

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 294

A RESOLUTION, granting Conditional Use Petition No. 17 for a Community Social and Recreation Building in Avondale Manor in an area zoned as Multiple Family Residential No. 2 (RM-2).

WHEREAS, Conditional Use Petition No. 17 was filed January 20, 1972, by King County Housing Authority, requesting permission to use the property therein described for a Community Social and Recreation Building; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on March 22, 1972, and thereafter recommended to the City Council that the Petition be granted and the City Council has concurred and approved the recommendations of the Planning Commission, Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, as follows:

Section 1. Approval granted. Conditional Use Petition No. 17, filed January 20, 1972, by King County Housing Authority to use the following described property for a Community Social and Recreation Building for residents of Avondale Manor and their guests as a conditional use under the Redmond Zoning Plan in an area zoned and classified as Multiple Family Residential No. 2 (RM-2) is hereby granted and approved.

Section 2. Property description. The proposed facility is located upon the property described below and is graphically shown on the attached sketch marked "Exhibit A" and made a part hereof by this reference.

PARCEL A:

Beginning at the north 1/4 corner of section 12, township 25 north, range 5 east, W.M., in King County, Washington; thence west along the north line of said section 12, to a point which is 53 feet west of the north and south center line of said section 12, and the true point of beginning of the tract herein described; thence south parallel with the north and south center line 460 feet; thence west 142 feet to a point which is 195 feet west of the north and south center line; thence north parallel with said north and south center line a distance of 452 feet to the southerly margin of Kirkland Avenue; thence northeasterly along said southerly margin to an intersection with the north line of said section 12; thence east along said north line to the true point of beginning;

EXCEPT the north 118 feet thereof, as measured along the east line of said tract;

TOGETHER WITH an easement for ingress, egress and utilities over the west 30 feet of the east 195 feet lying north of the above described property and south of Kirkland Avenue, in King County, Washington;

PARCEL B:

That portion of the northeast 1/4 of the northwest 1/4 of section 12, township 25 north, range 5 east, W.M., in King County, Washington, described as follows:

Beginning at a point on the north line of said subdivision distant westerly 195 feet from the northeast corner thereof; thence west along said north line 95 feet; thence south 460 feet; thence east 95 feet; thence north 460 feet to the point of beginning;

EXCEPT the north 30 feet thereof conveyed to King County for road by deed recorded under Auditor's File No. 2944687, records of King County, Washington;

TOGETHER WITH an easement for sewer purposes over the west 10 feet of the following described property:

That portion of the northeast 1/4 of the northwest 1/4 of section 12, township 25 north, range 5 east, W.M., in King County, Washington, described as follows:

Beginning at a point on the north line of said subdivision distant west 195 feet from the northeast corner thereof; thence west along said north line 95.00 feet; thence south 710 feet to the northerly line of the Redmond to Snoqualmie County Road; thence easterly along said northerly line 97.50 feet, more or less to a point south of the point of beginning; thence north 700 feet, more or less to the point of beginning;

EXCEPT the north 490 feet.

Section 3. General description of authorized use. The general description of the facilities and use authorized is as follows:

The proposed structure and use is that of a Community Social and Recreation Building for the residents of Avondale Manor and their guests, located at N.E. 80th Street at approximately 171st Avenue N.E. The facility would serve twenty family apartments and would be of two levels; one at grade and one a daylight basement, approximately 30 feet by 30 feet in size. Space would be provided for adult social gatherings and hobbies as well as recreation and play facilities for children residing in the development. Avondale Manor has no indoor space suitable for leisure activities of the residents at the present time, except for the apartments themselves. There is a need for such a facility for both the adult population and to provide a play space for the many children residing there.

Section 4. Conditions of approval. The approval hereby given shall be subject to compliance with the following conditions, restrictions and performance standards:

- a. The roofline of the building shall be low and uncluttered and shall not obstruct the view of upland residences.
- b. Screening in the form of a fence shall be

provided on the east boundary of the property, together with landscaping to the approval of the Planning Department, which shall include evergreen trees and/or hedges.

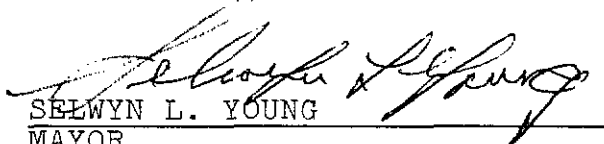
- c. The building shall be constructed in accordance with all applicable building and construction codes of the City of Redmond.

Section 5. Duration of approval. This Resolution shall take effect immediately upon its passage and the conditional use herein approved shall continue in force subject to the provisions of Chapter 17.68 of the Redmond Municipal Code and continued compliance with the requirements and conditions of this Resolution.

