

ORIGINAL

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 428

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 29 for church and day care facilities in an area zoned for residential use.

WHEREAS, Conditional Use Petition No. 29 was filed on March 14, 1977, by Redmond Church of the Nazarene, requesting permission to use the property therein described for church and day care facilities.

WHEREAS, the Planning Commission duly held a public hearing on said Petition on May 11, 1977, 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. 29, filed March 14, 1977, by Redmond Church of the Nazarene, to use the following described property for a church and related day care facility as a conditional use under Title 17 of the Redmond Municipal Code in an area recently annexed to the City with a county zoning of "General," which is proposed to be zoned and classified as Agricultural (A) within the City and to be administered under such zoning and classification until zoning has been established for this area pursuant to Section 17.72.020 of the Redmond Municipal Code, 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:

The west 318 feet of the north 660 feet of the northwest quarter of section 35, township 26 north, range 5 east, W.M., in King County, Washington; EXCEPT the north 208 feet and the south 30 feet thereof; AND EXCEPT that portion thereof lying within 156th Avenue N.E.

ALSO, the north 208 feet of the west 636.75 feet of the northwest quarter of the northeast quarter of section 35, township 26 north, range 5 east, W.M. in King County, Washington; EXCEPT the east 416 feet thereof; AND EXCEPT that portion thereof lying within N.E. 116th Street and 156th Avenue N.E.

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 Conditional Use concerns construction of a church, in five phases, and the provision of daycare facilities. The site will be landscaped and on-site parking will be provided consistent with the use. The building will be in style to relate to the character of the area.

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

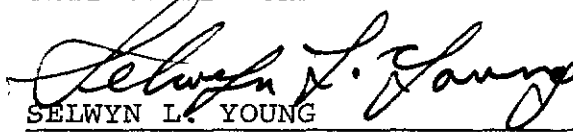
- A. Temporary access for ingress and egress shall be off N. E. 116th Street. Future access for ingress and egress off the Redmond-Woodinville Road shall be limited to one location and shall be approved by the Public Works Department.
- B. Ten (10) foot slope easement along Redmond-Woodinville Road is required.
- C. Street improvements for entrance drive and parking lot shall include a minimum of the following:
 - 1. 2" class "B" asphalt;
 - 2. 2" crushed rock;
 - 3. Subgrade compacted to 95% maximum density.
- D. A Local Improvement District Covenant shall be signed for participation in a future sanitary sewer system to this area.

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 7th day of June, 1977.

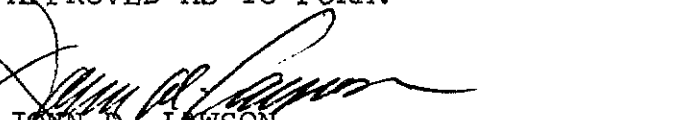
CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY