

RESOLUTION NO. R- 4264

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT OF KIDDER HEIGHTS, BEING DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. S-PD-99-30, AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a subdivision and preliminary plat of Kidder Heights was approved by the City Council on December 7, 1999; and

WHEREAS, thereafter the Department of Planning and Community Development received an application for approval of subdivision and final plat, that application having been made by Serena Construction, LLC, the owner of the real property described in the application, which property is within a Residential Multifamily RM3.6 zone; and

WHEREAS, the Director of the Department of Planning and Community Development prepared a report and recommendation and recommended approval of the subdivision and the final plat, subject to specific conditions set forth in the recommendation; and

WHEREAS, the City Council, in regular meeting, did consider the report and recommendation of the Planning Director;

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

Section 1. The Report and Recommendation of the Director of the Department of Planning and Community Development, filed in Department of Planning and Community Development File No. S-PD-99-30, is adopted by the Kirkland City Council as though fully set forth within this resolution.

Section 2. Approval of the subdivision and the final plat of Kidder Heights is subject to the applicant's compliance with the conditions set forth in the report and recommendation adopted by the City Council in this resolution and further conditioned upon the following:

- (a) A Plat Bond or other approved security performance undertaking in an amount determined by the Director of Public Works in accordance with the requirements therefor in Ordinance No. 3705 shall be deposited with the City of Kirkland and be conditioned upon the completion and acceptance by the City of all conditions of approval, including public improvements, within one year from the date of passage of this Resolution. The City Clerk shall not affix her signature to the final plat drawing until such time as the plat bond or other approved performance security undertaking herein required has been deposited with the City and approved by the Director of Public Works as to amount and form.

Section 3. Nothing in this resolution shall be construed as excusing the applicant from compliance with all federal, state or local statutes, ordinances or regulations applicable to this subdivision, other than as expressly set forth within this resolution.

Section 4. A certified copy of this resolution, along with the Findings, Conclusions and Recommendations adopted by this resolution, shall be delivered to the applicant.

Section 5. A completed copy of this resolution, including Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk who shall then forward the certified copy to the King County Department of Assessments.

Section 6. Certified or conformed copies of this Resolution shall be delivered to the following

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

PASSED in regular meeting of the Kirkland City Council on the 17th day of October, 2000.

SIGNED IN AUTHENTICATION thereof on the 17th day of October, 2000.

Mayor

Attest:

City Clerk