EXHIBIT 24
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NOTICE OF APPLICATION
City of Woodinville

evelopment Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

Project Name: Church Subdivision

Application: On June 16, 2014, Geoff Tamble of the Blueline Group on behalf of Quadrant Homes, submitted an application for a Preliminary Plat to the City of Woodinville for property(s) located at 13457 NE 205th Street / 20325 136th Avenue NE. The application was deemed complete on July 17, 2014. This application and all supporting documents are available at City Hall for public viewing under File Number PPA14001 / SEP14017.

Project Description: Preliminary Plat Application to subdivide two lots totaling 2.98 acres into 15 single-family residential lots in the R-6 zoning district. Construction will include grading, erosion control, street frontage improvements, tree protection, and drainage improvements. Environmental (SEPA) review is required for developments of five or more lots.

Project Location: 20325 136th Avenue NE and 13457 NE 205th Street; Legally described as PARCEL NO. 0326059095: THAT PORTION OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF THE EAST 363 FEET LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHWEST CORNER OF SAID 363 FEET; THENCE SOUTH 88'55'08 EAST ALONG THE NORTH LINE THEREOF 196.45 FEET; THENCE SOUTH 1'28'07" WEST 181 FEET; THENCE NORTH 88'55'08" WEST 55.03 FEET; THENCE SOUTH 1'28'07" WEST 146.48 FEET; THENCE NORTH 88'55'08" WEST 131.39 FEET TO THE WEST LINE OF SAID EAST 363 FEET; THENCE NORTH 0'17'10" WEST ALONG SAID WEST LINE 327.57 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET THEREOF FOR ROAD PURPOSES. PARCEL NO. 0326059049: THE NORTH 437 FEET OF THE EAST 363 FEET OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE NORTH 20 FEET THEREOF FOR ROAD PURPOSES; EXCEPT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR THE FRONTAGE SERVICE ROAD TO PRIMARY STATE HIGHWAY NO. 15, WOODINVILLE TO MONROE, BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 4829589; AND EXCEPT THAT PORTION OF SAID EAST 363 FEET LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHWEST CORNER OF SAID 363 FEET; THENCE SOUTH 88'55'08 EAST ALONG THE NORTH LINE THEREOF 196.45 FEET; THENCE SOUTH 1'28'07" WEST 181 FEET; THENCE NORTH 88'55'08" WEST 55.03 FEET; THENCE SOUTH 1'28'07" WEST 146.48 FEET; THENCE NORTH 88'55'08" WEST 131.39 FEET TO THE WEST LINE OF SAID EAST 363 FEET; THENCE NORTH 0'17'10" WEST ALONG SAID WEST LINE 327.57 FEET TO THE TRUE POINT OF BEGINNING, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON, Woodinville, WA

Environmental Documents prepared, available, or requested under RCW 36.70B.070 for the Project: SEPA checklist, drainage report, geotechnical report, critical area study and mitigation plan, arborist report, traffic report

Permits included in the application: Preliminary plat application and SEPA

Other required permits not included in the application to the extent known by the City of Woodinville: Final plat, site development, right-of-way, building, forest practices, NPDES, and other State and Federal permits, if applicable

Applicable Policies and Requirements: The project will be reviewed for consistency with the following policies, standards, and regulations:

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- ☒ Woodinville Comprehensive Plan
- ☒ Woodinville Municipal Code
- ☐ Community Urban Forestry Plan
- ☒ International Building Code
- ☐ Shoreline Master Program
- ☐ Multi-Family Design Guidelines
- ☐ Industrial Design Guidelines
- ☒ Transportation Improvement Plan
- ☒ Transportation Infrastructure Standards and Specifications
- ☒ Applicable State and Federal regulations

Comment Period: The application, supporting documents, and studies are available for review at the City of Woodinville, 17301 133rd Avenue NE, Woodinville, WA 98072. Contact: Jenny Ngo, AICP, Project Manager, at (425) 877-2283. The public is invited to comment on the project by submitting written comments to the Development Services Department at the above address or by emailing the Project Manager at otak@ci.woodinville.wa.us by 4:00 p.m. on the 'End of Comment Period' date noted below.

Date of Application:	**June 19, 2014**
Date of Notice of Complete Application:	**July 17, 2014**
Date Notice of Application Issued:	**July 28, 2014**
End of Comment Period:	**August 12, 2014**

Public Hearing: The Woodinville Hearing Examiner will hold a public hearing, where he or she will either approve, approve with conditions, or deny the proposal. The date of the hearing has not yet been determined. You have the right to request notice of and to participate in the public hearing, including providing comments, and request a copy of the decision once made. If you want to receive notice of the hearing, you may make a written request to the Project Manager listed below.

Appeals: The final decision on this project is appealable to the Woodinville City Council. An appeal must be filed within 14 days after the final decision on the project is issued. Appellants must be a party of record. To receive additional information on appeals for this application, please contact the Project Manager listed below.

Contact Person: Jenny Ngo, Project Manager
Phone Number: (425) 877-2283
Email address: otak@ci.woodinville.wa.us

Signature: _____ Date: July 28, 2014
David Kuhl, Development Services Director

Methods of Notice:
Published
Posted: 1) In-House, 2) Post Office & 3) Website
Post Site
Mailed: Applicant, Property Owners within 500', Parties of Record

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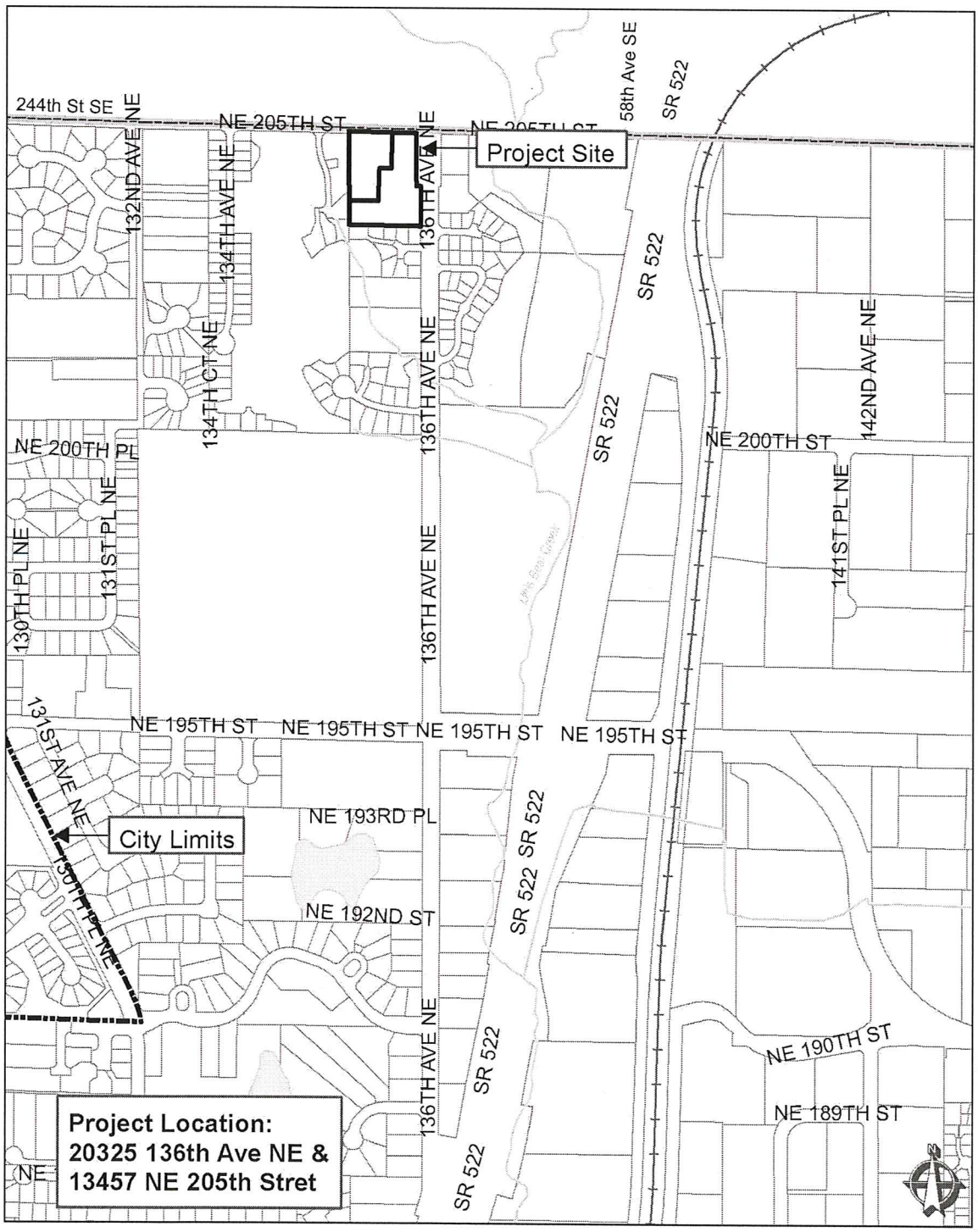
Project Name: Church Subdivision
File Numbers: PPA 14001