



**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

<b>FOR AGENCY USE</b>	<b>Date:</b>	<b>File:</b>	<b>Fee: \$</b>
<b>SITE INFORMATION</b>			
<b>Site Address</b>	2703 156TH ST NE		<b>APN(s)</b> 31052900303200 & 31052900303100
<b>Legal Description (abbreviated)</b>	Attached	<b>Section</b> 29	<b>Township</b> 31 <b>Range</b> 05
<b>Comprehensive Plan</b>	R12 & CB	<b>Zoning</b> R12 & CB	<b>Shoreline Environment</b> NA
<b>Water Supply</b>	<b>Current</b> No Service	<b>Proposed</b> City of Marysville	<b>Sewer Supply</b> <b>Current</b> No Service <b>Proposed</b> City of Marysville
<b>Present Use of Property</b>	Vacant/Cleared		
	<b>OWNER</b>	<b>APPLICANT</b>	<b>CONTACT</b>
<b>Name</b>	Terra Firma Development	Pulte Group - Ryan Kohlmann	LDC, Inc-Jesse Jarrell
<b>Address</b>	4201 Lougheed HW	3535 Factoria BLVD, SE, Suite 600	20210 142nd Ave NE
<b>City, State, ZIP</b>	BURNABY, BC V5C 3Y6 Canada	Bellevue, WA. 98006	Woodinville, WA 98072
<b>Phone (home/office)</b>	425-216-3428	425-922-9805	425-806-1869
<b>Phone (cell)</b>			425-330-8425
<b>E-mail</b>	ryan.kohlmann@pultegroup.com	ryan.kohlmann@pultegroup.com	jjarrell@ldccorp.com
<b>PROJECT INFORMATION</b>			
<b>Type of Application</b>	<input checked="" type="checkbox"/> <b>Single-family</b> <input type="checkbox"/> <b>Multi-family</b> <input type="checkbox"/> <b>Commercial</b> <input type="checkbox"/> <b>Other</b>		
<b>Permits Needed from Marysville (check all that apply)</b>	<input type="checkbox"/> <b>Annexation</b> <input type="checkbox"/> <b>BSP</b> <input type="checkbox"/> <b>BLA</b> <input type="checkbox"/> <b>Comm. Site Plan</b> <input type="checkbox"/> <b>Major Mod.</b> <input type="checkbox"/> <b>Conditional Use</b> <input type="checkbox"/> <b>Critical Areas</b> <input type="checkbox"/> <b>Grading</b> <input checked="" type="checkbox"/> <b>Prelim. Plat</b> <input type="checkbox"/> <b>Minor Mod.</b> <input checked="" type="checkbox"/> <b>Rezone</b> <input checked="" type="checkbox"/> <b>PRD</b> <input type="checkbox"/> <b>Shoreline CUP</b> <input type="checkbox"/> <b>Prelim.Short Plat</b> <input checked="" type="checkbox"/> <b>SEPA</b> <input type="checkbox"/> <b>Shoreline</b> <input type="checkbox"/> <b>Comp. Plan Amendment</b> <input type="checkbox"/> <b>Shoreline Variance</b> <input type="checkbox"/> <b>Multi-family Site Plan</b> <input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Other</b>		
<b>List Any Other Permits Needed (State/Federal)</b>	General Stormwater Permit (NPDES)		
<b>Detailed Project Description</b>	The 10 Degree project is a proposed Planned Residential Development Plat in the R12 and Community Business zone. The proposed plat will include 170 townhome units and 166 detached single family units all will be on their own lots. Water, sewer, and stormwater utilities will be constructed to serve the proposed units along with roads, open space and other site improvements. This proposal will also include rezoning approximately 7 acres of the site from the Community Business zone to the R12 zone. For more project information see the project narrative.		

*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

8/9/2021  
Date