

ORIGINAL

ORDINANCE NO. 361

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON APPROVING A PRELIMINARY FORMAL SUBDIVISION FOR THIRTY-TWO LOTS AND SEVEN PRIVATE LAND TRACTS LOCATED AT 19201 15TH AVENUE NE.

WHEREAS, owners of certain properties, Lots 14 through 23 inclusive, Block 14, Lago Vista according to the plat thereof recorded in Volume 30 of Plats 45, records of King County, have filed a preliminary formal subdivision application for thirty-two building lots and six open space tracts and one access tract located at 19201 15th Avenue NE; and

WHEREAS, on September 2, 2004, a public hearing on the application for the preliminary long plat was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on September 2, 2004, the Planning Commission recommended approval of the preliminary formal subdivision and entered findings of fact and conclusions based thereon in support of that recommendation formal subdivision; and

WHEREAS, the City Council does concur with the Findings and Recommendation of the Planning Commission, specifically that the preliminary formal subdivision of certain properties as described above and located at 19201 15th Avenue NE is consistent with both the City of Shoreline Comprehensive Plan and Development Code and is appropriate for this site;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE DO ORDAIN AS FOLLOWS:

Section 1. Findings. The Findings and Recommendation on File No. 201318 as set forth by the Planning Commission on September 2, 2004 and as attached hereto as Exhibit 1 are hereby adopted, with the following addition to Condition #2:

“The Homeowners Association shall also be responsible for maintaining and repairing frontage improvements within the public right-of-way abutting the subdivision, as may be required under Shoreline Municipal Code Chapter 12.05 as amended, including landscaping and trees.”

Section 2. Preliminary Formal Subdivision Adoption. The preliminary formal subdivision is adopted as further described and depicted in Exhibit 2 attached hereto.


Section 3. Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this Agreement, or the application of such provision to other persons or circumstances, shall not be affected.

Section 4. Effective Date. This ordinance shall go into effect five days after passage

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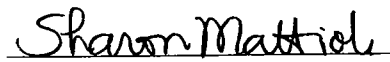
and publication of the title as a summary of this ordinance.

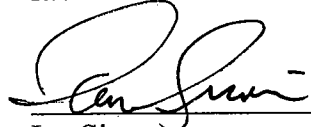
PASSED BY THE CITY COUNCIL ON SEPTEMBER 27, 2004.


Mayor Ronald B. Hansen

ATTEST:

APPROVED AS TO FORM:


Sharon Mattioli
City Clerk


Ian Sievers
City Attorney

Date of Publication: September 30, 2004
Effective Date: October 5, 2004

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