



LAND USE PERMIT APPLICATION
City of Woodinville

Development 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 # PPA-12002
SEPA # SEP12033
Misc # _____

EXHIBIT 2
PAGE 1 OF 4

PROJECT NAME: <u>Quadrant Woodinville</u>	PARCEL NUMBER: <u>062210-0090</u>				
PROJECT ADDRESS: <u>194xx 130th Ave NE, Woodinville</u>					
LEGAL DESCRIPTION: <u>E 1/2 lot 4, Block 3 Bear Creek Addition</u>					
APPLICANT NAME: <u>The Quadrant Corporation</u>	OWNER NAME: <u>Mark Slocum, Trust of L.T. Slocum</u>				
APPLICANT ADDRESS: <u>14725 36th Street Bellevue, WA 98006</u>	OWNER ADDRESS: <u>2673 203th Av. Sammamish, WA 98075</u>				
APPLICANT PHONE: <u>425 455 2900</u>	OWNER PHONE: <u>425.427.8104</u>				
APPLICANT EMAIL ADDRESS: <u>rete.lymberis@quadranthomes.com</u>	OWNER EMAIL ADDRESS: <u>we3bike@comcast.net</u>				
KEY CONTACT NAME: <u>PACE Engrs. Steve Calhoun</u>	KEY CONTACT PHONE:				
KEY CONTACT ADDRESS: <u>11255 Kirkland Way, 300 Kirkland 98033</u>	KEY CONTACT EMAIL ADDRESS:				
PROJECT TYPE: <input type="checkbox"/> Check if consolidated review should be used					
<table style="width:100%; border: none;"> <tr> <td style="width:25%; vertical-align: top;"> Type I <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Critical Area Determination <input type="checkbox"/> Home Occupation Permit <input type="checkbox"/> Home Industry Permit <input type="checkbox"/> Master Signage Plan <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Portable Sign Variance <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Design Review </td> <td style="width:25%; vertical-align: top;"> Type II <input type="checkbox"/> Commercial, Mixed-Use, Industrial, Multi-Family, Public Project Approval <input type="checkbox"/> Permits with SEPA <input type="checkbox"/> Interpretation <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Personal Wireless Service Facility <input type="checkbox"/> Short Subdivision <input type="checkbox"/> Shoreline Development </td> <td style="width:25%; vertical-align: top;"> Type III <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision Modification <input type="checkbox"/> Shoreline CUP <input type="checkbox"/> Shoreline VAR <input type="checkbox"/> Site Specific Zoning Map Amendment <input type="checkbox"/> Special Use Permit <input checked="" type="checkbox"/> <u>Preliminary Subdivision</u> <input type="checkbox"/> Variance Type IV <input type="checkbox"/> Final Subdivision </td> <td style="width:25%; vertical-align: top;"> 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 </td> </tr> </table>		Type I <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Critical Area Determination <input type="checkbox"/> Home Occupation Permit <input type="checkbox"/> Home Industry Permit <input type="checkbox"/> Master Signage Plan <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Portable Sign Variance <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Design Review	Type II <input type="checkbox"/> Commercial, Mixed-Use, Industrial, Multi-Family, Public Project Approval <input type="checkbox"/> Permits with SEPA <input type="checkbox"/> Interpretation <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Personal Wireless Service Facility <input type="checkbox"/> Short Subdivision <input type="checkbox"/> Shoreline Development	Type III <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision Modification <input type="checkbox"/> Shoreline CUP <input type="checkbox"/> Shoreline VAR <input type="checkbox"/> Site Specific Zoning Map Amendment <input type="checkbox"/> Special Use Permit <input checked="" type="checkbox"/> <u>Preliminary Subdivision</u> <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
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GENERAL PROJECT DESCRIPTION: <u>Residential Development for 23 STD lots.</u>					
Zoning: <u>R-4</u>	Comp Plan Designation: <u>Res.</u>				
Existing Use: <u>Vacant</u>	Proposed Use: <u>Residential</u>				

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.