Section 6. Approval subject to review. The conditional use hereby granted shall be subject to review by the City Council in the event any of the requirements of this Resolution or Chapter 17.68 of the Redmond Municipal Code are not met. The City Council, in its discretion, may revoke or modify the conditional use herein granted upon such review, after giving the owners and users of the subject property an opportunity to be heard.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 18 day of April, 1972.

CITY OF REDMOND

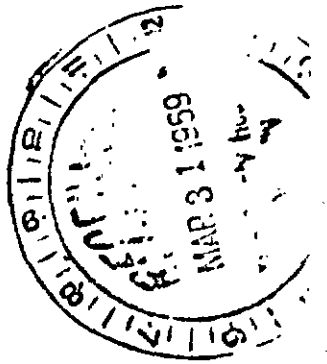
  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
ELEANOR J. HAYDEN  
CITY CLERK

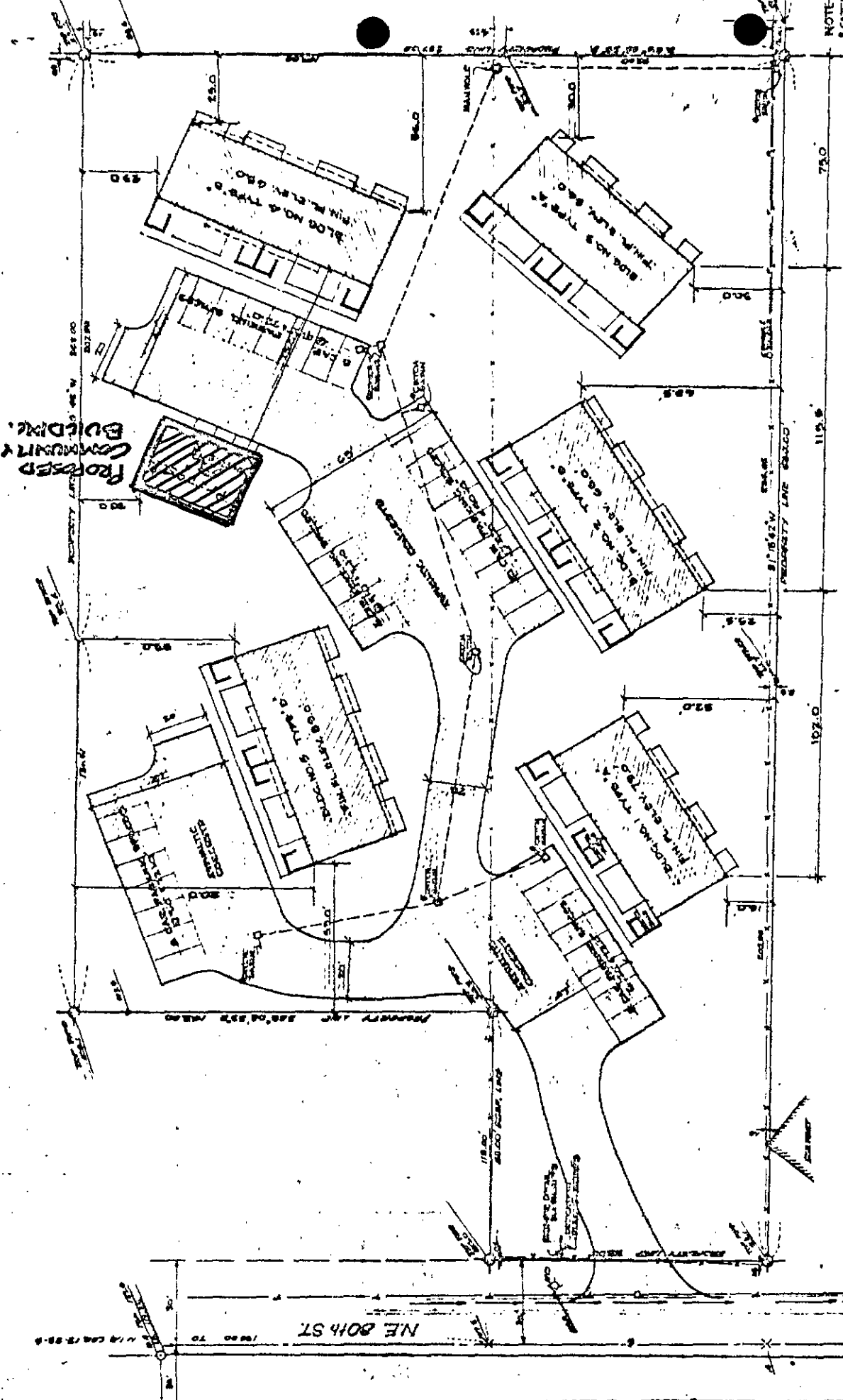
APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY



WASH 2-8

"EXHIBIT A"



NOTICE  
CATCH  
PAGE NO.

REAR PORCH  
COMMUNITY  
BUILDING