



MARYSVILLE
WASHINGTON

LAND USE PERMIT APPLICATION

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

FOR AGENCY USE		Date:		File:		Fee: \$	
SITE INFORMATION							
Site Address	Unknown			APN(s)	31052900200900, 31052900202400, 31052900202600, 31052900200800, 31052900201900, 31052900201100, 31052900201200		
Legal Description (abbreviated)	See Below			Section	29	Township	31
		Range	5				
Comprehensive Plan	Mixed Use	Zoning	Mixed Use	Shoreline Environment			
Water Supply	Current	Proposed		Sewer Supply	Current	Proposed	
	City of Marysville						
Present Use of Property	Multiple Uses - Vacant, Manufactured Home, Single Family Home						
	OWNER		APPLICANT			CONTACT	
Name	See Below		Noosha Tashakor- Marysville 172nd Development LLC			Jesse Jarrell -LDC	
Address			411 1st Avenue South, Suite 650			20210 142nd Ave NE	
City, State, ZIP			Seattle, WA, 98104			Woodinville, WA 98072	
Phone (home/office)			206.957.0495			425.286.2416	
Phone (cell)			206.321.5834			425.330.8425	
E-mail			ntashakor@intracorp.us			jjarrell@ldccorp.com	
PROJECT INFORMATION							
Type of Application	<input type="checkbox"/> Single-family		<input type="checkbox"/> Multi-family		<input type="checkbox"/> Commercial		<input type="checkbox"/> Other
Permits Needed from Marysville (check all that apply)	<input type="checkbox"/> Annexation <input type="checkbox"/> Major Mod. <input type="checkbox"/> Prelim. Plat <input type="checkbox"/> Shoreline CUP <input type="checkbox"/> Comp. Plan Amendment		<input type="checkbox"/> BSP <input type="checkbox"/> Conditional Use <input type="checkbox"/> Minor Mod. <input type="checkbox"/> Prelim.Short Plat <input type="checkbox"/> Shoreline Variance		<input type="checkbox"/> BLA <input type="checkbox"/> Critical Areas <input type="checkbox"/> Rezone <input type="checkbox"/> SEPA <input type="checkbox"/> Multi-family Site Plan		<input type="checkbox"/> Comm. Site Plan <input checked="" type="checkbox"/> Grading <input type="checkbox"/> PRD <input type="checkbox"/> Shoreline <input type="checkbox"/> Variance <input type="checkbox"/> Other
List Any Other Permits Needed (State/Federal)	Construction Application						
Detailed Project Description	Early Clearing and Grading permit for future Apartment Complex development.						

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Unified Development Code and other applicable Marysville Municipal Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Marysville, RCW and the State Environmental Policy Act (SEPA) will be met. I grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspection.

Owner/Owner's Authorized Agent

Date

3.15.22

**Please see Letters of Authority document attached with this application.

OWNERS:

TPN 31052900200900:
SATHER A LLC
16720 SMOKEY POINT BLVD #3, ARLINGTON, WA 98223

TPN 31052900202400:
SCHLOREDT CONRAD FAMILY TRUST
2124 172ND ST NE, Marysville, WA 98271-4719 United States

TPN 31052900202600:
COUNSELLOR FAMILY REVOCABLE LIVING TRUST
2104 172ND ST NE, Marysville, WA 98271-4719 United States

TPN 31052900201900:
HARVEY WILLIAM C
P O BOX 25, LAKEWOOD, WA 98259 United States

TPN 31052900201100:
HARVEY WILLIAM C
P O BOX 25, LAKEWOOD, WA 98259 United States

TPN 31052900201200:
RICCIARDI CASSIE LEE & ANTONIO
PO BOX 2590, HOMER, AK 99603

TPN 31052900200800:
COUNSELLOR LORRAINE M
2104 172ND ST NE, Marysville, WA 98271-4719 United States

EXHIBIT B

LETTER OF AUTHORITY

To: The City of Marysville, and other governmental authorities with jurisdiction over the property described below

Ladies and Gentlemen:

The undersigned ("Seller") has entered into a Commercial & Investment Real Estate Purchase & Sale Agreement with IS Property Investments LLC ("Buyer") dated July 16, 2021, for the property located at 23rd Avenue NE and 172nd Street NE (SC #31052900200900) in Marysville, Washington, and legally described on attached Exhibit A (the "Property").

As part of the sale, Seller shall convey to Buyer all of its right, title and interest in all permits and applications associated with the development of the Property, as well as all associated underlying development documents, such as engineering drawings, surveys and similar documents, together with all fees paid in connection with such documents. In addition, the undersigned is giving the Buyer the right to apply for, extend or modify prospective and existing entitlements and permits issued in connection with the Buyer's prospective purchase and development of the Property.

The purpose of this letter is to confirm to you Seller's agreement that Buyer may proceed to act in Seller's place to further process, modify or extend any pending applications entitlements or permits associated with the Property, and to make application for new entitlements and permits related to the Property, without any further consent or authority from Seller.

SELLER:

SATHER A LLC, a Washington limited liability company

By Joel Hylback
Name: Joel Hylback
Its: Manager

[Type here]

[Type here]

JK

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EXHIBIT B

LETTER OF AUTHORITY

To: The City of Marysville, and other governmental authorities with jurisdiction over the property described below

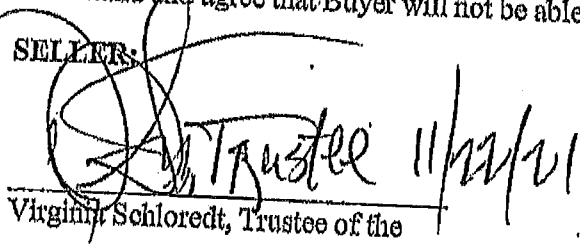
Ladies and Gentlemen:

The undersigned ("Seller") has entered into a Commercial & Investment Real Estate Purchase & Sale Agreement with IS Property Investments LLC ("Buyer") dated October 21, 2021, for the property located at 2104 172nd St NE (APN #31052900202400) in Marysville, Washington, and legally described on attached Exhibit A (the "Property").

As part of the sale, Seller shall convey to Buyer all of its right, title and interest in all permits and applications associated with the development of the Property, as well as all associated underlying development documents, such as engineering drawings, surveys and similar documents, together with all fees paid in connection with such documents. In addition, the undersigned is giving the Buyer the right to apply for, extend or modify prospective and existing entitlements and permits issued in connection with the Buyer's prospective purchase and development of the Property.

The purpose of this letter is to confirm to you Seller's agreement that Buyer may proceed to act in Seller's place to further process, modify or extend any pending applications entitlements or permits associated with the Property, and to make application for new entitlements and permits related to the Property, without any further consent or authority from Seller, however, all parties understand and agree that Buyer will not be able to BIND the Property until the time of Closing.

SELLER:

 11/22/21

Virginia Schloredt, Trustee of the

Conrad Schloredt Family Trust

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LETTER OF AUTHORITY

To: The City of Marysville, and other governmental authorities with jurisdiction over the property described below


Ladies and Gentlemen:

The undersigned ("Seller") has entered into a Commercial & Investment Real Estate Purchase & Sale Agreement with IS Property Investments LLC ("Buyer") dated 7-16-21, 2021, for the property located at 2104 172nd St NE (SC #31052900202600 and #31052900202800) in Marysville, Washington, and legally described on attached Exhibit A (the "Property").

As part of the sale, Seller shall convey to Buyer all of its right, title and interest in all permits and applications associated with the development of the Property, as well as all associated underlying development documents, such as engineering drawings, surveys and similar documents, together with all fees paid in connection with such documents. In addition, the undersigned is giving the Buyer the right to apply for, extend or modify prospective and existing entitlements and permits issued in connection with the Buyer's prospective purchase and development of the Property.

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SELLER:


Trustee of the
Counsellor Family Revocable Living Trust

