

# ORIGINAL

## ORDINANCE NO. 490

### AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON APPROVING A PRELIMINARY FORMAL SUBDIVISION FOR SIX LOTS AT 14521 11<sup>th</sup> AVENUE NORTHEAST

WHEREAS, the owner of the property located at 14521 11<sup>th</sup> Avenue Northeast has filed a preliminary formal subdivision application for six single family building lots and one critical area tract located at 14521 11<sup>th</sup> Avenue Northeast; and

WHEREAS, on September 20, 2007 and November 9, 2007 a public hearing on the application for the preliminary formal subdivision was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on November 9, 2007, the Planning Commission recommended approval with conditions of the preliminary formal subdivision and entered findings of fact and conclusions based thereon in support of that recommendation; 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 14521 11<sup>th</sup> 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 Conclusions on Project No. 201584, as set forth in Part I and Part II, Planning Commission Findings, Conclusions and Recommendation dated January 4, 2008, attached hereto as Exhibit A are hereby adopted.

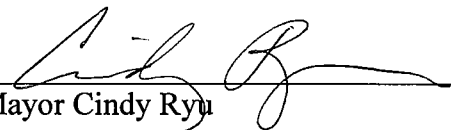
**Section 2. Preliminary Formal Subdivision Adoption.** The Plateau at Jackson Preliminary Formal Subdivision, Project No. 201584, as further described and depicted in Exhibit B attached hereto is hereby adopted subject to the conditions set forth in Part III, Planning Commission Findings, Conclusions and Recommendation dated January 4, 2008 and attached hereto as Exhibit A.

**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.

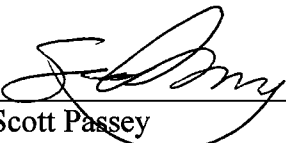
**Section 4. Effective Date.** This ordinance shall go into effect five days after passage and publication of the title as a summary of this ordinance.

**ORIGINAL**


**PASSED BY THE CITY COUNCIL ON JANUARY 28, 2008.**

  
Mayor Cindy Ryu

**ATTEST:**

  
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Scott Passey  
City Clerk

**APPROVED AS TO FORM:**

  
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Ian Sievers  
City Attorney

Date of Publication: January 31, 2008  
Effective Date: February 5, 2008