



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

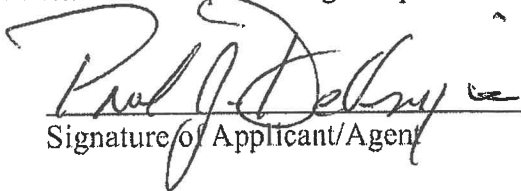
For additional information on the Preliminary Subdivision process, refer to Chapter 17.60 of the Poulsbo Municipal Code (PMC) or see the Land Division Handout.

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


Signature of Applicant/Agent

Paul J. Devenzio
Print Name of Applicant/Agent

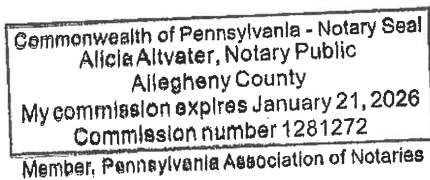
STATE OF PENNSYLVANIA)

) 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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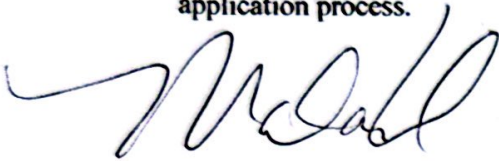
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Email: PJDEVENZIO@MONTEBANC.COM			
OWNER (IF DIFFERENT):			
Name: Johnson Forest Land, LLC / Owl Ridge LLC / Majeuri Uhl	Phone: (206) 422-1568		
Address: 1913 34th Ave W, Seattle, WA 98199 / 10470 Battle Point Dr NE, Bainbridge Island, WA 98110			
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:			
Residential: 15.47 acres	672,905 Sq. Ft	Open Space/Rec: 5.36 acres	233,621 Sq. Ft
Stormwater Detention (tracts): 2.31 acres	100,444 Sq. Ft	Landscaping: _____	0 Sq. Ft
Other Utilities (tracts): 0.52 acres	22,777 Sq. Ft	Right-Of-Way: 4.5 acres	196,153 Sq. Ft
Critical Areas (PMC 16.20): 13.27 acres	577,957 Sq. Ft	Tree Retention: _____	0 Sq. Ft
Gross Density: Number of units/lots <u>151</u> / <u>41.41</u> gross acres = <u>3.65</u> units per gross acre			
Number of units/lots <u>151</u> / <u>20.81</u> net acres [gross acres-deductions			
Net Density: (roads, utilities, critical areas and buffers)) = <u>7.26</u> units per net acre.			

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Malauni Uhl


Signature of Applicant/Agent

Neal Thorne
Print Name of Applicant/Agent

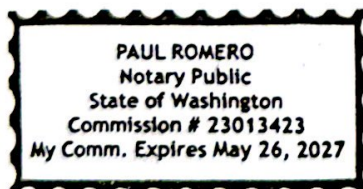
STATE OF WASHINGTON)

) 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

Commission Expires 05/26/2027



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Douglas W. Johnson
Signature of Applicant/Agent

Douglas W. Johnson
Print Name of Applicant/Agent

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

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.



[Signature]
NOTARY PUBLIC in and for the
State of Washington Residing at
Seattle
Commission Expires 4-10-27