

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 327

A RESOLUTION, relating to zoning and approving the final plan of Ridgmont, a Planned Development (PD-17) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on June 13, 1973, to consider the preliminary plan submitted by Ridgmont for a Planned Development, designated as PD-17, under Chapter 17.42 of the Redmond Municipal Code, and the Commission then submitted its recommendations thereon to the City Council; and

WHEREAS, an application was filed on March 14, 1973, for the approval of the final plan of said Planned Development, and the City Council has reviewed the same and finds it to be in the public interest and for the general welfare, consistent with the Comprehensive Land Use Plan for the City of Redmond that the final plan for Ridgmont designated as PD-17, be approved; NOW, THEREFORE,

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

Section 1. Approval of Final Plan. The final plan for the Ridgmont Planned Development, designated as PD-17, submitted on March 14, 1973, is hereby approved, subject to the conditions and provisions of this resolution.

Section 2. Property Description. The real property comprising PD-17 is described as follows:

Lots 2 and 3 of Miravista, as recorded in volume 28, page 35, of Plats, records of King County, Washington.

Situated in the County of King, State of Washington.

Section 3. General Description of Planned Development. The general description of this Planned Development is as follows:

This planned development consists of approximately 15.1 acres of sloping land, adjoining and lying west of Bellevue-Redmond Road, adjacent to its intersection with West Lake Sammamish Road North. The property, presently zoned as Single Family Residential 9600 (RS-9.6), is to be platted into 48 residential lots with approximately 2.6 acres set aside as permanent open space. As a planned development, the minimum lot size will be 7200 square feet with an average lot size of 8500 square feet.

Section 4. Approval of Plan. Planned Development PD-17, has and will be developed in accordance with the plans and specifications received on March 14, 1973, as revised in accordance with recommendations of the Planning Staff on June 12, 1973, consisting of the following:

- (1) Proposed plat
- (2) Site Plan - topography

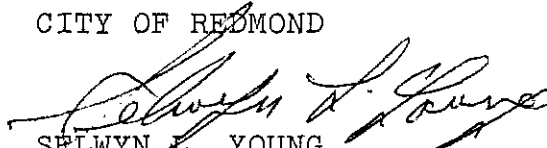
Section 5. Conditions of Approval. The approval hereby given shall be subject to compliance with the following:

1. Vacation of the half-street right-of-way of 164th Ave. N.E. will be sought by the proper procedures from the City of Redmond.
2. Developers will dedicate the extra right-of-way and slope easement for the Bellevue-Redmond Road as required by the Department of Public Works, and shall agree to a lump sum contribution to the street improvement project to pay for the turn lanes into their plat.
3. Any portion of the entrance road having a slope greater than 18% shall have a special surface treatment satisfactory to the Department of Public Works. The design will be worked out in conjunction with the Bellevue-Redmond Road project.
4. Adequate storm drainage facilities shall be installed along the borders of the plat to assure that no excess water flows into adjacent properties.
5. Vegetation shall only be removed, prior to house construction in those areas necessary for installation of roads and utilities, and exposed areas will be reseeded and stabilized as soon thereafter as possible.
6. Drainage easements shall be provided on interior lot boundaries so that erosive surface drainage from lot to lot may be avoided.

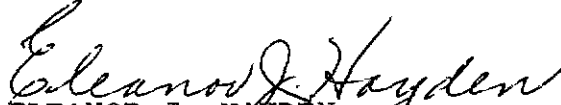
Section 6. Duration of Approval. This resolution shall take effect immediately upon its passage and shall continue in force subject to the provisions of Title 17 of the Redmond Municipal Code. Upon satisfactory compliance with the conditions required herein, application shall be made for the adoption 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 3rd day of July, 1973.

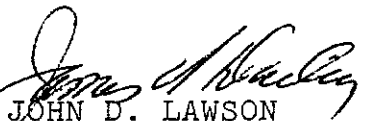
CITY OF REDMOND


SELWYN E. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY