

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 244

A RESOLUTION, relating to zoning and approving the final plan of Sixty-01, Division No. 2, a residential Planned Development (PD-1-2) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on September 13, 1967 to consider the preliminary plan for Lagunita, a residential Planned Development by Swanson, Dean and Connor Investment Company, designated PD-1 and submitted under Chapter 10, Ordinance 310, as amended by Ordinance 447, which Commission thereafter submitted its recommendations thereon to the City Council; and

WHEREAS, following approval of the preliminary plan by the City Council, an application was filed on March 17, 1970, for the approval of the final plan of Division No. 2 of said Planned Development, and the Council has examined the same and deems it in the public interest and for the public welfare and in harmony with the Comprehensive Plan for Redmond that the final plan for Sixty-01 (name changed from Lagunita) Division No. 2, designated PD-1, now owned by the W-O Company, be approved; NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON as follows:

Section 1. Approval of Final Plan. The final plan for PD-1-2, known as Sixty-01, Division No. 2, submitted on March 17, 1970, by J. W. Oldenburg and M. K. Whittaker, is hereby approved, subject to the conditions and provisions of this Resolution.

Section 2. Property Description. The real property comprising Planned Development PD-1-2 is described as follows:

All that portion of the east one-half of the southwest quarter of section 10, township 25 north, range 5 east, W.M., City of Redmond, County of King, State of Washington, lying northerly of the following described line:

Beginning at the southeast corner of the southwest quarter of said section 10;

Thence north 01°31'27" east along the east line of said southwest quarter a distance of 1550.00 feet;

Thence north 87°38'13" west a distance of 30.00 feet to the true point of beginning of said line;

Thence south 82°53'55" west a distance of 1288.11 feet to the terminus of said line.

Less county roads and EXCEPT any portion of the westerly one-half of vacated Spruce Street, EXCEPT

That portion of the northeast quarter of the southwest quarter of section 10, township 25 north, range 5 east, W.M., King County, Washington, described as follows:

Beginning at the northeast corner of said subdivision, said corner being on the centerline of a 60.00 foot right-of-way known as 140th Avenue N.E.;

Thence south 1°31'27" west along said centerline and the east line of said subdivision a distance of 657.00 feet;

Thence north 80°54'51" west a distance of 89.70 feet to a point of curve;

Thence northwesterly along the arc of a curve to the right said curve having a radius of 250.00 feet, through a central angle of 32°28'24" a distance of 141.69 feet;

Thence south 41°33'33" west a distance of 30.00 feet to the true point of beginning of the herein described tract;

Thence north 48°26'27" west a distance of 283.62 feet to a point of curve;

Thence westerly along the arc of a curve to the left, said curve having a radius of 470.00 feet, through a central angle of 47°10'33" a distance of 386.99 feet;

Thence south 84°23'00" west a distance of 25.00 feet;

Thence south 5°37'00" east a distance of 76.50 feet;

Thence south 49°57'28" east a distance of 37.44 feet;

Thence south 5°37'00" east a distance of 37.50 feet;

Thence south 67°32'57" east a distance of 143.18 feet;

Thence south 17°35'33" east a distance of 150.54 feet;

Thence south 42°34'25" east a distance of 83.51 feet;

Thence south 71°55'40" east a distance of 199.86 feet;

Thence north 47°00'53" east a distance of 140.80 feet;

Thence north 24°18'10" east a distance of 67.43 feet to the true point of beginning.

Situated in the City of Redmond, King County, Washington.

Section 3. General Description of Planned Development. The general description of the Planned Development PD-1-2 and the improvements to be made is described as follows:

Sixty-01, Division 2, designated PD-1-2 will be the same type of residential development as Division 1. No children between the ages of two and fifteen will be permitted. There will be from nine to thirty-two dwelling units per building with physical separation between buildings. The total area of Division 2 is 31.208 acres with two lakes with a combined area of 5.86 acres and with 11.08 acres for use in common. A recreation building and tennis courts included in Division 1 will be available to residents of Division 2. There will be two swimming pools in Division 2. All interior roads, except Collins Road, will be private with connection to the road system in Division 1. Collins Road will be somewhat realigned and reconstructed with sidewalk along the north side. A road of the internal system will pass under Collins Road. Intersections of the internal road system with public roads will be protected by gates operated by the residents and by remote control from the main entrance in Division 1, for emergency entrance. Major parking provisions will be under cover with some outdoor parking at intervals along the interior roads. Maintenance and supervision will be by the owner or his agent.

Section 4. Approval of Plans. Planned Development No. PD-1-2 shall be developed in accordance with the plans and specifications submitted with the application for approval of final plan, consisting of the following:

Designation	Description
General	
Gen-1-1.0	Plot Plan
Gen-1-2.0	Boundaries - Division 2
Gen-1-3.0	Fence-Bench-Details
Gen-2-1.0	Grading Plan - east
Gen-2-2.0	Grading Plan - west
Gen-2-3.0	Grading - L-A
Gen-2-4.0	Grading - L-B
Gen-3-1.0 through 5.0	Landscaping
Gen-4-1.0	Collins Road Improvement
Gen-4-2.0	Collins Road Improvement
Special	
Spec-1-1.0	Lakes construction.

Each of the drawings, plans and specifications shall be marked "PD-1-2" and shall be identified by the designation set forth above.

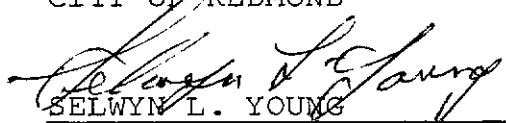
Section 5. Conditions of Approval. The approval hereby given shall be subject to compliance with the following:

- (1) The total number of dwelling units is not to exceed 421.
- (2) There is to be a minimum of two parking stalls per dwelling unit.
- (3) Rental is to be limited to families with no children between the ages of two and fifteen.
- (4) All utilities are to be underground.
- (5) The interior road pattern and gate control are to meet with approval of the Redmond Fire Chief.
- (6) There is to be a concrete sidewalk along the north side of Collins Road.
- (7) Approval of Division 2 in no way obligates the City to approve future Division 3 with 3.139 acres.

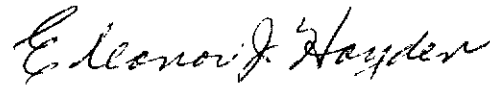
Section 6. Duration of Approval. This resolution shall take effect and be in force immediately upon its passage and approval and shall continue in force subject to the conditions of Chapter 10, Ordinance 310, as amended by Ordinance 447. Upon satisfactory compliance with the conditions required herein, application shall be made for the adoption of an ordinance giving final approval to the Planned Development.

PASSED by the Council of the City of Redmond, Washington at a regular meeting thereof, and APPROVED by the Mayor this 21 day of April, 1970.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOAN D. LAWSON
CITY ATTORNEY

Resolution No. 744