

MOTION NO. 1251

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2 A MOTION approving, subject to conditions, a
3 Preliminary Plat of Fireside Manor, designated
4 File No. 673-11.

5 WHEREAS, the report of the Zoning and Sub-division Examiner
6 on the Preliminary Plat of Fireside Manor, Land Use Management
7 Division, Department of Community and Environmental Development,
8 File No. 673-11 dated July 3, 1973, filed with the Clerk of the
9 Council on July 11, 1973, recommended returning the plat to the
10 applicant for modification, and

11 WHEREAS, the King County Council finds the subject appli-
12 cation was made before the proposed rezone of the Maple Valley
13 area was submitted to the Council, and

14 WHEREAS, the applicant was not aware of any proposed zoning
15 changes, and

16 WHEREAS, the applicant purchased the property for the
17 specific purpose of developing said property under the existing
18 RA zoning regulations, and

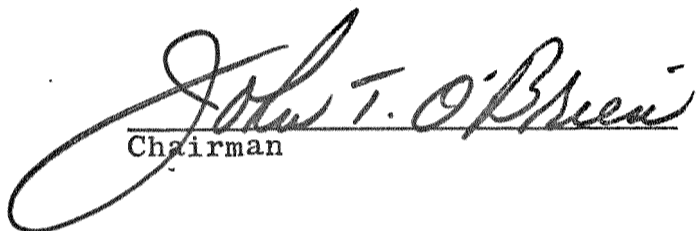
19 WHEREAS, the King County Council concludes that the potential
20 hardship which would be suffered by the applicant warrants a
21 variance from the general policy of restricting plat densities
22 to those allowed under the proposed area zoning,

23 NOW, THEREFORE, BE IT MOVED by the Council of King County:
24 The Preliminary Plat of Fireside Manor, Land Use Management
25 Division, Department of Community and Environmental Development,
26 File No. 673-11 is approved as submitted on May 18, 1973, subject
27 to the following conditions:
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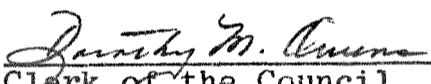
- 1 a. Compliance with all platting regulations of Resolution No. 11048 and subject to standard conditions of preliminary plat approval.
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- 3 b. The dimensions of all lots shall meet the minimum requirements of the RS 15,000 zone classification or shall be as shown on the face of the approved preliminary plat, whichever is greater.
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- 5
- 6 c. The plat shall show 42 feet of right-of-way east of the centerline of 216th Avenue S.E.
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- 8 d. There shall be no direct vehicular access to 216th Avenue S.E. from those lots which abut it.
- 9
- 10 e. A frontage road adjacent to 216th Avenue S.E. or a 1/2 street along the east property line shall be provided to serve the subdivision. The alignment and improvements of said road shall be to the satisfaction of the Department of Public Works and Division of Land Use Management.
- 11

12 PASSED this 27th day of August, 1973.

13 KING COUNTY COUNCIL
14 KING COUNTY, WASHINGTON

15 
16 Chairman

17 ATTEST:

18
19 
20 ACTING Clerk of the Council