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NOV 21 2012 11/21/12

OWNER/ OWNER'S AGENT - Must sign in ink _____ DATE _____
CITY OF WOODINVILLE DEVELOPMENT SERVICES

Quadrant Woodinville Narrative

EXHIBIT 2
PAGE 2 OF 4

Applicant: The Quadrant Corporation
Property Tax Account Number: 062210-0090
Submittal Application: November 21, 2012

Proposed Development

The residential development proposal offers a neighborhood that provides for 23 traditional single-family detached homes. Homes may range in size from 40 feet wide and 90 feet deep, on lots of 50 feet wide and 120+ feet deep. Homes are expected to be two story; 2000 to 4000 square feet. Standard conventional setbacks per WMC are; 10 feet for front, 20 feet to the face of the garage, 5 foot each side and 5 feet on the rear.

Project Wetland Conditions

The Wetland report has been completed by Raedeke Associates. No wetlands have been identified on the site. A small class III wetland (less than 1000 SF) exists off-site, in the public ROW of 136th Avenue NE. Given the City's requirement for street frontage improvements, this small wetland will be filled. A Wetland Study and Mitigation Plan by Raedeke Associates are provided with the formal application. Mitigation is to occur nearby at the improvements associated with the Rotary Skate Park.

Tree Inventory & Tree Density Calculations

The Tree Inventory Plan will comply with the WMC requirements. The trees on site have been located by a field survey and assessed for health condition by an Arborist; the findings are summarized in the Tree Inventory Report, by Tony Shoffner. Trees will be removed and mitigated per options provided in WMC 21.15.060. However, it is fully anticipated that the majority of trees will be removed from the property to accommodate the new community. Developing the site as allowed per WMC will not provide adequate room to plant all the mitigation trees. Replacement will be provided through a combination of replacement trees and contributing to the City of Woodinville's City Tree Fund for the remainder of required tree credits that remain beyond those provided through replacement trees

Open Space / Parks

The property is the beneficiary of surrounding active and passive recreation facilities. North of the site is the Woodinville High School facilities of play fields and running track. To the northeast is City of Woodinville Rotary Skate Park. No additional parks are proposed on this property. Therefore, in accordance with the WMC; fees will be paid in lieu of specific onsite park development.

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

FIRST AMERICAN TITLE INSURANCE COMPANY
Exhibit "A"

EXHIBIT 2
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Vested Owner: Mark A. Slocum, as Trustee of the Testamentary Trust of Lester T. Slocum

Real property in the County of King, State of Washington, described as follows:

THE EAST HALF OF LOT 4, BLOCK 3, BEAR CREEK ADDITION TO DAY CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 82, IN KING COUNTY, WASHINGTON.

Tax Parcel Number: 062210-0090-07

Situs Address: XXX NE 195th Street, Woodinville, WA 98072

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES



Owner Authorization Form

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Development 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:	Slocum Property
SCOPE OF WORK:	Preliminary Platting, and Engineering/Construction Approvals
PROJECT LOCATION:	SW corner of Ne 195 th Street, and 136 th Ave NE (Parcel # 0622100090)
PROPERTY OWNER INFORMATION	
NAME:	Mark Slocum (for Jeanne Slocum)
MAILING ADDRESS:	2675 - 230 th Ave SE - Sammamish, WA 98075
PHONE NUMBER:	425-427-8104
EMAIL ADDRESS:	we3bike@comcast.net
TENANT INFORMATION	
NAME:	
MAILING ADDRESS:	
PHONE NUMBER:	
EMAIL ADDRESS:	
AUTHORIZED APPLICANT INFORMATION	
NAME:	Pete Lymberis, as Authorized Agent for The Quadrant Corporation
MAILING ADDRESS:	14725 SE 36 th Street, Bellevue, WA 98006
PHONE NUMBER:	425-455-2900
EMAIL ADDRESS:	pete.lymberis@quadranthomes.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 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

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Signed at Sammamish, WA (place)
 on 11-14-2012 (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.