



LAND USE PERMIT APPLICATION
City of Woodinville

Development Services Department
25-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Project # _____
SEPA # SEPA14017
Other # PPA14001

EXHIBIT 2
PAGE 1 OF 4

PROJECT NAME: Church/Nutu Subdivision		PARCEL NUMBER: 0326059049/0326059095	
PROJECT ADDRESS: 13457 NE 205th Street/20325 136th Ave NE			
APPLICANT NAME: Quadrant Corporation		PROPERTY OWNER NAME: Ronald Church/Emanuil and Elena Nutu	
APPLICANT MAILING ADDRESS: 14725 SE 36th Street, Suite 100, Bellevue, WA 98006		PROPERTY OWNER MAILING ADDRESS: 23715 45th Ave SE, Bothell, 98021/15419 SE 21st Pl, Bellevue 98007	
APPLICANT PHONE: 425.647.7849		PROPERTY OWNER PHONE:	
APPLICANT EMAIL ADDRESS: barbara.rodgers@quadranthomes.com		PROPERTY OWNER EMAIL ADDRESS:	
KEY CONTACT NAME: Geoff Tamble w/The Blueline Group		KEY CONTACT PHONE:	
KEY CONTACT MAILING ADDRESS: 25 Central Way, Suite 400, Kirkland, WA 98033		KEY CONTACT EMAIL ADDRESS:	
PROJECT TYPE: <input type="checkbox"/> Check if consolidated review should be used			
Type I <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Critical Area Determination <input type="checkbox"/> Design Review <input type="checkbox"/> Master Signage Plan <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Portable Sign Variance <input type="checkbox"/> Temporary Use Permit	Type II <input type="checkbox"/> Administrative Interpretation <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Critical Area Alteration <input type="checkbox"/> Land Use Project Approval <input type="checkbox"/> Permits Requiring SEPA <input type="checkbox"/> Personal Wireless Service Facility <input type="checkbox"/> Short Subdivision <input type="checkbox"/> Shoreline Substantial Development	Type III <input type="checkbox"/> Conditional Use <input type="checkbox"/> Critical Area Exception <input type="checkbox"/> Reasonable Use Permit <input type="checkbox"/> Subdivision Modification <input type="checkbox"/> Shoreline Conditional Use <input type="checkbox"/> Shoreline Variance <input type="checkbox"/> Site-Specific Zoning Map Amendment <input type="checkbox"/> Special Use Permit <input checked="" type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Variance	Type IV <input type="checkbox"/> Final Subdivision Type V <input type="checkbox"/> Annexation <input type="checkbox"/> Area-Wide Zoning Map Amendment <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Development Agreement <input type="checkbox"/> Development Regulation Amendment <input type="checkbox"/> Subdivision Vacation <input type="checkbox"/> Zoning Code Amendment
PROJECT DESCRIPTION: Subdivide two parcels into 15 lots.			

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge. I further agree to hold harmless the City of Woodinville as to any claim (including costs, expenses, and attorneys' fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Woodinville, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as a part of this application.

Barbara Rodgers

OWNER / OWNER'S AGENT - Must sign in ink

RECEIVED

DATE 6/16/14

JUN 19 2014



Owner Authorization Form

EXHIBIT 2
PAGE 2 OF 4

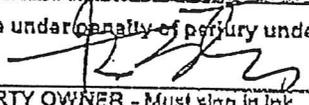
Development Services Department
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PROJECT NAME:	Church/Nutu Subdivision
SCOPE OF WORK:	Subdivide two parcels into 15 lots.
PROJECT LOCATION:	20325 136th Ave NE
PROPERTY OWNER INFORMATION	
NAME:	Emanuël and Elena Nutu
MAILING ADDRESS:	15419 SE 21st Pl, Bellevue, WA 98007
PHONE NUMBER:	
EMAIL ADDRESS:	
TENANT INFORMATION	
NAME:	
MAILING ADDRESS:	
PHONE NUMBER:	
EMAIL ADDRESS:	
AUTHORIZED APPLICANT INFORMATION	
NAME:	The Quadrant Corporation
MAILING ADDRESS:	14725 SE 36th Street, Suite 100, Bellevue, WA 98006
PHONE NUMBER:	425.647.7849
EMAIL ADDRESS:	barbara.rodgers@quadranthomes.com

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

<input 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 checked="" 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.


PROPERTY OWNER - Must sign in Ink Signed at Bellevue WA
(place)

on 06.10.2014
(date)

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JUN 19 2014
CITY OF WOODINVILLE
DEVELOPMENT SERVICES



Owner Authorization Form

EXHIBIT 2
PAGE 3 OF 4

Development Services Department
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PROJECT NAME:	Church/Nutu Subdivision
SCOPE OF WORK:	Subdivide two parcels into 15 lots.
PROJECT LOCATION:	13457 NE 205th Street

PROPERTY OWNER INFORMATION

NAME:	Ronald Church
MAILING ADDRESS:	23715 45th Ave SE, Bothell, WA 98021
PHONE NUMBER:	
EMAIL ADDRESS:	

TENANT INFORMATION

NAME:	
MAILING ADDRESS:	
PHONE NUMBER:	
EMAIL ADDRESS:	

AUTHORIZED APPLICANT INFORMATION

NAME:	The Quadrant Corporation
MAILING ADDRESS:	14725 SE 36th Street, Suite 100, Bellevue, WA 98006
PHONE NUMBER:	425.647.7849
EMAIL ADDRESS:	barbara.rodgers@quadranthomes.com

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- 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.
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- 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.

Ronald Church
 PROPERTY OWNER - Must sign in ink
 RECEIVED JUN 19 2014
 Signed at 23715 45th AVE SE Bothell WA 98021
 (place)
 on 6/11/14
 (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.



Project Narrative

Church/Nutu Subdivision/R-6 Subdivision Application

LOCATION: The property lies within the NW ¼ of Section 3, Township 26N., Range 5 East W.M. and is generally located along the southern margin of NE 205th Street. (see preliminary plat for legal description and depiction of site layout). The project consists of a two parcels (0326059095 & 0326059049) with a physical address of 20325 136th Ave NE and 13457 NE 205th Street, Woodville, WA 98074.

EXISTING CONDITIONS: The site is currently a comprised of two parcels, each with a single family home and associated outbuilding located on the 2.98 Acres. There is an existing Type III Stream along the northwest portion of the site. There are no other wetlands or streams on the site. Topography on the site would be characterized as rolling. The site is located on the south west corner of NE 205th Street and 136th Ave NE. The property is located in the Wedge Neighborhood and is zoned R-6, as regulated by Woodinville Municipal Code and Woodinville Critical Area Subdivision Code.

PROJECT DESCRIPTION: The project consists of a 15 lot single family detached subdivision with public roads and a series of access tracts. The site will be developed in accordance with city regulation for the R-6 zone. Average lot area will be approximately 5,634 sq. ft.

The stream and its buffer will be protected and placed within permanent open space / native growth protection area tract status.

The plat design includes a storm drainage detention / water quality vault along the easterly boundary of the site along 136th Ave NE (see preliminary plat). All homes will be detached conventional single family dwellings, and be served with public water and sewer by Woodinville Water District.

The project will be constructed in a single phase, pending all required approvals.

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DEVELOPMENT SERVICES