

RESOLUTION NO. R- 4355

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE SUBDIVISION AND FINAL PLAT OF CRESTWOOD HIGHLANDS BEING DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. S-98-53 AND SETTING FORTH CONDITIONS TO WHICH SUCH SUBDIVISION AND FINAL PLAT SHALL BE SUBJECT.

WHEREAS, a subdivision and preliminary plat of Crestwood Highlands was approved by the Hearing Examiner on January 28, 1999; and

WHEREAS, thereafter the Department of Planning and Community Development received an application for approval of subdivision and final plat, said application having been made by Crestwood Highlands, LLC, the owner of the real property described in said application, which property is within a Residential Single Family RS 8.5 zone; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, KMC Title 25, a concurrency application has been submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test has been passed, and a concurrency test notice issued; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C and the Administrative Guideline and local ordinance adopted to implement it, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a negative determination reached; and

WHEREAS, said environmental checklist and determination have been made available and accompanied the application throughout the entire review process; and

WHEREAS, the Director of the Department of Planning and Community Development did make a report and did recommend approval of the subdivision and the final plat, subject to specific conditions set forth in said 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-98-53, is hereby adopted by the Kirkland City Council as though fully set forth herein.

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

(a) This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Building and Fire Code, and Subdivision Ordinance. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 1, Preliminary Subdivision Notice of Approval (including Development Standards), is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 1, the condition of approval shall be followed.

(b) Prior to recording of the final plat mylar, The applicant shall:

1. Submit a title report no more than 30 days old from the date the final plat mylar was signed by the owners. The title report shall reflect that all taxes and assessments for the subject property have been paid.

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 herein.

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

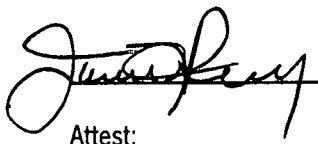
Section 5. A completed copy of this resolution, including Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk who shall then forward the certified copy to the King County Department of Assessments.

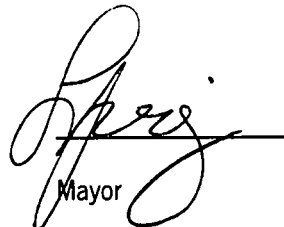
Section 6. Certified or conformed copies of this Resolution shall be delivered to the following

- (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 6th day of August 2002

SIGNED IN AUTHENTICATION thereof on the 6th day of August, 2002


Attest:


Mayor