

ORDINANCE NO. 3678

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, APPROVING THE FINAL PLAT OF COOPER'S CREST, FOR PROPERTY LOCATED AT 8016 – 8024 212TH AVENUE SW, EDMONDS, WASHINGTON, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the City approved the preliminary plat commonly known as Cooper's Crest on September 20, 2007, and

WHEREAS, the Council concludes that applicant has met all conditions of the final plat approval, including applicable requirements of the Edmonds Community Development Code and Chapter 58.17 RCW, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Approved. A 17-lot final townhouse subdivision plat known as Cooper's Crest located at 8016 – 8024 212th Avenue SW, Edmonds, Washington, is hereby finally approved. The subject site is legally described on the attached Exhibit A, incorporated as fully as if herein set forth. The site is zoned multi-family residential (RM-2.4) and such approval is given in accordance with the Hearing Examiner's recommendation, incorporated by this reference as fully as herein set forth and adopted as the findings and conclusions of the City Council. The City Council further finds that the subdivision is in conformity with applicable zoning ordinances and land use controls. The applicant is Scott Schlumberger on behalf of Michel Construction, Inc., and the application filed in File No. P-2007-50.

Section 2. Recording. The City Clerk is hereby authorized to record, at the expense of the applicant, said Plat approvals, in accordance with the ordinances of the City of Edmonds and Chapter 58.17 RCW.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

APPROVED:

MAYOR GARY HAAKENSON

ATTEST/AUTHENTICATED:

CITY CLERK, SANDRA S. CHASE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____
W. SCOTT SNYDER

FILED WITH THE CITY CLERK: 02/01/2008
PASSED BY THE CITY COUNCIL: 02/05/2008
PUBLISHED: 02/10/2008
EFFECTIVE DATE: 02/15/2008
ORDINANCE NO. 3678

SUMMARY OF ORDINANCE NO. 3678

of the City of Edmonds, Washington

On the 5th day of February, 2008, the City Council of the City of Edmonds, passed Ordinance No. 3678. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, APPROVING THE FINAL PLAT OF COOPER'S CREST, FOR PROPERTY LOCATED AT 8016 – 8024 212TH AVENUE SW, EDMONDS, WASHINGTON, AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

The full text of this Ordinance will be mailed upon request.

DATED this 6th day of February, 2008.

CITY CLERK, SANDRA S. CHASE

Exhibit A

LEGAL DESCRIPTION

PARCEL A:

THE NORTH 166 FEET OF THE WEST 75 FEET OF THE EAST 175 FEET OF THE WEST 453.56 FEET OF LOT 1, BLOCK 3, ALDERWOOD MANOR NO. 9, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 6, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:

THE EAST 175 FEET OF THE WEST 453.36 FEET OF LOT 1, BLOCK 3, ALDERWOOD MANOR NO. 9, LESS NORTH 166 FEET OF THE WEST 75 FEET THEREOF; AND LESS NORTH 150 FEET OF EAST 75 FEET OF WEST 428.56 FEET THEREOF; ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 6 IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL C:

LOT 1 OF CITY OF EDMONDS SHORT PLAT NO. S-31-85 RECORDED UNDER RECORDING NO. 8602050090, BEING A PORTION OF LOT 1, BLOCK 3, ALDERWOOD MANOR NO. 9, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 6, IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL D:

LOT 2 OF CITY OF EDMONDS SHORT PLAT NO. S-31-85 RECORDED UNDER RECORDING NO. 8602050090, BEING A PORTION OF LOT 1, BLOCK 3, ALDERWOOD MANOR NO. 9, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 6, IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL D1:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THAT PORTION OF THE NORTH 150 FEET OF THE WEST 453.56 FEET OF LOT 1, BLOCK 3, ALDERWOOD MANOR NO. 9, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 6, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING EASTERLY OF THE WESTERLY 428.56 FEET THEREOF.

Subject to Easements, Restrictions and Reservations of Record, Situate in the County of Snohomish, State of Washington.

Vicinity Map:

