

ORDINANCE NO. 3526

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE, APPROVAL OF A FINAL PUD AS APPLIED FOR BY DALLY HOMES INC. IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. SF-90-32 AND SETTING FORTH CONDITIONS OF SAID APPROVAL.

WHEREAS, a Preliminary Planned Unit Development was approved by the King County Council on June 12, 1987, by ordinance 8103, and

WHEREAS, thereafter the Department of Planning and Community Development received an application for approval of Final Planned Unit Development, said application having been made by Dally Homes, the owner of the real property described in said application, to allow construction of 26 single-family homes as duplexes on small lots with associated modifications within the Residential Single Family RSX 7.2 zone, and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C, an environmental checklist was submitted to King County, reviewed by the responsible official of King County, and a negative determination reached; and

WHEREAS, the Director of the Department of Planning and Community Development did recommend approval of the Final Planned Unit Development (PUD) subject to the specific conditions set forth in his recommendations; and

WHEREAS, the Kirkland Zoning Ordinance requires approval of this application for PUD to be made by ordinance.

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

Section 1. The Analysis and Recommendations of the Kirkland Planning Director as signed by him and filed in the Department of Planning and Community Development File No. SF-90-32 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. Nothing in this ordinance shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to this project, other than expressly set forth herein.

Section 3. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the PUD Permit is subject shall be grounds for revocation in accordance with Ordinance No. 2740, as amended, the Kirkland Zoning Ordinance.

Section 4. This ordinance shall be in full force and effect five (5) days from and after its passage by the Kirkland City Council and publication, as required by law.

Section 5. Certified or conformed copies of this ordinance shall be delivered to the following:

- (a) Department of Planning and Community Development of the City of Kirkland
- (b) Fire and Building Departments of the City of Kirkland
- (c) Public Works Department of the City of Kirkland
- (d) The City Clerk for the City of Kirkland.

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 2nd day of April, 1996.

SIGNED IN AUTHENTICATION THEREOF on this 2nd day of April, 1996.



 Mayor

Attest:



 City Clerk

Approved as to Form:



 City Attorney

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