOUNT VE LOSS	DAVIE	2610 E SECTION	ST UNIT 23	
	1254	P103090	2610 E SECTION	MOUNT VE BARTOK	STEPHEN JOSI	2610 E SECTION	ST UN	
	1208	P103074	2610 E SECTION	MOUNT VE LOBDELL	G LOBDELL C	2610 E SECTION	ST UNI	
15369	P126498		1778 GRAND AV	MOUNT VE LECROY	PA	1778 GRAND AVE		
19946	P131970		1876 SILVER LOC	MOUNT VE QUALL	DA\ QUALL ALL	PO BOX 1142		
31811	P28012				MOUNT VE LITTLE MOI	C/O BRIAN	19772 MACARTHUR BI	
31911	P27999		2610 E SECTION	MOUNT VE LITTLE MOI	C/O BRIAN	19772 MACARTHUR BI		
19296	P131986		FRASER AV	MOUNT VE BIG FIR	SOUTH PUD HC	32800 HWY 20 STE 2		
	1366	P103699	2610 E SECTION	MOUNT VE CHAPUT	RONALD T	1752 NW MARKET ST		
	702	P101378	2610 E SECTION	MOUNT VE CRUMRINE	CRUMRINE	2610 E SECTION	ST UN	
16322	P126509		1765 GRAND AV	MOUNT VE BURLINGAI		1765 GRAND AVE		
	1025	P102404	2610 E SECTION	MOUNT VE GAILEY	GLE GAILEY MA	2610 E SECTION	ST UN	
	1237	P103053	2610 E SECTION	MOUNT VE DALLMAN	ALDON A AI	2610 E SECTION	ST UN	
	1323	P103113	2610 E SECTION	MOUNT VE CROSS	STEI	2610 E SECTION	ST UNIT 97	
	596	P101877	2610 E SECTION	MOUNT VE LANCASTE	LANCASTE	2610 E SECTION	STREE	
	2605	P104802	2610 E SECTION	MOUNT VE MACKEY	FF MACKEY M	2610 E SECTION	ST UN	
19972	P131996		FRASER AV	MOUNT VE BIG FIR	SOUTH PUD HC	32800 HWY 20 STE 2		
19966	P131975		1918 SILVER LOC	MOUNT VE DAMBROSI	DAMBROSI	1918 SILVER LOOP		
	1209	P103077	2610 E SECTION	MOUNT VE ESSELBACH	CLARA G	2610 E SECTION	ST UN	

16320 P126500	2229 BALSAM LA MOUNT VE KOSSMAN	2229 BALSAM LN
83645 P99250	2610 E SECTION MOUNT VE MCMORAN	MCMORAN 2610 E SECTION ST UN
15458 P126508	1767 GRAND AV MOUNT VE DAVIDSON	1767 GRAND AVE
1441 P103703	2610 E SECTION MOUNT VE MATHENY	MATHENY . 2610 E SECTION STREE
31903 P27997	2610 E SECTION MOUNT VE LITTLE MOI	C/O BRIAN 19772 MACARTHUR BI
1203 P103050	2610 E SECTION MOUNT VE WOODMAI	2610 E SECTION ST UNIT 58
1693 P102407	2610 E SECTION MOUNT VE LAMONTE	LAMONTE 6184 SAXON RD
1501 P103674	2160 E SECTION MOUNT VE LIBERATOR	LIBERATOR 2610 E SECTION ST UN
1269 P103051	2610 E SECTION MOUNT VE WELLINGTON	WILLIAM 2610 E SECTION ST UN
83725 P99336	2610 E SECTION MOUNT VE AUCOIN JO	2610 E SECTION ST UNIT 49
15378 P126504	2245 BALSAM LA MOUNT VE RODEWALI	2245 BALSAM LN
462 P101223	2610 E SECTION MOUNT VE NEWELL	EVELYN S 2610 E SECTION ST UN
2600 P104797	2610 E SECTION MOUNT VE COLWELL F	2610 E SECTION ST UNIT 83
19414 P131968	1935 SILVER LOC MOUNT VE MINAHAN	MINAHAN 1935 SILVER LOOP
31912 P28006	2381 BLACKBURI MOUNT VE MENDEZ A	OSEGUERA 2381 E BLACKBURN RC
31906 P28024		HOBBS CAROLYN J 2724 E BLACKBURN RC
2128 P104794	2610 E SECTION MOUNT VE DYKSTRA	DONALD 2610 E SECTION ST UN
1026 P102406	2610 E SECTION MOUNT VE WONDER	JOHN L 2610 E SECTION ST UN
1238 P103054	2610 E SECTION MOUNT VE SMOODY B	2610 E SECTION STREET UNIT 93
2059 P104811	2610 E SECTION MOUNT VE DICKERSON	DICKERSON 2610 E SECTION ST UN
2606 P104803	2610 E SECTION MOUNT VE DAVIS	BARBARA J 2610 E SECTION ST UN
293 P100550	2610 E SECTION MOUNT VE HICKMAN I	2610 E SECTION ST UNIT 32
1020 P100951	2610 E SECTION MOUNT VE BRISCOE	ELAINE C 2610 E SECTION ST UN
2609 P104821	2610 E SECTION MOUNT VE QUINTOA F	QUINTOA S 2610 E SECTION ST UN
711 P102069	2610 E SECTION MOUNT VE GILBERT R	GILBERT N 2610 E SECTION ST UN
1375 P103704	2610 E SECTION MOUNT VE LITTLE	MOUNTAIN EST 19772 MACARTHUR BI
6238 P113133	2610 E SECTION MOUNT VE PIPER	ROSEMARY I 2610 E SECTION ST UN
1212 P103112	2610 E SECTION MOUNT VE HORNBECK	2610 E SECTION ST UNIT 16
1876 P103819	2610 E SECTION MOUNT VE LECLAIR	ER LECLAIR CA 2610 E SECTION ST UN
2131 P104807	2610 E SECTION MOUNT VE BRUDERS	ROXANNE PO BOX 65
31806 P27963	2578 E BLACKBU Mount Ver	SPRINGER I 2578 E BLACKBURN RD
19297 P131997		FRASER AV MOUNT VE BIG FIR SOUTH PUD HC 32800 HWY 20 STE 2
2139 P104815	2610 E SECTION MOUNT VE OLSON	MARCELYENE \ 2610 E SECTION UNIT (
565 P101379	2610 E SECTION MOUNT VERNON, WA	98274
15075 P126033		BIG FIR NORTH PUD-PI 32800 HWY 20 STE 2
1206 P103067	2610 E SECTION MOUNT VE WESTLEY T	WESTLEY JI 2610 E SECTION ST UN
1764 P103070	2610 E SECTION MOUNT VE CLINGER	RUTH 2610 E SECTION ST UN
31929 P28017	2721 BLACKBURI MOUNT VE FOX	CLYDE 2721 E BLACKBURN RC
2056 P104808	2610 E SECTION MOUNT VE WOLFE CH	WOLFE DIV 2610 E SECTION ST UN
31809 P28003	2437 BLACKBURI MOUNT VE KIESEL	MARY MARGAR 2601 E BLACKBURN RC
2603 P104800	2610 E SECTION MOUNT VE OLSON	ROI OLSON JOA 2610 E SECTION ST UN
433 P100948	2610 E SECTION MOUNT VE HAMMAN	2610 E SECTION ST UNIT 72
19964 P131973	1902 SILVER LOC MOUNT VE FRAZIER	L F FRAZIER SF 1902 SILVER LOOP
1286 P103075	2610 E SECTION MOUNT VE LOOFF	JAM 2610 E SECTION ST UNIT 3
2119 P104814	2610 E SECTION MOUNT VE PRATT	ROB PRATT DEL 2610 E SECTION UNIT (
1870 P103719	2610 E SECTION MOUNT VE DAVIS	CLA F DAVIS JANI 2610 E SECTION ST UN
1877 P103820	2610 E SECTION MOUNT VE TOPHAM	NANCY 2610 E SECTION ST UN

1021 P100952	2610 E SECTION MOUNT VE REYNOLDS SHELLEY M	2610 E SECTION ST UN
2034 P104694	2610 E SECTION MOUNT VE WARD CLA WARD DO	2610 E SECTION ST UN
2094 P104793	2610 E SECTION MOUNT VE HAYES GRACE B	2610 E SECTION ST UN
15376 P126497	1774 GRAND AV MOUNT VE HUNT KENI	1774 GRAND AVE
514 P101497	2610 E SECTION MOUNT VE CHAPMAN ATTN THE I	ATTN DAVI 19424 58TI
19947 P131971	1886 SILVER LOC MOUNT VE BARRINGE	BARRINGE 1886 SILVER LOOP
1253 P103089	2610 E SECTION MOUNT VE WOODWAI	2610 E SECTION ST UNIT 5
84075 P99603	2610 E SECTION MOUNT VE MURPHY DONALD/BE	2610 E SECTION ST UN
2140 P104820	2610 E SECTION MOUNT VE VAUX HELEN A	2610 E SECTION ST UN
15370 P126501	2233 BALSAM LA MOUNT VE EBERLI MARJORIE A	2233 BALSAM LN
