PRELIMINARY SUBDIVISION

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

For additional information on the Preliminary Subdivision process, refer to Chapter 17.60 of the Poulsbo Municipal Code (PMC) or see the Land Division Handout.

PROJECT:	
Project Name: Pinnacle at Liberty Bay Subdivision	
Project Address: 23260140012009, 24260130032008, 24260130182001, 24260130052006, 2426013019200 , 17505 Sunrise Ridge Ave NE	
Tax Assessor's ID: multiple - see above	Total Site Acreage: 41.41
Number of existing lots: 5	Number of proposed lots: 151
Minimum Lot Size: 3,758 sf	Average Lot Size: 4,456 sf
Zoning Designation: RL	Comp Plan Designation: RL
Has the property been subdivided before?	☐ Yes ☒ No
Are there any critical areas on the property? (wetlands, steep slopes, streams, etc.)	☒ Yes ☐ No

APPLICANT:	
Name: Montebanc Management, LLC	Phone: 2063918366
Address: 400 NW Gilman Blvd, STE 2781, Issaquah, WA 98027	
Email: PJDEVENZIO@MONTEBANC.COM	

OWNER (IF DIFFERENT):	
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	

PROJECT ENGINEER OR SURVEYOR:	
Name: ESM Consulting Engineers	Phone: (253) 838-6113
Address: 33400 8th Ave S, STE 205, Federal Way, WA 98003	
Email: john.everett@esmcivil.com	

LAND USES AND SQUARE FOOTAGE:

Residential:	~~15.47 acres~~ 13.97	~~672,905~~ 608,337 Sq. Ft	Open Space/Rec:	~~5.36 acres~~ 3.66ac	~~233,621~~ 159,258 Sq. Ft
Stormwater Detention (tracts):	~~2.31 acres~~ 0.91	~~100,444~~ 39,682 Sq. Ft	Landscaping:	0	0 Sq. Ft
Other Utilities (tracts):	~~0.52 acres~~ 0.65	~~22,777~~ 28,515 Sq. Ft	Right-Of-Way:	~~4.5 acres~~ 4.53	~~196,153~~ 197,515 Sq. Ft
Critical Areas (PMC 16.20):	~~13.27 acres~~ 17.69	~~577,957~~ 770,539 Sq. Ft	Tree Retention:	0	0 Sq. Ft

Gross Density: Number of units/lots ~~151~~ 138 / 41.41 gross acres = ~~3.65~~ 3.33 units per gross acre

Net Density: Number of units/lots ~~151~~ 138 / ~~20.81~~ 18.53 net acres [gross acres-deductions (roads, utilities, critical areas and buffers)] = ~~7.26~~ 7.45 units per net acre.

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.

Paul J. DeLuzio

Signature of Applicant/Agent

Paul V. DeLuzio

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 DeLuzio 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.

Alicia Altvater

NOTARY PUBLIC in and for the State of Pennsylvania Residing at Pittsburgh PA 15205

Commission Expires 1/21/26

Commonwealth of Pennsylvania - Notary Seal
Alicia Altvater, Notary Public
Allegheny County
My commission expires January 21, 2026
Commission number 1281272
Member, Pennsylvania Association of Notaries

PRELIMINARY SUBDIVISION

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Address: 400 NW Gilman Blvd, STE 2781, Issaquah, WA 98027	
Email: PJDEVENZIO@MONTEBANC.COM	

OWNER (IF DIFFERENT):	
Name: Johnson Forest Land, LLC / Owl Ridge LLC / Melani 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	

PROJECT ENGINEER OR SURVEYOR:	
Name: ESM Consulting Engineers	Phone: (253) 838-6113
Address: 33400 8th Ave S, STE 205, Federal Way, WA 98003	
Email: john.everett@esmcivil.com	

LAND USES AND SQUARE FOOTAGE:			
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Scanned with CamScanner

SIGNATURES:

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Malauri UH

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 Malauri UH 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.

PAUL ROMERO
Notary Public
State of Washington
Commission # 23013423
My Comm. Expires May 26, 2027

Paul Romero

NOTARY PUBLIC in and for the State of Washington Residing at

Poulsbo, WA

Commission Expires 05/26/2027

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PRELIMINARY SUBDIVISION

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Has the property been subdivided before? ☐ Yes ☒ No

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APPLICANT:

Name: Montebanc Management, LLC | Phone: 2063918366

Address: 400 NW Gilman Blvd, STE 2781, Issaquah, WA 98027

Email: PJDEVENZIO@MONTEBANC.COM

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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.

Douglas W. Johnson
Signature of Applicant/Agent

Douglas W. Johnson
Print Name of Applicant/Agent

STATE OF WASHINGTON)
) SS
COUNTY OF ~~KITSAP~~ King)

On this 24 day of June, 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Douglas W. Johnson 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 24 day of June, 2025.

AMBER SMITH NOTARY PUBLIC 23011764 COMMISSION EXPIRES 4-10-27 STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington Residing at Seattle

Commission Expires 4-10-27