

SUBSTITUTE ORDINANCE  
NO. 1034

AN ORDINANCE amending King County Zoning Code Resolution No. 25789, as amended, by amending the Zoning Map thereof adopting a Final Planned Unit Development on certain property thereon at the request of ROY G. SAND, ET UX

Department of Planning File No. 118-71-P

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY

SECTION 1. Roy G. Sand, et ux petitioned October 12, 1971 that the planned unit development be adopted on property described in Section 3 below, and this application was assigned Department of Planning File No. 118-71-P.

SECTION 2. The Department of Planning along with the Zoning and Subdivision Examiner reviewed this matter on October 22, 1971.

SECTION 3. The legal description of the property designated is attached as Appendix A and is hereby made a part of this ordinance. The above described property is shown on the attached map, designated as Appendix B and is hereby made a part of this ordinance. The final planned unit development plot plan is designated as Appendix C and is hereby made a part of this ordinance.

SECTION 4. The King County Council does hereby amend King County Zoning Resolution No. 25789, as amended, by adopting the planned unit development for that property described and shown in Section 3, Appendices A, B, and C above, and directs that Area Map No. W-16-26-5 be modified to so designate.

1 INTRODUCED AND READ for the first time this 1<sup>st</sup> day  
2 of November, 1971.

3 PASSED at a regular meeting of the King County Council  
4 this 8<sup>th</sup> day of NOVEMBER, 1971.

5 KING COUNTY COUNCIL  
6 KING COUNTY, WASHINGTON

7 Robert B. Dunn  
Chairman

8 ATTEST:

9 Lee Kraft  
Clerk of the Council

10 REEMED ENACTED WITHOUT  
11 COUNTY EXECUTIVE'S SIGNATURE

12 APPROVED this \_\_\_\_\_ day of DATE: Nov 18, 1971.

13 \_\_\_\_\_  
King County Executive

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LEGAL DESCRIPTION

That portion of the NW quarter of the NW quarter of Section 16, Township 26 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the North margin of N.E. 160th Street as established by Warranty Deed recorded under Auditor's File No. 6536585, said point being North 0 55'26" East 42.26 feet from Highway Engineer's Station Bkyd 28 + 30 of Primary State Highway No. 1 (SR 405) N.E. 140th Street to Snohomish as shown on State Highway Department Map approved January 18, 1966, revised March 8, 1967; thence South 89 04'34" East along said North margin 227.09 feet; thence North 0 55'26" East 83.81 feet; thence North 65 29'49" West 360.21 feet; to a point on the Easterly margin of Juanita-Woodinville Way N.E., said point being 40 feet Easterly and opposite Highway Engineer's Station FR 27 + 00, and also being on a 510 foot radius curve concave to the East, a radial at said point bearing South 77 06'40" East; thence South along said Easterly margin and curve 162.27 feet to a point 40 feet Easterly and opposite Highway Engineer's Station FR 25 + 25; thence South 61 11'34" East 125.66 feet to a point 50 feet Northerly and opposite Highway Engineer's Station Bkyd 28 + 30; thence South 0 55'26" West 7.74 feet to the point of beginning.-

Applicant: ROY G. SAND, et ux  
Request: Planned Unit Development  
STR: W 16-26-5

APPENDIX B

Proposed  
Reclassification



INTERSTATE HYWY 405

S-R

S-R

JUANITA - WOODINVILLE WAY

P.U.D.

N. E.

160<sup>TH</sup>

ST.

B-N  
69-195

P.U.D.  
105-70

S-R

S-R

JUANITA -  
WOODEN-  
VILLE RD.

2.15

FINAL PLANNED UNIT DEVELOPMENT REPORT  
DEPARTMENT OF PLANNING AND  
OFFICE OF THE ZONING AND SUBDIVISION EXAMINER

1034

REPORT & RECOMMENDATION TO KING COUNTY COUNCIL

SUBJECT.

Department of Planning File No. 118-71-P,  
Roy G. Sand, et ux - Final Planned Unit Development

Size: 46,000+ Square Feet

Location: East of Interstate 405 at N. E. 160th Street

Zoning: B-N

Type: Service Station

HISTORY.

File No. 115-71-P, a zone reclassification from SR to BN was approved subject to a final planned unit development on May 24, 1971 by Motion No. 498.

A hearing was held July 13, 1971, and after considering all information offered at the hearing, the Deputy Zoning & Subdivision Examiner on July 20, 1971, recommended to the Council that the Preliminary Planned Unit Development be approved.

The King County Council in regular session on August 2, 1971 passed Motion No. 585 approving the Preliminary Planned Unit Development subject to five conditions.

Review of the Final Planned Unit Development was made jointly by the Department of Planning and the Zoning & Subdivision Examiner on October 22, 1971.

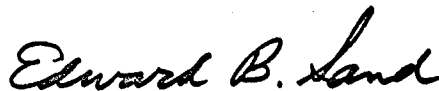
FINDINGS.

All conditions set forth by the King County Council in Motion No. 585 have been met.

RECOMMENDATION.

APPROVE

ORDERED this 26th day of October, 1971.



EDWARD B. SAND  
Director of Planning



BRUCE LAING  
Zoning & Subdivision Examiner

RAE:GK:lee