

RESOLUTION NO. 2095

A RESOLUTION OF THE CITY OF KIRKLAND APPROVING THE PRELIMINARY APPLICATION FOR A PLANNED UNIT DEVELOPMENT KNOWN AS SPRINGTREE MANOR BEING FILE NO. R(PUD)-71-3.

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

Section 1. Pursuant to Section 5.5 Planned Unit Development District of Ordinance No. 709 applicant has submitted for preliminary approval a planned unit development project known as Springtree Manor. The application for approval is identified as Planning Commission File No. 5(PUD)-71-3.

Section 2. The Council has received the recommendation of the Planning Commission to approve the project concept as set forth in the application and its exhibits as identified in said file.

Section 3. The general concept of said project is approved by the Council and the applicant may proceed to prepare final plans and supporting documents as required under the Planned Unit Development sections of the Zoning Ordinance including final working drawings subject to the following:

A. Parking shall be prohibited on all interior streets within the project wherever such streets are less than 30 feet in width in order to preserve adequate fire lanes.

B. ^{Minimum 75} ~~Max/Min~~ set-back perimeters shall be 40 feet along the southerly perimeter and sufficient along all other perimeters to form an adequate site screen to adjacent properties with a 15 foot minimum.

C. A complete utility improvement and development plan shall be submitted to and approved by the Department of Public Services before final plans are submitted to the Council.

D. Final approval of the project shall be subject to rezoning of the entire 6.43 acres to R-2 classification. Such rezoning has been recommended by the Planning Commission, is preliminarily recommended by the Council and will be considered by the Council for final approval in conjunction with the Council's consideration of final project plans.

E. Any and all feasibility studies available to the developer, his architect, engineer and financing agency shall be made available to the City on request. Certified financial statements for each principal involved in the project shall be made available to the City upon request.

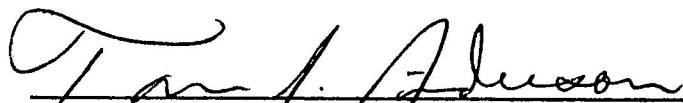
F. One or more performance bonds issued by a surety company licensed to do business in the State of Washington shall be filed with the City of Kirkland before issuance of any building or other permits required for construction of the project or any part thereof. Unless later modified in the ordinance approving the final plans for this planned unit development, each such bond shall be in an amount equal to one hundred percent of the entire project cost or such part of the project for which the bond is written to guarantee performance. The City may in lieu of direct bond, as to portions of the project to be constructed by independent contractors, accept evidence that the developer has required and obtained from such contractor performance bond meeting the City's requirements as to amount for the portions of the project to be constructed by said contractor. In such instances, the City will probably require that the City appear as a co-obligee.

ADOPTED by a majority vote of the Kirkland City Council in a regular meeting on the 7th day of June, 1971.



Mayor

Attest:



Director of Administration & Finance
(ex officio City Clerk)