

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 345

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 22 for a day care home in an area zoned as Single-Family Residential 9600 (RS 9.6)

WHEREAS, Conditional Use Petition No. 22 was filed on June 28, 1974, by Jo Ann Parrish, requesting permission to use the property therein described for a day care home; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on July 24, 1974, and thereafter recommended to the City Council that the Petition be granted subject to certain conditions and the City Council has considered the Petition and has determined the same should be granted, subject to conditions as stated herein; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND DO RESOLVE AS FOLLOWS:

Section 1. Approval granted. Conditional Use Petition No. 22, filed June 28, 1974, by Jo Ann Parrish, to use the following described property for a Montessori Pre-School as a conditional use under Title 17 of the Redmond Municipal Code in an area zoned and classified as Single-Family Residential 9600 (RS 9.6) is hereby granted and approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property included in C.U.P. No. 22 is described as follows:

Those portions of Lots 2 and 12, Block 1, Miravista, according to plat thereof as recorded in Volume 28 of Plats, Page 35, Records of King County, Washington, described as follows: The south 70 feet of the westerly 200 feet of said Lot 2 as measured at right angles to the south and westerly lines thereof. Together with the north 30 feet of the westerly 200 feet of said Lot 12 as measured at right angles to the north and westerly lines thereof.

Together with:

Portion of Lot 12, Block 1, Miravista, according to plat thereof as recorded in Volume 28 of Plats, page 35, Records of King County, Washington, described as follows: The north 120 feet of the westerly 200 feet of said Lot 12 as measured at right angles to the north and westerly lines thereof, less the north 30 feet.

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

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

The subject property consists of approximately .87 acres, is partially wooded, and contains a residence. The daylight basement of the residence is to be used for a Montessori pre-school with no more than twenty (20) children in the school at any one time.

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

- A. The maximum number of children allowed shall be twenty (20).
- B. The Conditional Use Permit shall be reviewed

three (3) years after the date of approval or if the subject property is ever divided.

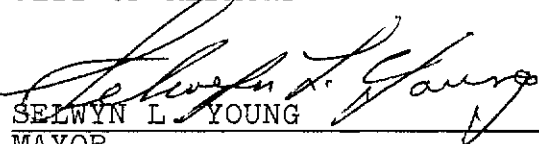
- C. Any signs shall be subject to the Residential Use Sign regulations of the zoning code.
- D. The following traffic facilities shall be implemented and used:
  - (a) Left hand turns from the Bellevue-Redmond Road shall be permitted into the pre-school at the south entrance only although the City would like to see these turns restricted if possible.
  - (b) Left hand turns onto the Bellevue-Redmond Road from the school shall be permitted at the north entrance only.
  - (c) Entrance and exit signs shall be placed at the appropriate driveways. Signs shall be installed facing both Bellevue-Redmond Road and the school driveway.
  - (d) At the completion of the Bellevue-Redmond Road street improvement a left turn transition marking along the property in front of the pre-school shall be installed. Two openings shall be provided when striping of Bellevue-Redmond Road in front of the two driveways occurs.

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 provisions of Chapter 17.68 of the Redmond Municipal Code and continued compliance with the requirements and conditions of this resolution.

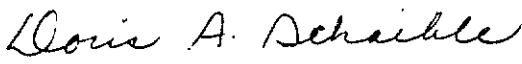
Section 6. Approval subject to review. The conditional use hereby granted shall be subject to review by the City Council in the event any of the requirements of this resolution or Chapter 17.68 of the Redmond Municipal Code are not met. The City Council, in its discretion, may revoke or modify the conditional 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 20<sup>th</sup> day of August, 1974.

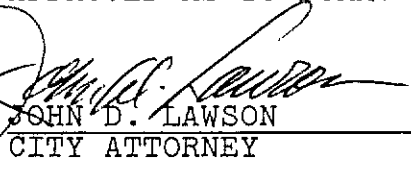
CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
DORIS A. SCHAIBLE  
DEPUTY CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY