



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 12003
SEPA # SEP 12036
Misc # _____

EXHIBIT 2
PAGE 1 OF 9

PROJECT NAME: Vinterra		PARCEL NUMBER: 1626059077																																									
PROJECT ADDRESS: 12825 NE 151st Street, Woodinville, WA 98072																																											
LEGAL DESCRIPTION: W 300 FT OF S 300 FT OF NE 1/4 OF SE 1/4																																											
APPLICANT NAME: SSHI LLC dba DR Horton		OWNER NAME: Estate of Henry Epp																																									
APPLICANT ADDRESS: 12910 Totem Lake Blvd. NE, Suite 220, Kirkland, WA 98034		OWNER ADDRESS: 12825 NE 151st Street, Woodinville, WA 98072																																									
APPLICANT PHONE: 425.691.7681		OWNER PHONE:																																									
APPLICANT EMAIL ADDRESS: jreiner@drhorton.com		OWNER EMAIL ADDRESS:																																									
KEY CONTACT NAME: Todd Oberg--The Blueline Group		KEY CONTACT PHONE:																																									
KEY CONTACT ADDRESS: 425.216.4051x 224		KEY CONTACT EMAIL ADDRESS:																																									
PROJECT TYPE: <input type="checkbox"/> Check if consolidated review should be used																																											
<table border="0"> <tr> <td><u>Type I</u></td> <td><u>Type II</u></td> <td><u>Type III</u></td> <td><u>Type V</u></td> </tr> <tr> <td><input type="checkbox"/> Boundary Line Adjustment</td> <td><input type="checkbox"/> Commercial, Mixed-Use, Industrial, Multi-Family, Public Project Approval</td> <td><input type="checkbox"/> Conditional Use</td> <td><input type="checkbox"/> Annexation</td> </tr> <tr> <td><input type="checkbox"/> Critical Area Determination</td> <td><input type="checkbox"/> Permits with SEPA</td> <td><input type="checkbox"/> Subdivision Modification</td> <td><input type="checkbox"/> Area-Wide Zoning Map Amendment</td> </tr> <tr> <td><input type="checkbox"/> Home Occupation Permit</td> <td><input type="checkbox"/> Interpretation</td> <td><input type="checkbox"/> Shoreline CUP</td> <td><input type="checkbox"/> Comprehensive Plan Amendment</td> </tr> <tr> <td><input type="checkbox"/> Home Industry Permit</td> <td><input type="checkbox"/> Binding Site Plan</td> <td><input type="checkbox"/> Shoreline VAR</td> <td><input type="checkbox"/> Development Agreement</td> </tr> <tr> <td><input type="checkbox"/> Master Signage Plan</td> <td><input type="checkbox"/> Personal Wireless Service Facility</td> <td><input type="checkbox"/> Site Specific Zoning Map Amendment</td> <td><input type="checkbox"/> Development Regulation Amendment</td> </tr> <tr> <td><input type="checkbox"/> Shoreline Exemption</td> <td><input type="checkbox"/> Short Subdivision</td> <td><input type="checkbox"/> Special Use Permit</td> <td><input type="checkbox"/> Subdivision Vacation</td> </tr> <tr> <td><input type="checkbox"/> Portable Sign Variance</td> <td><input type="checkbox"/> Shoreline Development</td> <td><input checked="" type="checkbox"/> Preliminary Subdivision</td> <td><input type="checkbox"/> Zoning Code Amendment</td> </tr> <tr> <td><input type="checkbox"/> Temporary Use Permit</td> <td></td> <td><u>Type IV</u></td> <td></td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> Final Subdivision</td> <td></td> </tr> </table>				<u>Type I</u>	<u>Type II</u>	<u>Type III</u>	<u>Type V</u>	<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Commercial, Mixed-Use, Industrial, Multi-Family, Public Project Approval	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Annexation	<input type="checkbox"/> Critical Area Determination	<input type="checkbox"/> Permits with SEPA	<input type="checkbox"/> Subdivision Modification	<input type="checkbox"/> Area-Wide Zoning Map Amendment	<input type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Shoreline CUP	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Home Industry Permit	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Shoreline VAR	<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Master Signage Plan	<input type="checkbox"/> Personal Wireless Service Facility	<input type="checkbox"/> Site Specific Zoning Map Amendment	<input type="checkbox"/> Development Regulation Amendment	<input type="checkbox"/> Shoreline Exemption	<input type="checkbox"/> Short Subdivision	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Vacation	<input type="checkbox"/> Portable Sign Variance	<input type="checkbox"/> Shoreline Development	<input checked="" type="checkbox"/> Preliminary Subdivision	<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Temporary Use Permit		<u>Type IV</u>				<input type="checkbox"/> Final Subdivision	
<u>Type I</u>	<u>Type II</u>	<u>Type III</u>	<u>Type V</u>																																								
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Commercial, Mixed-Use, Industrial, Multi-Family, Public Project Approval	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Annexation																																								
<input type="checkbox"/> Critical Area Determination	<input type="checkbox"/> Permits with SEPA	<input type="checkbox"/> Subdivision Modification	<input type="checkbox"/> Area-Wide Zoning Map Amendment																																								
<input type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Shoreline CUP	<input type="checkbox"/> Comprehensive Plan Amendment																																								
<input type="checkbox"/> Home Industry Permit	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Shoreline VAR	<input type="checkbox"/> Development Agreement																																								
<input type="checkbox"/> Master Signage Plan	<input type="checkbox"/> Personal Wireless Service Facility	<input type="checkbox"/> Site Specific Zoning Map Amendment	<input type="checkbox"/> Development Regulation Amendment																																								
<input type="checkbox"/> Shoreline Exemption	<input type="checkbox"/> Short Subdivision	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Subdivision Vacation																																								
<input type="checkbox"/> Portable Sign Variance	<input type="checkbox"/> Shoreline Development	<input checked="" type="checkbox"/> Preliminary Subdivision	<input type="checkbox"/> Zoning Code Amendment																																								
<input type="checkbox"/> Temporary Use Permit		<u>Type IV</u>																																									
		<input type="checkbox"/> Final Subdivision																																									
GENERAL PROJECT DESCRIPTION: Subdivision of 2 parcel into 157 lots plus recreation and access tracts																																											
Zoning: <u>R-6/R-4</u>		Comp Plan Designation: <u>Residential</u>																																									
Existing Use: <u>Residential-Single Family Home</u>		Proposed Use: <u>Single Family Homes</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.

OWNER / OWNER'S AGENT - Must sign in ink

RECEIVED DATE

8-13-13

AUG 27 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES



Owner Authorization Form

EXHIBIT 2
PAGE 2 OF 7

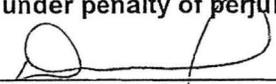
Development Services Department
425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

PROJECT NAME:	Vinterra
SCOPE OF WORK:	Subdivision of 2 parcels into 157 lots plus recreation and access tracts.
PROJECT LOCATION:	12825 NE 151st Street, Woodinville, WA 98072
PROPERTY OWNER INFORMATION	
NAME:	Estate of Henry Epp
MAILING ADDRESS:	12825 NE 151st Street, Woodinville, WA 98072
PHONE NUMBER:	
EMAIL ADDRESS:	
TENANT INFORMATION	
NAME:	
MAILING ADDRESS:	
PHONE NUMBER:	
EMAIL ADDRESS:	
AUTHORIZED APPLICANT INFORMATION	
NAME:	SSHI LLC dba DR Horton
MAILING ADDRESS:	12910 Totem Lake Blvd. NE, Suite 220, Kirkland, WA 98034
PHONE NUMBER:	425.691.7681
EMAIL ADDRESS:	jreiner@drhorton.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"/>	<u>If you want to give someone else authority to apply for the permit on your behalf:</u> 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"/>	<u>If you plan to do the work yourself and not hire a contractor:</u> 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"/>	<u>If you plan to allow your tenant to do the work themselves and not hire a contractor:</u> 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

RECEIVED
 AUG 27 2013

Signed at 111 Queen Anne Ave North
 (place) Seattle WA 98109
 on 8-13-13
 (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.

FILED

2013 MAR 27 AM 11:16

KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA

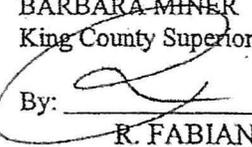
CERTIFIED
COPY

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

IN RE THE ESTATE OF HENRY EPP & AUDREY E. EPP DECEASED	NO: 13-4-07385-1SEA LETTERS TESTAMENTARY (LTRTS)
--	--

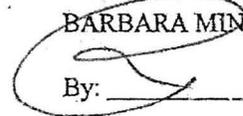
The last will of the above named decedent was duly exhibited, proven and filed on March 26, 2013. It appears in and by said will that: MAJOR DOUG TOLLERUD is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: March 27, 2013.

BARBARA MINER
King County Superior Court Clerk
By:  , Deputy Clerk
R. FABIAN

STATE OF WASHINGTON)
County of King)

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date MAR 27 2013.

BARBARA MINER, Superior Court Clerk
By:  , Deputy Clerk

• NOT OFFICIAL WITHOUT SEAL •

Vinterra

R-4/R-6 Subdivision Application - Project Narrative

LOCATION: The project consists of two parcels (1626059017/1626059077) with a physical address of 15025 25th Ave NE and 12825 NE 262st Street, Woodville, WA 98074. Situated within the NW ¼ of Section 16, Township 26N., Range 5 East W.M., generally located along the easterly margin of 124th Ave. N.E reaching NE 151st Street adjacent to the Tolt Pipeline Trail Site. (see preliminary plat for legal description and depiction of site layout).

EXISTING CONDITIONS: Parcel 1626059017 currently a commercial nursery located on 31.29 Acres. There is an existing (4,792 sq.ft.) wetland along the south property line. Parcel 1626059077 is currently a single family home located on a 2.07 acre lot. There are no other wetlands or streams on the site. "Vinterra" is directly accessed at its western boundary from 124th Ave NE. Topography on the site would be characterized as rolling. There is a commercial office, outbuildings and a single family residence on site that will be demolished.

The property is located in the West Ridge Neighborhood and is zoned R-4 and R-6, as regulated by Woodinville Municipal Code. This development is designed in accordance with the newly adopted Ordinance 532 and is utilizing the critical area code section, 21.24.085 WMC.

PROJECT DESCRIPTION: The project consists of a 157 lot single family detached subdivision with public roads with a series of private access tracts. The site will be developed in accordance with city regulation for the R-4 and R-6 zone. Average lot area will be approximately 9,100 SF (R-4) and 5,700 SF (R-6).

The isolated wetland and its buffer will be protected and placed within permanent open space / native growth protection area tract status as dictated in the Critical Areas Report.

The plat design includes a storm drainage detention / water quality vault in the southwest corner of the project site along 124th Ave NE and a storm drainage detention / water quality pond in the northeastern portion of the site (see preliminary plat). All homes will be detached conventional single family dwellings, and be served with public water by Woodinville Water District and public sewer by Northshore Utility District.

There will be 2 recreation tracts located in the eastern half of the site that will be owned and maintained by the homeowners association.

As part of the site development, 124th Ave NE will be expanded to add a two way left turn lane, a bike lane, along with new curb and sidewalk along the entire frontage.

The project will be constructed in a single phase, pending all required approvals. No construction date has been set.

Vinterra

Legal Description

Address: 15025 124th Ave NE --Woodinville, WA 98074

Parcel number: 1626059017

Legal Description: THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 10 ACRES THEREOF;

EXCEPT PORTION CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 514489, FOR PIPELINE RIGHT OF WAY "TOLT RIVER PIPELINE";

AND EXCEPT PORTION LYING WITHIN COUNTY ROAD "124TH AVENUE NORTHEAST".

Address: 12825 NE 151st Street --Woodinville, WA 98074

Parcel number: 1626059077

Legal Description: THE WEST 300' OF THE SOUTH 300' OF THE SOUTH HALF OF THE NE ¼ OF THE SE ¼ OF SECTION 16, TOWNSHIP 26 NORTH, RANGE 5 E. W.M., KING COUNTY, WASHINGTON.

RECEIVED

AUG 27 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

EXHIBIT 2
PAGE 7 OF 7

Plat Name: Woodinville Heights	Street Address: 15025 124th Ave NE
Parcel Number: 162605-9017	Applicant: The Blueline Group, LLC/ Todd Oberg
Description of Project: 119 lot sub division	*Attach a plat layout map showing adjoining streets

**City of Woodinville
King County, Washington
SCHOOL WALK SAFETY ASSESSMENT**

Assessment of walk safety conditions for schools serving the subject subdivision / short subdivision (*circle one*) is as follows:

- Students are bussed to schools serving the subdivision / short subdivision identified above.
- Sidewalks or other planning features that assure safe walking conditions for students who walk to and from schools exist between the proposed subdivision / short subdivision (see attached vicinity zoning map) and schools that serve the area;
- Sidewalks or other planning features that assure safe walking conditions for students who walk to and from schools that serve the subject subdivision / short subdivision are planned and are expected to be complete for use by _____;
- Sidewalks or other planning features that assure safe walking conditions for students who walk to and from schools that serve the subject subdivision / short subdivision do not exist in usable form at this time.

The subdivision / short subdivision identified above is served by the following schools:

Elementary School: Woodmoor
 Junior High School: Northshore 2
 High School: Inglemoor

Safe walking pathways to schools and bus stops are essential for our children. Raised sidewalks are considered our standard of safe pathways for students walking to the bus stop/school and home. Bus stop information is subject to change. Current stop information can be verified through the district's website at www.nsd.org.

This information is needed in order to submit a plat application to the City of Woodinville. Your assistance in providing the information requested is genuinely appreciated.

Information provided by:

T. Oberg
 Signature
 Principal
 Title

10/19/12
 Date
Northshore
 School District

Sharon Rembold
 Transportation

RECEIVED
 DEC 18 2012
 CITY OF WOODINVILLE
 DEVELOPMENT SERVICES