1602 P101498	2610 E SECTION MOUNT VE JOHNSON I	JOHNSON I 2610 E SECTION ST UN
83680 P99252	2610 E SECTION MOUNT VE VAIL THOM JONES VAIL	2610 E SECTION ST UN
1367 P103702	2610 E SECTION MOUNT VE GULLICK RENTZ JR	2610 E SECTION ST UN
31812 P28023	2724 E BLACKBU Mount Ver HOBBS CAROLYN J	2724 E BLACKBURN RC
83723 P99334	2610 E SECTION MOUNT VE MCCUTCHI	2610 E SECTION ST UNIT 71
1287 P103082	2610 E SECTION MOUNT VE CHAPLIN CLARA LORR	2610 E SECTION ST UN
2604 P104801	2610 E SECTION MOUNT VE HAMME EV	2610 SECTION ST UNIT 54
2057 P104809	2610 EAST SECTI MOUNT VE URBAN EVI URBAN AN	2610 E SECTION STREE
434 P100950	2610 E SECTION MOUNT VE MINAHAN	2610 E SECTION ST UNIT 73
2120 P104816	2610 E SECTION MOUNT VE HALL GERA	2610 E SECTION ST UNIT 59
491 P100949	2610 E SECTION MOUNT VE DINGBAUM DINGBAUM	460 KCLICKITAT DR
1210 P103083	2610 E SECTION MOUNT VE BUTTON EVELYN	2610 E SECTION ST UN
31898 P27962	2540 E BLACKBU Mount Ver COVARRUE MENDOZA	2540 E BLACKBURN RC
83740 P99367	2610 E SECTION MOUNT VE FIEDERER C	2610 EAST SECTION STREET UNIT
1759 P103057	2610 E SECTION MOUNT VE KLIPHARDT KLIPHARDT	2610 E SECTION ST UN
1204 P103052	2610 EAST SECTI MOUNT VE ARCHAMBAULT DORIS	2610 E SECTION ST UN
19263 P131962	1907 FRASER AV MOUNT VE BISHOP JAI BISHOP LIN	1907 FRASER AVE
563 P101809	2610 E SECTION MOUNT VE LARSON FERN LINCOL	2610 E SECTION ST UN
31904 P28000	2308 E SECTION MOUNT VE MOUNT VERNON SCH	124 E LAWRENCE ST
1250 P103078	2610 E SECTION MOUNT VE WHITSELL I	2610 E SECTION ST UNIT 107
19349 P131977	1934 SILVER LOC MOUNT VE PACIOTTI SANDRA A	1934 SILVER LOOP
2584 P104550	2610 E SECTION MOUNT VE KARTES MI KARTES DI	2610 E SECTION ST UN
763 P102066	2610 E SECTION MOUNT VE HAUG ROB HAUG PATI	23067 NATURE VIEW C
463 P101224	2610 E SECTION MOUNT VE CONGER W	2610 E SECTION ST UNIT 6
15379 P126506	1775 GRAND AV MOUNT VE GRAY DON. LEWIS PATI	1775 GRAND AVE
2097 P104806	2610 E SECTION MOUNT VE MORSE WILLIAM	2610 E SECTION ST UN
2478 P103821	2610 E SECTION MOUNT VE KELLIS SOPHIA L	2610 E SECTION ST UN
31815 P28036		CEDAR HILLS DEVELOP 4525 EDMONT PL
19266 P131965	1875 FRASER AV MOUNT VE FREE RAND FREE KARE	1875 FRASER AVE
649 P102067	2610 E SECTION MOUNT VE STUBBS JAI STUBBS ED	2610 E SECTION ST UN
1241 P103073	2610 E SECTION MOUNT VE TERWILLIGER BARBAR	2610 E SECTION ST UN
19415 P131976	1926 SILVER LOC MOUNT VE JAKIELSKI R JAKIELSKI C	1926 SILVER LOOP
1762 P103063	2610 EAST SECTI MOUNT VE MASTERS MARGARET	2610 E SECTION ST UN
2601 P104798	2610 E SECTION MOUNT VE WOTHE JAI	2610 E SECTION ST UNIT 96
2060 P104812	2610 E SECTION MOUNT VE BROWN DC	2610 E SECTION ST SP 91
1284 P103065	2610 E SECTION MOUNT VE GENT CAROLINE E	2610 E SECTION ST UN
19970 P131992	FRASER AV MOUNT VE BIG FIR SOUTH PUD HC	32800 HWY 20 STE 2

641 P102065	2610 E SECTION MOUNT VE LAUCH SHARON L	2610 E SECTION ST UN
15391 P126505	1779 GRAND AV MOUNT VE STOCKTON EDONA A	1779 GRAND AVE
15414 P126510	1763 GRAND AV MOUNT VE MAZZA WII	1763 GRAND AVE
15583 P126005	1755 GRAND AV MOUNT VE EDELMAN MARY	1755 GRAND AVE
1760 P103058	2610 E SECTION MOUNT VE MCAULEY (LONG LISA	2610 E SECTION ST UN
19264 P131963	1891 FRASER AV MOUNT VE GAZIN TRU GAZIN MAI	1891 FRASER AVE
1205 P103059	2610 E SECTION MOUNT VE JONES LEE JONES SHIF	2610 E SECTION ST UN
19416 P131978	1942 FRASER AV MOUNT VE RUNGE VAI RUNGE JAN	1942 FRASER AVE
31810 P28010	2433 BLACKBURI MOUNT VE LINDBLOOI	13373 MARIHUGH RD
1242 P103076	2610 E SECTION MOUNT VE MOORE CLAIRE M	2610 E SECTION ST UN
19267 P131966	1867 FRASER AV MOUNT VE VANDYKE J VANDYKE J	1867 FRASER AVE
2118 P104813	2610 E SECTION MOUNT VE LYNES THO	400 GILKEY ROAD APT 230
16321 P126502	2237 BALSAM LA MOUNT VE JEWELL RO	2237 BALSAM LN
1763 P103069	2610 E SECTION MOUNT VE BARTON JC	2610 E SECTION ST UNIT 102
1285 P103066	2610 E SECTION MOUNT VE GORDON R	2610 E SECTION ST UNIT 75
881 P102403	2610 E SECTION MOUNT VE PACHECO J PACHECO J	2610 E SECTION ST UN
19965 P131974	1910 SILVER LOC MOUNT VE MEADOWS KERNEL M/	1910 SILVER LOOP
1869 P103701	2610 E SECTION MOUNT VE BALLARD NANCY A	2610 E SECTION ST UN
31804 P27958	2464 E BLACKBU Mount Ver HANSON R HANSON JC	15834 KAMB RD
2129 P104796	2610 E SECTION MOUNT VE OCHOA ELI OCHOA M/	2610 E SECTION ST UN
2095 P104795	2610 E SECTION MOUNT VE FAITH AND PO BOX 1548	
15657 P126034		BIG FIR NORTH PUD-PI 32800 HWY 20 STE 2
2035 P104695	2610 E SECTION MOUNT VE BRANNICK BRANNICK	2610 E SECTION ST UN
19347 P131967	1859 FRASER AV MOUNT VE EVANS JOH EVANS KAR	1859 FRASER AVE
15371 P126503	2241 BALSAM LA MOUNT VE ESPEN DOM	2241 BALSAM LN
83655 P99253	2610 E SECTION MOUNT VE RABE DEN RABE KARE	2610 E SECTION ST UN
1766 P103080	2610 E SECTION MOUNT VE LIBBY LAW LIBBY JOAN	2610 E SECTION ST UN
64422 P64325	2000 SOUTH CEL Mount Ver RUTAN DAI	2000 S CEDAR HILLS DR
15377 P126499	2225 BALSAM A\ MOUNT VE FROST JOH	2225 BALSAM AVE
1362 P103670	2610 E SECTION MOUNT VE POWELL DENISE	2610 E SECTION ST UN
1268 P103048	2610 E SECTION MOUNT VE PUCKETT P	2610 E SECTION ST UNIT 9
2593 P104629	2610 EAST SECTI MOUNT VE GREGORY BEVERLY J	2610 E SECTION ST UN
1631 P101874	2610 E SECTION MOUNT VE LANE MICH LANE PENN	2610 E SECTION ST UN
2058 P104810	2610 E SECTION MOUNT VE SMITH ROE SMITH BET	2610 E SECTION ST UN
1288 P103092	2610 E SECTION MOUNT VE BUTNER GORDON M	2610 E SECTION ST UN
1239 P103055	2610 E SECTION MOUNT VE WOLPERT BETTY L	2610 E SECTION ST UN
598 P101998	2610 E SECTION MOUNT VE FABRICK CAROLYN B	2610 E SECTION ST UN
19427 P132603	2610 EAST SECTI MOUNT VE WINN,SUE	2610 E SECTION ST #15
2607 P104818	2610 E SECTION MOUNT VE PETERSON MAXINE M	2610 E SECTION ST UN