





# Owner Authorization Form

EXHIBIT 2  
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Development Services Department  
425-489-2754 • 17301 133<sup>rd</sup> Avenue NE • Woodinville, WA 98072  
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

PROJECT NAME:	Advanced Gymnastics Academy LLC
SCOPE OF WORK:	
PROJECT LOCATION:	14103 NE 200 <sup>th</sup> St, Woodinville
PROPERTY OWNER INFORMATION	
NAME:	CRP Holdings A-2, LLC
MAILING ADDRESS:	C/O Patricia Jensen 20415 72 <sup>nd</sup> Ave S, #210
PHONE NUMBER:	Kent, WA 98032 253-398-9004
EMAIL ADDRESS:	patricia.jensen@cbre.com
TENANT INFORMATION	
NAME:	
MAILING ADDRESS:	
PHONE NUMBER:	
EMAIL ADDRESS:	
AUTHORIZED APPLICANT INFORMATION	
NAME:	Stephanie Renggli
MAILING ADDRESS:	8819 NE 176 <sup>th</sup> St. Bothell, WA 98011
PHONE NUMBER:	206-920-1186
EMAIL ADDRESS:	gymnut100@hotmail.com

The first statement must be checked. The other statements may be checked at the property owner's option.

<input checked="" type="checkbox"/>	I acknowledge that I own the property listed above. I further acknowledge and accept all permit and project conditions associated with the issuance of this permit.
<input type="checkbox"/>	If you want to give someone else authority to apply for the permit on your behalf, I hereby authorize the above person to act as my agent to apply for, sign and file the documents necessary, to obtain necessary permits for my project, and to receive all notices, decisions, and other correspondence from the City with respect to the project. I understand that I am jointly and severally responsible for their actions by this authorization.
<input type="checkbox"/>	If you plan to do the work yourself and not hire a contractor: I acknowledge that I will be constructing, altering, improving or repairing a building on property that I own without the intent to sell or lease for a minimum of twelve (12) months. I acknowledge that any contractors I hire must be licensed in accordance with the State of Washington laws under Chapter 18.27 RCW.
<input type="checkbox"/>	If you plan to allow your tenant to do the work themselves and not hire a contractor: I hereby authorize that the above listed tenant may act as their own contractor to construct, alter, improve or repair a building on a property that I own without the intent to sell or lease for a minimum of twelve (12) months. I acknowledge that any contractors I or the tenant hire must be licensed in accordance with the State of Washington laws under Chapter 18.27 RCW. I understand that I am jointly and severally responsible for their actions by this authorization.

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

Christina Sheverson Signed at Irvine, California  
 PROPERTY OWNER - Must sign in ink (place)  
 on 9.24.2013  
 (date)

NOTE: If property owner is a corporation, then Articles of Incorporation, LLC Agreement, or other legal document establishing signatory as having authority to sign legal documents must also be submitted.

<http://www.ci.woodinville.wa.us/Documents/Work/permits/Owner Authorization Form.doc>

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Updated 6/18/12 emm

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# PROJECT NARRATIVE

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## Clover Schuler (MAGELLAN)

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**From:** Stephanie Renggli <gymnut100@hotmail.com>  
**Sent:** Friday, October 11, 2013 12:03 PM  
**To:** Clover Schuler (MAGELLAN)  
**Subject:** CUP business statement

Advantage Gymnastics Academy makes a positive difference in the lives of children. We teach mental and physical discipline through the sport of gymnastics. Developing healthy and happy athletes who soar with confidence through life. We instruct children ages 18 months to 18 years on how to learn gymnastics in a fun and safe environment. We are a USA gymnastics member program that employs professional National gymnastics coaches. We take pride in "Building Champions for Life" and are excited to bring this caliber of gymnastics instruction here to Woodinville, Washington.

Stephanie Renggli

206-920-1196  
Advantage Gymnastics Academy  
Owner/Coach  
[www.advantagegym.com](http://www.advantagegym.com)

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November 1, 2013

Re: Statement of Decision Criteria for CUP (Advantage Gymnastics Academy)

To the City of Woodinville:

Below we address the decision criteria statements for a Conditional Use Permit and how our project relates to each statement.

#1 - The conditional use is designed in a manner which is compatible with the character and appearance of the existing or proposal development in the vicinity of the subject property.

**Answer – Our project will be occupying an existing space within an existing building located at 14103 200<sup>th</sup> Street, Bldg C. The scope of work will only be interior remodel so the exterior of the building will remain as is. Due to the work only being interior, we are not changing the existing character of the building and comply with this statement.**

#2 – The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of the neighboring properties.

**Answer – The scope of work for this conditional use permit is all interior. There will not be any exterior site work performed so all exterior existing conditions at this location will remain the same.**

#3 – The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property.

**Answer – The scope of work for this conditional use permit is all interior tenant improvement. There will not be any changes to the physical characteristics of the existing building. The existing developed site will remain as is.**

#4 – Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title.

**Answer – The scope of work for this conditional use permit is all interior tenant improvement. There will not be any changes to the physical characteristics of the existing building. The existing developed site will remain as is.**

#5 – The conditional use is not in conflict with the health and safety of the community.

**Answer – Allowing Advantage Gymnastics Academy to operate out of this location will benefit the community by providing a quality gymnastics learning facility that will be operated at the highest standards. This use will not conflict with the health and safety of the community.**

#6 – The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

**Answer – The traffic associated with this use will not conflict with the existing adjacent tenant's use due to the timing of the class schedules. The adjacent tenant is a distribution**

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*center and has it's peak traffic & deliveries in the mornings up to 1:00. The gymnastic academy's classes start up in the afternoons and run into the evenings so there will be no cross over during the peak traffic times for each tenant. Also, the main entry into the development that the gymnastic academy's clients will use is directly off of the main street (200<sup>th</sup> Street) so there will not be any impact to adjacent neighborhoods.*

7# - The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities.

***Answer – The existing public facilities and services provided to the already developed site will not be affected but this use.***

Please let me know if you have any questions or comments regarding the answers above.

Sincerely,



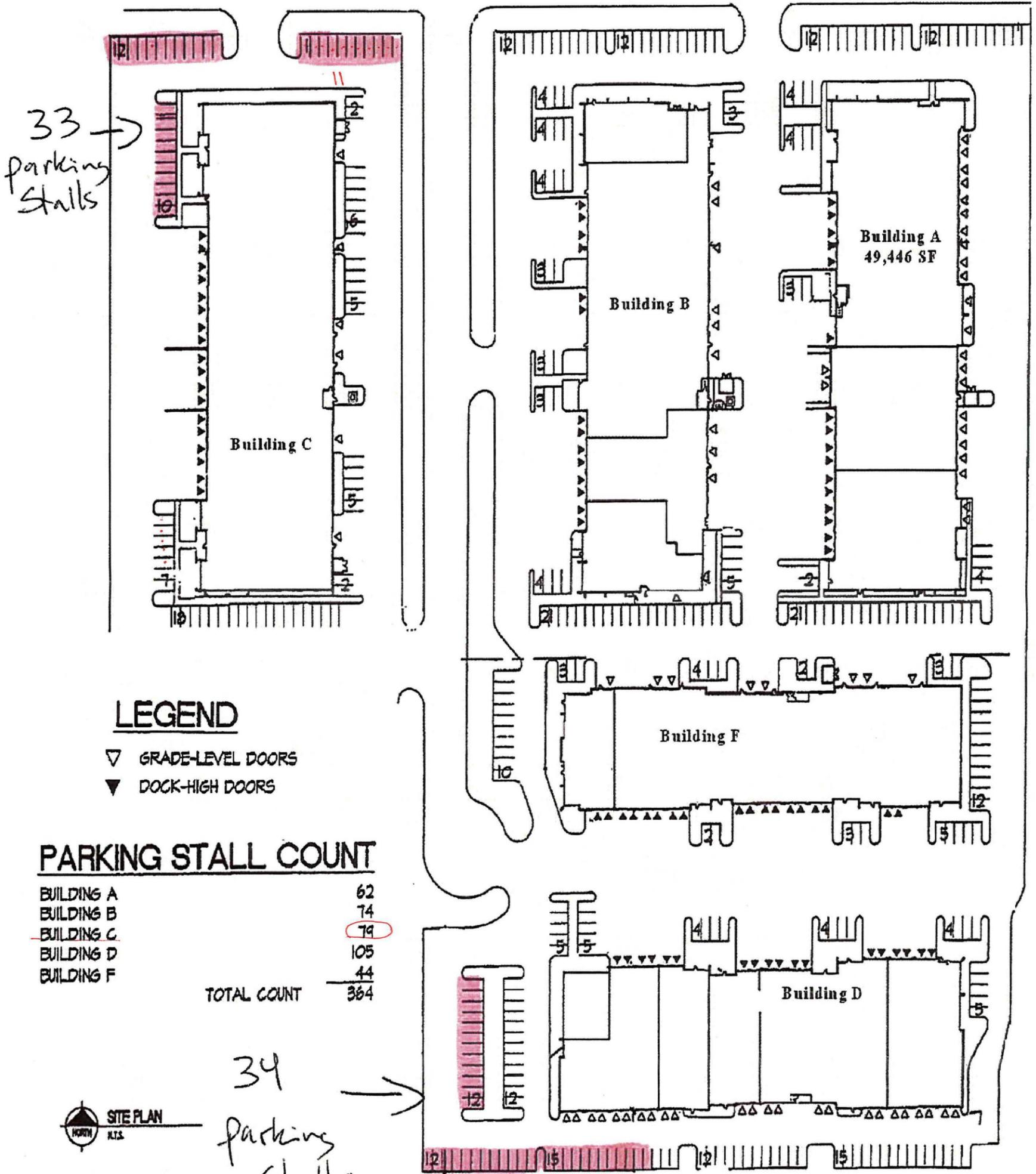
Clover Schuler  
Magellan Architects  
425-885-4300

