

Shaping
our community
together

CITY OF **LACEY**

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY

Date: _____

Case #: _____

Received By: _____

Planner: _____

Related Cases: _____

CONDITIONAL USE PERMIT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application)

Project Information

Applicant Name and Phone Number: City of Lacey - Puna Clarke, P.E. 360-459-4494

Authorized Rep. Name and Number: Murraysmith, Peter Cunningham, P.E. 206-462-7030

Project Name: Lift Station 3 Replacement

Planning Project Number: 21-383

Summary Of Request (list types of uses)

Design and construction of new wastewater lift station and related infrastructure

Hours of Operation (include number of days per week): 24 hours/day-7days/week

Total Square Footage of Site: 9,583 Total Square Footage in Paved or Covered Surfaces: 5,780

Number of Dwelling Units: Proposed: 0 Permitted: 0

Existing Zoning

Existing Zoning Designation: LD 0-4 Comprehensive Plan Designation: LD 0-4

How does the project conform to the Comprehensive Plan and Zoning Ordinance (attach additional sheets with narrative if necessary)? The new wastewater lift station replaces an existing wastewater lift station nearby which is in need of an upgrade and will still be kept in the same zoning designation.

Essential Public Facility? Yes Type One: _____ Type Two: _____ Type Three: X

Commercial Uses

Total gross square footage of commercial buildings: 384 SF

Description of each commercial use: The new wastewater lift station replaces an existing wastewater lift station nearby which is in need of an upgrade

What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development? This project will be designed to all applicable current seismic and structural codes.

What provisions have been made to make the development compatible with the appearance and character of the surrounding neighborhood? This project has included landscaping with screening vegetation and stormwater mitigation.

Protective Covenants

Are there protective covenants for the subdivision in which this use is to be located? yes

If so, attach a copy of the covenants and explain how the proposed use does or does not conform to the covenants. Cite specific section(s) of the covenants for reference: item 1. Project conforms as the covenants on the property have been removed for this project by obtaining majority of the property owners signatures and have been recorded #4637787 on 07/20/2018.

Day Care Centers And Nursery Schools

Maximum Number of Students: 0 Estimated Maximum Vehicular Trips Generated: 0

How are these vehicular trips distributed by mode and time of day? Not Applicable

Attach a commercial traffic generation worksheet to the application form.

Essential Public Facilities Identified:

Does the proposed use meet the definition and criteria of 16.66.060 for essential public facilities review:

Yes No

If yes, what type of facility is it classified as:

Type 1 Type 2 Type 3

Please see additional submittal requirements for Type 1 and 2 essential public facilities below.

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Puna Clarke, P.E.

Print Name



Signature

3/28/2022

Date

Please attach all applicable supplemental forms

ALL APPLICANTS MUST SUBMIT THE FOLLOWING INFORMATION

- 1. 15 copies of General Land Use Application**
- 2. Environmental Checklist (if required) with original signature, and 15 copies (must include 2 CD's containing .pdf copies of all submittal materials, including applications)**
- 3. All Application Fees**
- 4. 15 copies of the site plan drawing and Conditional Use Permit application shall be submitted, the site plan drawing shall include all of the following items:**

NOTE: The site plan must be at a scale of not less than 20 feet to an inch and not more than 100 feet to an inch.

- a. The location of all existing and proposed structures, including, but not limited to, buildings, fences, culverts, bridges, roads and streets. Include setbacks from property lines.
- b. The boundaries of the property proposed to be developed.
- c. All means of vehicular and pedestrian ingress and egress to and from the site and the size and location of driveways.
- d. The location and design of off-street parking areas showing their size and location for internal circulation and parking spaces.

When Applicable:

- e. All proposed and existing buildings and setback lines.
- f. All areas, if any, to be preserved as buffers or to be dedicated to a public, private or community use for open space.
- g. All existing and proposed easements.
- h. The location of all utility structures and lines.
- i. The storm water drainage systems from existing and proposed structure, together with an estimate of existing maximum storm runoff.
- j. The location of all loading spaces, including, but not limited to, loading platforms and loading docks where trucks will load or unload.

Additional Submittals for Essential Public Facilities

For Type One and Type Two essential public facilities an analysis including the following shall be provided:

- a. An evaluation of the site's capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services;
- b. An explanation of the need for the proposed facility in the proposed location;
- c. The site's relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger; and
- d. A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria. Proposed mitigation measures to alleviate or minimize significant potential impacts shall be included.
- e. A brief description of the process used to identify and evaluate the alternative sites.
- f. Proof of published 90 day advanced notice regarding the proposed project in a newspaper of general circulation shall also be submitted.

ADJACENT PROPERTY OWNERS LIST REQUIRED – SEE PAGE 4

ADJACENT PROPERTY OWNERS LIST

PROJECT: Lift Station 3 Replacement

Please submit an adjacent property owners mailing list on mailing labels. Include all property owners within 300 feet of subject parcel.

Addresses are to be obtained from a title company and shall be based on the Thurston County Assessor's records.

Please be sure to also include mailing labels for the owner, applicant, engineer, architect, and representative.

See example below for format:

| |
|---|
| <p>EXAMPLE Joe Jones PO Box 1900 Lacey, WA 98503</p> |
|---|

RETURN ADDRESS

Schneider Law Office
4438 Pacific Ave. SE
Lacey, WA 98503

Document Title(s)

Approval for Change of Protective
Covenants Covering Certain
Portions of Mt. View Estates
Addition to Thurston County
Related to the City of Lacey Lift
Station #3 Replacement

Reference Numbers(s) of related documents

Auditor's File No. 554949

Additional Reference #s on page

Grantor(s) (Last, First and Middle Initial)

Majority of the Property Owners
of Mt. View Estates Addition

Grantee: City of Lacey, a municipal corporation

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range,
quarter/quarter)

Lot 20, Block 2, Mt. View Estates, recorded in Volume 12 of Plats, page 61,
in Thurston County, Washington.

Additional legal is on page

Assessor's Property Tax Parcel/Account Number

6350-02-02000

Additional parcel #s on page

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party



Approval for Change of Protective Covenants Covering Certain Portions of

Mt. View Estates Addition to Thurston County

Related to the City of Lacey Lift Station #3 Replacement

This instrument documents the approval for a change to the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949. Said change relates to the City of Lacey Lift Station #3 Replacement.

All properties within Mt. View Estates, including the property owned by the City of Lacey (City), have protective covenants which restrict the uses of the properties. Section 1 states that "No lot shall be used except for residential purposes." Section 16 states that all covenants are to run with the land "unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part."

The proposed wastewater lift station is a key infrastructure facility necessary for the Mt. View Estates neighborhood. However, as the proposed lift station is not a "residence," it cannot be located further back from the street on 4406 26th Ave SE, unless the protective covenants are changed.

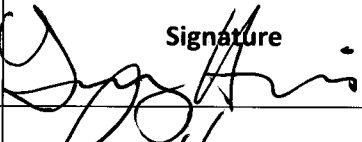
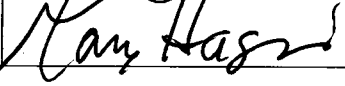
The City has requested all property owners to consider agreeing to change the covenants to allow the City to construct the new wastewater lift station on this property. As previously stated, change to the covenants requires the signatures of a majority of the property owners approving the suggested change. There are 61 properties in Mt. View Estates.

We, the undersigned, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. We agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

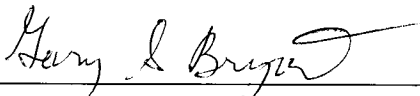
| | Printed Name | Signature | Address, Lot Number, Block Number |
|---|-------------------|--------------------------|--|
| 1 | Gladys V. Burbank | <i>Gladys V. Burbank</i> | 4422 26 th Ave SE Block 2 Lot 15 |
| 2 | WALTER JOHNSON | <i>Walter Johnson</i> | 4408 26 th Ave SE BLOCK 2 LOT 18 |
| 3 | WALTER JOHNSON | <i>Walter Johnson</i> | 4414 26 th Ave SE BLOCK 2 LOT 17 |

| | | | |
|----|----------------|----------------|--|
| 4 | WALTER JOHNSON | Walter Johnson | 4417 26 TH APR 5 ^F Block 3 Lot 18 |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |

I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.


| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|--------------|--|--|
| | Terry Hagin |  | |
| | Mary Hass |  | 4509 26 th Loop SE Block 1 Lot 7 |

I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

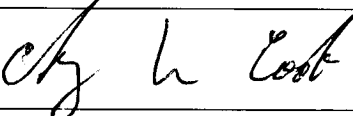
| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|----------------|--|---|
| | Gary S. Bryant |  | 4417 26 th Loop SE Lot 13 Block 1 |

~~Cynthia~~
 CYNTHIA L. Bryant 


I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|----------------|--|---|
| | Stefan Adamica |  | 4422 26 th loop SE Lot 12 Block 3 |


I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|--------------|--|---|
| | CHONG COOK |  | 4420 26 th loop SE Lot 14 Block 3 |


I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|----------------------------|---|---|
| | Matthew Murray Pononanz |  | 4413 26 th Loop SE Parcel A of BLA 4170637 |


I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|--------------------------|---|---|
| | Matthew Murry Penonza |  | 4415 26 th Loop SE Parcel B of BLA 4170639 |


I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|------------------------------|---|---------------------------------------|
| | Matthew Murray Panonowicz |  | 2605 Lakeside Dr SE Block 4 Lot 6 |


I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|-------------------------|--|--|
| | Miss Murrey Panorama |  | 4409 26 th Loop SE Block 4 Lot 3 |



I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|----------------------------|---|--|
| | Matthew Murray Panorama |  | 4405 26 th Loop SE Block 4 Lot 2 |

I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|-----------------------------|---|---|
| | Matthew Murny -Parsonage |  | 4401 26 th Ave SE Block 4 Lot 1 |

I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|------------------------------|---|---|
| | Kathleen Burke Sean Burke |   | 4509 26 th Ave SE lot 7 Block 3 |


I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|--------------|-------------|---|
| | HUY L. CARR | Huy L. Carr | 4516 26 th Ave SE Lot 8 Block 2 |


I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|-----------------|------------------------|---------------------------------------|
| | WILLIAM RHOADES | <i>William Rhoades</i> | 2501 College St. SE Lot 4 Block 2 |

I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|-----------------|--|--|
| | DALE W. RUSSELL |  | 4502 26 th loop SE Lot 6 Block 3 |

I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|-----------------|--|---------------------------------------|
| | Rayanne Francis |  | 4506 26th Ave SE Lot 11 Block 2 |

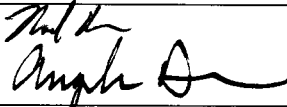
I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|-----------------|-----------------------|---------------------------------------|
| | MICHAEL H. HILL | <i>Michael H Hill</i> | 4412 26 th Loop SE |
| | Holly K. Hill | <i>Holly K. Hill</i> | Block 3 LOT 20 |

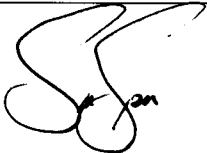
I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|---------------------|----------------------------|---------------------------------------|
| | Charlotte Henderson | <i>Charlotte Henderson</i> | 2613 College St. SE Lot 3 Block 1 |

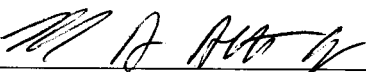
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| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|--------------------------|---|---|
| | Noel Dunn Angela Dunn |  | 4521 26 th Ave SE Block 3 Lot 2 |

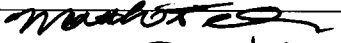

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| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|--------------|---|--|
| | Scott Spence |  | 4406 26 th Ave SE Lot 2 Block 20 |

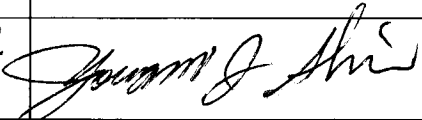
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| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|---------------------|--|---|
| | Richard A Abbott Jr |  | 4520 26 th Ave SE Lot 7 Block 2 |

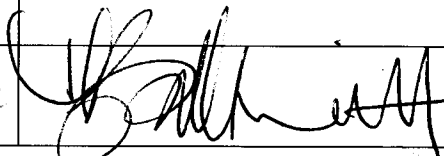
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| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|---------------|--|---------------------------------------|
| | Matthew Flack |  | 4510 26 th Ave SE |
| | Amanda Flack |  | Block 3 Lot 1 |

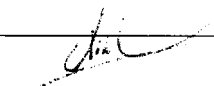
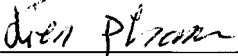
I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|----------------|--|---|
| | Youngkyun Shin |  | 4505 26 th Ave SE Lot 9 Block 3 |

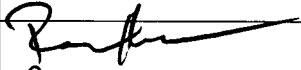

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| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|---------------------|--|--|
| | Patricia Ballentine |  | 4421 26 th AVE SE Lot 12 Block 1 |

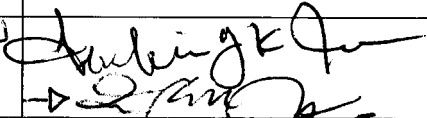
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| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|---------------|---|---------------------------------------|
| | DIEP Nguyen → |  | 2505 College St. SE |
| | Lien Pham → |  | Lot 3 Block 2 |

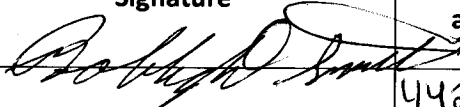
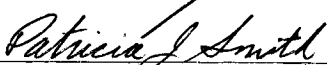
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| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|-----------------------|--|---------------------------------------|
| | Roman Daniels-Brown |  | 4519 26 th Loop SE |
| | Patrice Daniels-Brown |  | Block 1 Lot 5 |

I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|------------------------------|--|--|
| | FRANKLIN Y.K. JEN Ivy Jen |  | 4426 26 th Ave SE Block 2 Lot 14 |

I, the undersigned, having reviewed the attached Approval for Change of Protective Covenants Covering Certain Portions of Mt. View Estates Addition to Thurston County Related to the City of Lacey Lift Station #3 Replacement, agree to change the protective covenants as they relate to LOT 20 in BLOCK 2 of Mt. View Estates as recorded in Volume 12 of Plats, page 61, in Thurston County, Washington, more commonly known as 4406 26th Ave SE, Lacey, WA 98503. I agree that the protective covenants applicable to Mt. View Estates as recorded on December 7, 1955 under Auditors File 554949 shall not apply to LOT 20 in BLOCK 2 of said Mt. View Estates.

| | Printed Name | Signature | Address, Lot Number, and Block Number |
|--|-------------------|--|---------------------------------------|
| | Bobby D. SMITH |  | 4429 26 th Ave SE |
| | PATRICIA J. SMITH |  | Lot 13 Block 3 |

DECLARATION OF PROTECTIVE COVENANTS, COVERING
CERTAIN PORTIONS OF MT. VIEW ESTATES ADDITION
TO THURSTON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That J. A. Maillian, Jr., and Elizabeth I. Maillian, husband and wife, the owners in fee simple, and Arthur J. Eeckhout and Mary Ada Eeckhout, husband and wife, owners of a lien thereon, of Lots 1 to 61, inclusive, in Mt. View Estates Addition to Thurston County, Washington, according to plat recorded in Volume 12 of page 61 of the records of Flats of Thurston County, Washington, in order to provide a more suitable and desirable residential area, do hereby adopt the following covenants and restrictions, as to the hereinabove described real property, to run with the land and to affect all of said property and all purchasers thereof subsequent to the date hereof.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars.

2. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

3. No dwelling shall be permitted on any lot at a cost of less than \$ 8500 ⁰⁰, based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of the one-story open porches and garages, shall be not less than 900 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one story.

4. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 20 feet to the front lot line, or nearer than 20 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 50 feet or more from the minimum building set back line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

5. No dwelling shall be erected or placed upon any lot having a width of less than 60 feet at the minimum building set back line, nor shall any dwelling be erected or placed on any lot having an area of less than 6000 square feet.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. *Deleted Jan*

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

9. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or raised for any commercial purpose.

11. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped

in accordance with the requirements, standards and recommendations of proper public health authorities. Approval of such system as installed shall be obtained from such authority.

13. No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of proper public health authorities. Approval of such system as installed shall be obtained from such authority.

14. The architectural control committee is composed of:

J. A. Maillian, Jr., 300 Rust Building,
Tacoma 2, Washington;
ARTHUR J. ECKHOUT
OLYMPIA, WASH.
ROBERT WEAVER
TACOMA, WASH.

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

15. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been

submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval shall not be required and the related covenants shall be deemed to have been fully complied with.

16. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

17. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

18. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

19. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.

We, the undersigned, the owners and lien holders of the hereinabove described real property, to-wit: Lots 1 to 61, inclusive, in Mt. View Estates Addition to Thurston County, Washington, hereby adopt the foregoing protective covenants and restrictions, the same to run with the land and to affect all of said property and all purchasers thereof subsequent to the date hereof.

William J. Maillan
Charles L. Maillan

Arthur Eckhout
Mary Ada Eckhout

STATE OF WASHINGTON }
County of Pierce. }

THIS CERTIFIES, That on this 30th day of December, 1955,
before me, the undersigned, a Notary Public, in and for said
County and State, personally appears the within named

J. A. MAILLIAN, JR., and ELIZABETH I. MAILLIAN, husband and wife,
and ARTHUR J. EECKHOUT and MARY ADA EECKHOUT, husband and wife,
to me known to be the individuals described in and who executed the
within and foregoing instrument, and acknowledged to me that they
executed the same freely and voluntarily for the uses and purposes
therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my notorial seal the day and year first in this certificate written.

