

Ordinance No. 2700

AN ORDINANCE OF THE CITY OF KIRKLAND, RELATING TO LAND USE, AND THAT PROJECT COMMONLY KNOWN AS EVERGREEN PROFESSIONAL BUILDING, THAT THE CONDITIONS REQUIRED BY RESOLUTION NO. R-2779 FOR THE RECLASSIFICATION OF CERTAIN REAL PROPERTY SUBJECT TO SAID RESOLUTION HAVE BEEN MET, RECLASSIFYING SAID REAL PROPERTY FROM RESIDENTIAL SINGLE FAMILY 35,000 TO PROFESSIONAL RESIDENTIAL AND AMENDING THE ZONING MAP.

WHEREAS, the Kirkland City Council on December 15, 1980 adopted a Resolution No. R-2779 entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING A DEVELOPMENT PROPOSAL SUBMITTED UNDER THE INTENT TO REZONE PROVISIONS OF CHAPTER 23.62 OF THE KIRKLAND ZONING ORDINANCE AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. IR-80-80, BY FINANCIAL PLANNING ASSOCIATES, INC. TO CONSTRUCT A MEDICAL OFFICE BUILDING AND SETTING FORTH CONDITIONS TO WHICH SUCH DEVELOPMENT PROPOSAL SHALL BE SUBJECT AND SETTING FORTH THE INTENTION OF THE CITY COUNCIL TO, UPON APPROVED COMPLETION OF SAID DEVELOPMENT, REZONE THE PROPERTY FROM RESIDENTIAL SINGLE FAMILY 35,000 TO PROFESSIONAL RESIDENTIAL.", and

WHEREAS, the Department of Community Development has, pursuant to said Resolution and Chapter 23.62 of Ordinance No. 2183 (the Kirkland Zoning Code), advised the City Council that all conditions imposed by said resolution have been met.

BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1: The real property within the City of Kirkland described as follows is hereby reclassified (rezoned) from RS 35,000 to Professional Residential:

A portion of the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 28, Township 26 North, Range 5 East, W.M., in King County Washington, described as follows:

Commencing at the NE corner of said NE 1/4 of the NW 1/4 of the NW 1/4; thence S. 01°50'44"W., along the east line of said subdivision a distance of 18.68 feet to a point on the centerline of N.E. 132nd St.; thence S. 89°05'45" W., along the said centerline, a distance of 30.03 feet; thence S. 01°50'44" W., a distance of 30.03 feet to the point of intersection of the south margin of N.E. 132nd St. with the west margin of 120th Ave. N.E. and the TRUE POINT OF BEGINNING; thence continue S. 01°50'44" W., along the said margin of 120th Ave. N.E., a distance of 246.91 feet; thence S. 89°55'07"W., a distance of 220.12 feet; thence S. 01°50'44"W., a distance of 55.24 feet; thence S. 89°05'45"W. a distance of 82.01 feet; thence N. 1°50'44"E., a distance of 90.75 feet; thence N. 89°05'45"E., a distance of 208.24 feet; thence N. 1°50'44"E., a distance of

208.24 feet to the southerly margin of N.E. 132nd Street; thence N. 89°05'45"E., along said margin, 94.02 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion thereof conveyed to the City of Kirkland by warranty deed recorded under number 7611180720.

SUBJECT TO an easement for landscaping, utilities, pedestrian and vehicle ingress and egress and parking over that portion of the above described parcel lying south of a line that is 208.00 feet south of and parallel with the south margin of N.E. 132nd Street.

TOGETHER WITH AND SUBJECT TO all rights, easements and restrictions of record.

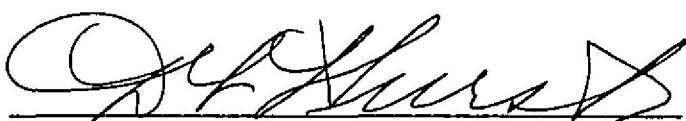
Containing 35,000 square feet or 0.80 acres more or less.

Section 2: The Director of the Department of Community Development is directed to amend the official Kirkland Zoning Map to conform with this ordinance, indicating thereon the date of ordinance adoption. Copies of this ordinance shall be filed with the Department of Community Development and the office of Director of Administration and Finance (ex officio City Clerk)

Section 3.. This Ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and posting or publication, as required by law.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 20th day of September, 1982.

SIGNED in authentication thereof this 20th day of September, 1982.



Mayor



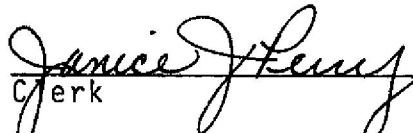
Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:



City Attorney

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 22nd day of September, 1982 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.



Clerk

1675B/bk