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City of Redmond  
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JEH/are  
06/13/94

Preannexation Zoning  
Avondale Park, ANN 92-001

**ORDINANCE NO. 1796**

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ESTABLISHING PRE-ANNEXATION ZONING DESIGNATIONS OF NB (NEIGHBORHOOD BUSINESS), R-12 (URBAN RESIDENCE), AND R-6 (SUBURBAN RESIDENCE) FOR CERTAIN PROPERTY LOCATED AT THE SOUTHWEST CORNER OF AVONDALE ROAD NORTHEAST AND NORTHEAST 116TH STREET AND COMMONLY KNOWN AS THE AVONDALE PARK ANNEXATION, CITY FILE NO. ANN 92-001.

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WHEREAS, on May 26, 1993, the City received a request for the establishment of pre-annexation zoning on 76.38 acres of land located at the S.W. corner of Avondale Road N.E. and N.E. 116th Street, and

WHEREAS, pursuant to RCW 35A.14.330 and .340, the City Council held two public hearings, not less than 30 days apart, on proposed pre-annexation zoning designations for the property, and

WHEREAS, after taking public testimony during the two public hearings, the City Council decided to adopt the pre-annexation zoning designations established by this ordinance, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1. Pre-Annexation Zoning Established. Pursuant to RCW 35A.14.330 and .340, the following pre-annexation zoning designations are hereby established as provided below:

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- A. A pre-annexation zoning designation of NB (Neighborhood Business) is hereby established for the Northwesterly 8.05 acres of the annexation area legally described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full.
- B. A pre-annexation zoning designation of R-6 (Suburban Residence) is hereby established for the westerly and southwesterly 43.41 acres legally described on Exhibit B attached hereto and incorporated herein by this reference as if set forth in full.
- C. A pre-annexation zoning designation of R-12 (Urban Residence) is hereby established for the remaining 24.69 acres lying between the real property described on Exhibits A and B and more particularly described on Exhibit C attached hereto and incorporated herein by this reference as if set forth in full.
- D. The remaining .23 acres of the total annexation area is public right of way for N.E. 116th Street and Avondale Road N.E. and is therefore unzoned.

A map depicting these pre-annexation zoning designations is attached hereto as Exhibit D and incorporated herein by this reference as if set forth in full. A legal description of the entire property proposed for annexation is attached hereto as Exhibit E and incorporated herein by this reference as if set forth in full.

Section 2. Duties of Planning Department. The Planning Department shall make the necessary amendments to the Official Zoning Map of the City to carry out the provisions of this ordinance.

Section 3. Duties of City Clerk. The City Clerk shall record a certified copy of this ordinance with the County Department of Records and Elections.

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Document

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

*Rosemarie Ives*  
MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

*Doris A. Schaible*  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: *Greg Stueve*

FILED WITH THE CITY CLERK: 06/13/94  
PASSED BY THE CITY COUNCIL: 08/16/94  
SIGNED BY THE MAYOR: 08/16/94  
PUBLISHED: 08/24/94  
EFFECTIVE DATE: 08/29/94  
ORDINANCE NO. 1796

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I, Sandra L. Marion, Deputy City Clerk of the City of Redmond, Washington, do hereby certify that this copy of Ordinance No. 1796, is a true and correct copy of the original ordinance passed on the 16th day of August 1994, as said ordinance appears in the records of the City of Redmond.

Dated this 17th day of August 1994.

*Sandra L. Marion*  
SANDRA L. MARION  
DEPUTY CITY CLERK

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Ordinance No. 1796

NB - Legal Description

That portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of said subdivision;  
thence South  $00^{\circ}09'05''$  West along the Westerly line of said subdivision 713.27 feet;  
thence South  $82^{\circ}36'01''$  East, parallel with the Southerly line of said subdivision, to the Easterly margin of Avalon Road "Redmond-Bear Creek County Road";  
thence Northerly along said Easterly margin and it's Northerly extension to the North line of said Section 31;  
thence Westerly along said North line to the Point of Beginning.

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R-6 Legal Description

That portion of the Northwest  $\frac{1}{4}$  of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of said Section 31;  
 thence South  $01^{\circ}07'06''$  West along the West line of said Section 31 to the North line of the plat of East Valley Heights No. 3;  
 thence Easterly along the North line of said plat to the East line of Government Lot 2 in the Northwest  $\frac{1}{4}$  of said Section 31;  
 thence Northerly along the East line of said Government Lot 2 to the Northeast corner of said Government Lot 2;  
 thence Westerly along the North line of said Government Lot 2 to the East line of West 60 feet of the East  $\frac{1}{4}$  of Government Lot 1 in the Northwest  $\frac{1}{4}$  of said Section 31;  
 thence Northerly along said East line to the North line of said Section 31;  
 thence Westerly along said North line to the Northwest corner of said Section 31 and the Point of Beginning.

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Ordinance No. 1796

R-12 Legal Description

That portion of the Northwest  $\frac{1}{4}$  of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the Northwest corner of said Section 31;  
 thence Easterly along the North line of said Section 31 to the East line of the West 60 feet of the East  $\frac{1}{4}$  of Government Lot 1 in said Section 31 and the Point of Beginning;  
 thence Southerly along said East line to the South line of Government Lot 1 in the Northwest  $\frac{1}{4}$  of said Section 31;  
 thence Easterly along said South line to the Southeast corner of said Government Lot 1;  
 thence Northerly along said East line to the North line of said Section 31;  
 thence Westerly along said North line to the Point of Beginning;

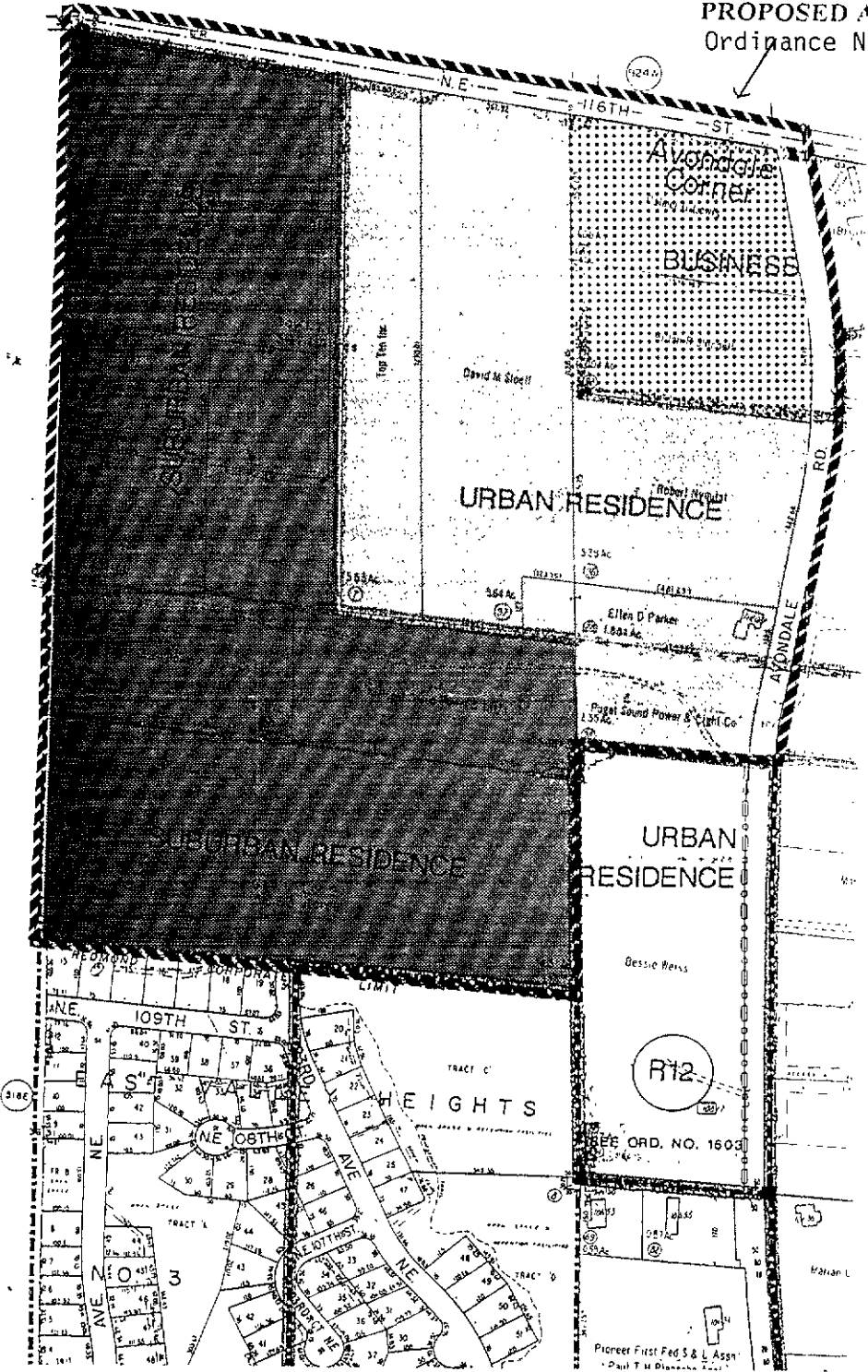
Together with that portion of the East  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the Northwest corner of said subdivision;  
 thence South  $00^{\circ}09'05''$  West along the Westerly line of said subdivision 713.27 feet to the Point of Beginning;  
 thence continuing South  $00^{\circ}09'05''$  West along said West line to the South line of the North 250 feet of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31;  
 thence South  $82^{\circ}36'01''$  East, parallel with the North line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31 to the Easterly margin of Avalon Road "Redmond-Bear Creek County Road";  
 thence Northerly along said Easterly margin to a point South  $82^{\circ}36'01''$  East from the Point of Beginning.  
 thence North  $82^{\circ}36'01''$  West to the Point of Beginning.

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EXHIBIT D  
 PROPOSED ANNEXATION  
 Ordinance No. 1796

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	BUSINESS
	URBAN RESIDENCE (8-12)
	SUBURBAN RESIDENCE (4-6)

## LEGAL DESCRIPTION FOR AVONDALE PARK ANNEXATION

Ordinance No. 1796

## PARCEL "A"

ALL THAT PORTION OF THE NW 1/4 OF SECTION 31 AND THE SW 1/4 OF SECTION 30,  
TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 6  
EAST, W.M. THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID SECTION 31 TO  
THE POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF "EAST VALLEY  
HEIGHT NO. 3" AS RECORDED IN VOL. 117/85-86 OF SUBDIVISIONS IN THE RECORDS OF  
KING COUNTY, WASHINGTON SAID LINE ALSO BEING THE EXISTING CITY LIMITS OF  
REDMOND AS ESTABLISHED BY CITY ORDINANCE 782. THENCE EASTERLY ALONG THE  
NORTHERLY BOUNDARY OF SAID "EAST VALLEY HEIGHTS NO. 3" TO ITS NORTHEAST  
CORNER AND THE POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF "ESSEX  
PARK" AS RECORDED IN VOLUME 109, PAGES 99-101 OF THE RECORDS OF KING COUNTY,  
WASHINGTON, SAID LINE ALSO BEING THE EXISTING CITY LIMITS OF REDMOND AS  
ESTABLISHED BY ORDINANCE 1577. THENCE NORTHERLY ALONG SAID WESTERLY  
BOUNDARY OF "ESSEX PARK" TO ITS NORTHWEST CORNER AND CITY LIMITS AS  
ESTABLISHED BY SAID ORDINANCE 1577. THENCE EASTERLY ALONG THE NORTH  
BOUNDARY OF SAID CITY LIMITS TO ITS POINT OF INTERSECTION WITH THE EAST LINE  
OF AVONDALE ROAD NORTHEAST. THENCE NORTHERLY ALONG SAID EAST BOUNDARY  
OF AVONDALE ROAD NORTHEAST TO ITS INTERSECTION WITH THE NORTHERLY MARGIN  
OF NORTHEAST 116TH STREET. THENCE WESTERLY ALONG SAID NORTHERLY MARGIN  
TO THE WEST LINE OF SW 1/4 SECTION OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 6  
EAST, W.M. THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

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