



CRITICAL AREA REVIEW

Planning and Economic Development Department
 200 NE Moe Street | Poulsbo, Washington 98370
 (360) 394-9748 | fax (360) 697-8269
 www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

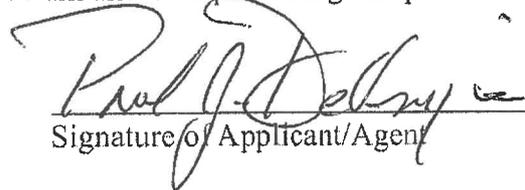
A Critical Area Review is required for any alteration, construction, development or activity within a critical area or its buffer. For additional information on the Critical Area Review process, refer to [Chapter 16.20](#) of the Poulsbo Municipal Code (PMC). For a detailed description of the Type II review process, refer to PMC [Title 19](#). Additionally, a [pre-application conference](#) may be required prior to submission of this application.

PROJECT/PROPERTY INFORMATION:		
Project Name: Pinnacle at Liberty Bay Subdivision		
Site Address: 4 vacant parcels plus 17505 Sunrise Ridge Ave NE	Tax Assessor's ID: multiple - see below	
Legal Description (attached sheet if necessary): See Title Report - Exhibit A Kitsap parcel numbers - 232601400120009; 24260130032008; 24260130182001; 24260130052006; 24260130192000		
Comp Plan Designation: RL	Zoning Designation: RL	
Size of Property (Sq. Ft.): 1,803,847	Current Building Sq. Ft.: 577	
Proposed Number of Units or Lots: 151 lots	Proposed Building Sq. Ft.:	
APPLICANT/PROJECT CONTACT:		
Name: Montebanc Management, LLC c/o Paul Devenzio	Phone: (206) 391-8366	
Address: 400 NW Gilman Blvd, STE 2781, Issaquah, WA 98027		
Email: pjdevenzio@montebanc.com		
PROPERTY OWNER (IF DIFFERENT THEN APPLICANT):		
Name: Johnson Forest Land, LLC / Owl Ridge LLC	Phone: (206) 422-1568	
Address: 1913 34th Ave W, Seattle, WA 98199 / 10470 Battle Point Dr NE, Bainbridge Island, WA 98110		
Email: zcar71@msn.com		
CRITICAL AREAS:		
Check all that are on or within 300 feet of the subject property (see Chapter 16.20 for definitions):		
<input type="checkbox"/> Frequently flooded areas	<input checked="" type="checkbox"/> Fish and Wildlife Habitat Areas	<input checked="" type="checkbox"/> Wetlands
<input type="checkbox"/> Critical aquifer recharge areas	<input checked="" type="checkbox"/> Geologically hazardous areas	
Environmental Studies (provide a complete description of all studies that have been completed):		
Geotechnical Report dated 2/13/25 and Addendum dated 6/16/25 from Aspect Consulting		
Critical Area Report dated 6/17/25 from Sewall Wetland Consulting		
Preliminary Tree Protection Plan dated 6/16/25 from Washington Forestry Consultants		
Has a survey been completed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property near the shoreline?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

SIGNATURES:

I, the undersigned, state that, to the best of my knowledge, all the information provided in this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

I hereby authorize City of Poulsbo representative(s) to inspect the subject property Monday-Friday between the hours of 8:00 am and 4:00 pm during this permit application process.

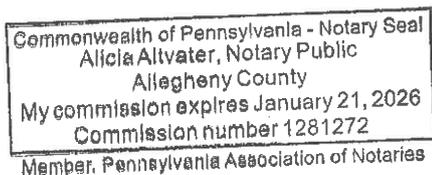

Signature of Applicant/Agent

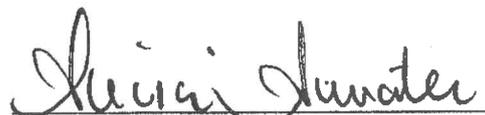
Paul J. Devenzio
Print Name of Applicant/Agent

STATE OF PENNSYLVANIA)) SS
COUNTY OF ALLEGHENY)

On this 17 day of June, 2025 before me, the undersigned, a Notary Public in and for the State of Pennsylvania, duly commissioned and sworn, personally appeared Paul Joseph Devenzio to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 17 day of June, 2025.





NOTARY PUBLIC in and for the State of Pennsylvania Residing

at Pittsburgh PA 15205

Commission Expires 1/21/26



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Email: pjdevenzio@montebanc.com		
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Email: pjdevenzio@montebanc.com		
PROPERTY OWNER (IF DIFFERENT THEN APPLICANT):		
Name: Johnson Forest Land, LLC / Owl Ridge LLC / Malawri Uhl	Phone (206) 422-1568	
Address: 1913 34th Ave W, Seattle, WA 98199 / 10470 Battle Point Dr NE, Bainbridge Island, WA 98110		
Email: zcar71@msn.com		
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Malauni Uhl


Signature of Applicant/Agent

Neal Thorne
Print Name of Applicant/Agent

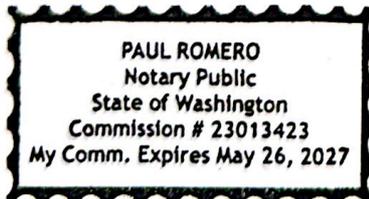
STATE OF WASHINGTON)

) SS

COUNTY OF KITSAP)

On this 27th day of June, 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Neal Thorne Malauni Uhl to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 27th day of June, 2025.


NOTARY PUBLIC in and for the
State of Washington Residing at

Poulsbo, WA 98370

Commission Expires 05/26/2027