Herbert E. Fair
Notary Public in and for the State
of Washington, residing at Tacoma.



INDEXED ✓
RECORDED ✓
COMPLETED ✓
PAGED ✓

DEC 7 2 28 PM '55

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623901

MODIFICATION OF DECLARATION OF PROTECTIVE COVENANTS
RECORDED UNDER THURSTON COUNTY AUDITOR FILE
NO. 554949

1 Pursuant to paragraph 13. of Protective Covenants made by J. A. Millian,
2 Jr., and others, in strument dated December 1, 1955, filed December 7, 1955, and
3 recorded under Auditor's File No. 554949 in Thurston County, *Vol 297 Deeds Page 259* the following
4 modifications are made to paragraph 13. of such instrument.

5 On and after the filing of this instrument the architectural control com-
6 mittee for Mountain View Estates shall be composed of the following:

- 7 Robert L. Blume 4119 Pacific Ave. , Olympia, Washington
- 8 W.L. Stephens 4432 Virginia , Olympia, Washington
- 9 E. Lee Collins Route 10 , Olympia, Washington

10 This modifying instrument shall in no way act as a waiver of any of the re-
11 strictions imposed on said Mountain View Estates by virtue of the aforementioned
12 Protective Covenants and any rights lawfully acquired thereunder shall be of full
13 force and effect.

14 It is hereby declared that ^{at} the date of filing of this instrument that
15 Capital Development Company, a corporation, is and was the record owner of a ma-
16 jority of the lots in said tract and in accordance with the Protective Covenants
first above mentioned is authorized to change the membership of the architectural
control committee.

IN WITNESS WHEREOF the Capital Development Company, acting through its duly
authorized officer has caused its corporate signature and seal to be herunto aff-
ixed.

Robert Blume
By
CAPITAL DEVELOPMENT COMPANY, Pres.

24 STATE OF WASHINGTON }
25 COUNTY OF THURSTON } ss.

26 On this 1st day of March, 1960 before me personally appeared ROBERT L. BLUME,
27 to me known to be the president of the corporation that executed the foregoing instru-
28 ment, and acknowledged said instrument to be the free and voluntary act and deed of
said corporation, for the uses and purposes therein mentioned, and on oath stated
that he was authorized to execute said instrument and that the seal affixed is the
corporate seal of said corporation.

29 In Witness Whereof I have hereunto set my hand and affixed my official seal
30 the day and year first above written.

W. L. Stephens
Notary Public in and for the State of
Washington, residing at Olympia.

188881

108880

REPUBLICAN PARTY OF CALIFORNIA
STATE PARTY HEADQUARTERS
1000 S. G STREET
SACRAMENTO, CALIF. 95833

Dear Mr. [Name]:
I am writing to you regarding the [Topic].
The [Organization] is currently [Action].
We are seeking your support and assistance.
Your contribution would be greatly appreciated.
Thank you for your time and attention.

CAPITAL CITY TITLE COMPANY

RECORDED
INDEXED
PAID

Mail to:
Capital City Title Company
4177 Franklin Ave

[Handwritten signature]

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623981

CONTRACTOR'S AFFIDAVIT

STATE OF Washington

COUNTY OF Thurston

SS:

Chester J. Barton

being first duly sworn, deposes and says:

1. That he is the contractor (or the President (Officer) of Barton-Swanson Steel Building Co., Inc. the contractor) who installed and erected the building described below, and that, if an officer, is duly authorized to make this affidavit:

Purchaser: Aloysius A. Zittle and Judith M. Zittel, his wife

Address: Route 7, Johnson's Point Resort, Olympia, Washington

Type of Building: Stran-Steel Stran-master 60' x 100' - 10' eave. Colored.

Completion Date: 19 60

2. That the installation and erection of said building have been completed; that all firms and persons, including the undersigned, who furnished any materials or performed any services in connection with said installation and erection have been paid in full; that there are no claims in connection therewith outstanding or unpaid; that no liens have been filed by any such firm or person; and that the undersigned will indemnify and hold harmless the purchaser and the holders of any interest in the building against future claims or liens arising from or growing out of the installation and erection of said building.

3. This Affidavit is executed and delivered as a material consideration for the immediate payment in full to the undersigned for the installation and erection of the above described building.

x Chester J. Barton Contractor (or Officer) President

Sworn to and subscribed before me this 2nd day of March, 19 60

Notary Public

IN-304

623898

Notary Seal

INDEXED RECORDED COMPARED PAGED

Notary Seal

C. Barton P.C. Parsser Old my paper