01/17/2014

10:00 AM

4/1/2014

# Advantage Gymnastics Academy Parking Plan



Total 67 parking stalls

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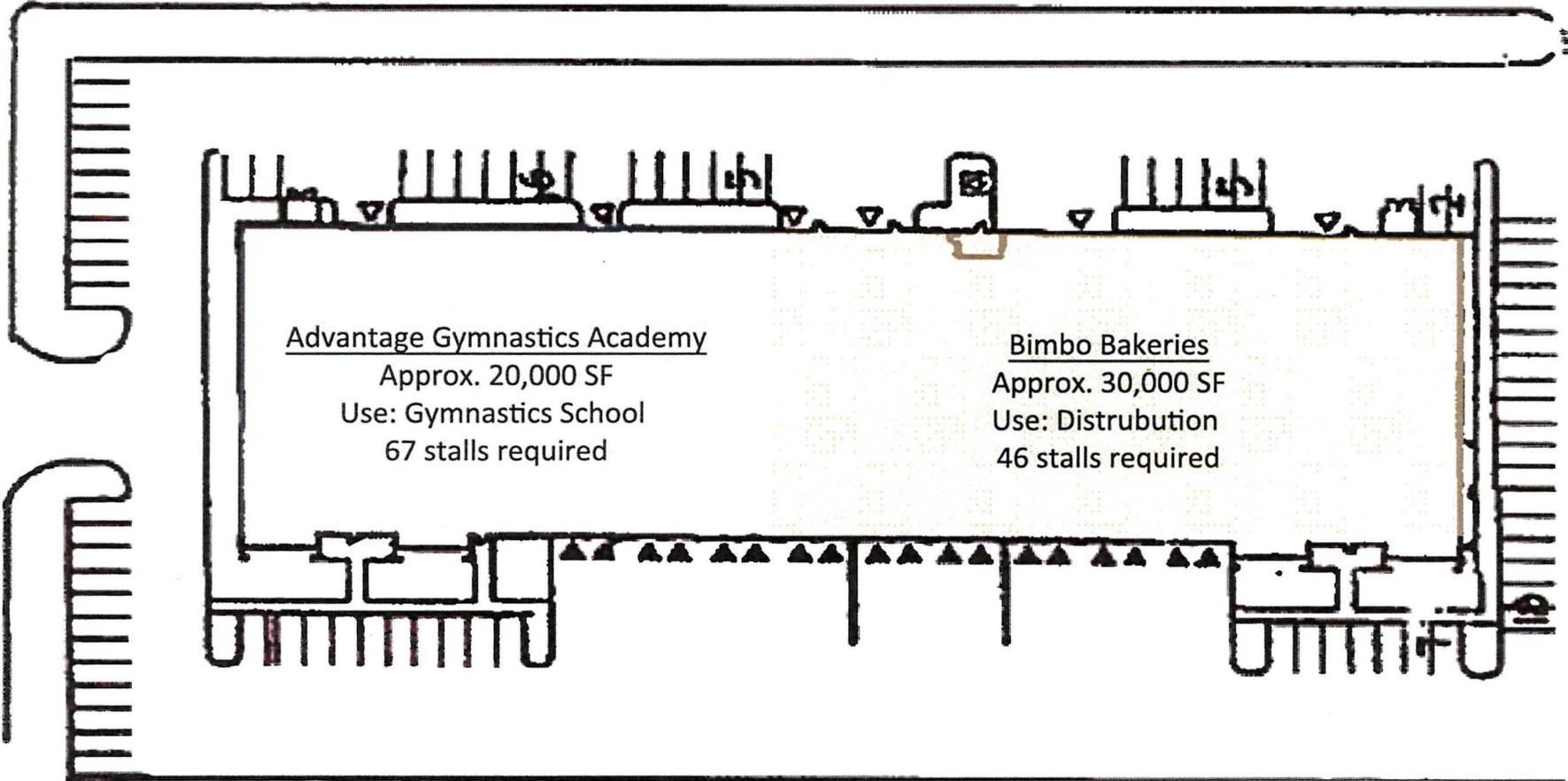
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# Square Footage & Types of Uses in Building

14103 NE 200th Street

Building C

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Note: See site plan for parking stall allocations.

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**Magellan**  
ARCHITECTS