



LAND SURVEYING • LAND USE PLANNING • CIVIL ENGINEERING • ENVIRONMENTAL SERVICES

Project Narrative
October 17, 2025

City of Monroe
Planning & Development Services
14841 179th Ave SE
Suite 320
Monroe, WA 98272

RE: Grandview Homes – Blueberry Lane
18900 Block of Blueberry Lane, Monroe, WA 98272
Tax Parcel Number: 270601-001-071-00

Review Team:

Grandview Homes seeks to construct two apartment buildings complete with a total of 75 units and 122 parking stalls – 116 standard and 6 ADA compliant – at the above listed property on Blueberry Lane in Monroe, Washington (see site plan prepared by Harmsen LLC). A total of 76,176 sf of impervious surface is proposed.

The proposed development will create two driveway access points along Blueberry Lane. Water and sewer will be provided by the City of Monroe.

Contact Information:

<i>Applicant</i>	<i>Owner</i>	<i>Surveyor</i>	<i>Engineer</i>
Justin Pedersen	Scott Wammack	Aaron Tyson	David Harmsen
Harmsen LLC 2822 Colby Ave Suite 300 Everett, WA 98201 (425) 252-1884 justinp@harmssenllc.com	Grandview Homes PO Box 159 Arlington, WA 98223 (360) 435-7171 gv@grandviewinc.net	Harmsen LLC 2822 Colby Ave Suite 300 Everett, WA 98201 (425) 252-1884 aaron@harmssenllc.com	Harmsen LLC 2822 Colby Ave Suite 300 Everett, WA 98201 (425) 252-1884 davidh@harmssenllc.com

Existing Conditions:

The 3.00-acre parcel is currently vacant; however, extensive clearing and areas of minor grading has historically taken place to accommodate pedestrian use.

Access to the site does not presently exist; the project proposes access in the form of two driveways off Blueberry Lane Southeast: a paved arterial road that intersects North Kelsey Street.

The surrounding area is a mix of residential and commercial land uses.

Zoning:

The site and surrounding area is zoned R-25 with a Comprehensive Plan Designation of Multifamily.

Critical Areas:

No critical areas have been identified on the property, nor in the immediate vicinity.

Clearing and Grading:

An LDA is submitted with this proposal. The applicant proposes 30,715 ft² of clearing and 22,548 ft² of new hard surface is proposed, with no proposed hard surface replacement.

Submitted with this application:

- Project Narrative;
- Site Plan Application;
- Preliminary LDA Plans;
- Drainage Report.

For additional information, please see the detailed submittal materials. Thank you for your considered review.

Sincerely,



Amy Kruger
Planning Technician
Harmsen LLC
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(360) 282-3051