

CITY OF RENTON, WASHINGTON

ORDINANCE NO. 4667

AN ORDINANCE OF THE CITY OF RENTON, WASHINGTON ESTABLISHING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES TO BE ANNEXED TO THE CITY OF RENTON TO RESIDENTIAL 1 DU/AC (R-1) AND RESIDENTIAL 5 DU/AC (R-5) (MAY VALLEY PREZONE-PHASE I; FILE NO. A-96-004).

WHEREAS, under Chapter 31 (Zoning Code), of Title IV (Building Regulations), of Ordinance No. 4260 known as the "Code of General Ordinances of the City of Renton," as amended, and the maps and reports adopted in conjunction therewith, the property hereinbelow described has not been zoned in the City of Renton; and

WHEREAS, said property owners petitioned the City of Renton for assignment of zoning classifications prior to annexation, and the City Council having held two public hearings to consider this rezoning application, the first hearing being held on June 10, 1996, and the second hearing being held on September 16, 1996, and said zoning request being in conformity with the City's Comprehensive Plan, as amended, and the City Council having duly considered all matters relevant thereto, and all parties having been heard appearing in support thereof or in opposition thereto;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO ORDAIN AS FOLLOWS:

**SECTION I.** The following described property in the City of Renton shall bear the following zoning designations once annexed to the City of Renton: Residential 1 du/ac (R-1) and Residential 5

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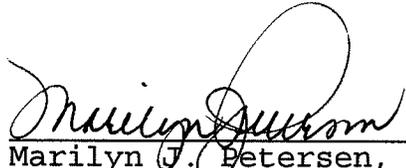
du/ac (R-5), as hereinbelow specified, the Development Services Director is hereby authorized and directed to change the maps of the Zoning Ordinance, as amended, to evidence said rezoning, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

(Said property, approximately 74 acres, is bounded by 148th Avenue S.E. on the east, N.E. Sunset Boulevard on the south, and the Renton corporate boundary on the north and west.)

**SECTION II.** This Ordinance shall be effective upon its passage, approval, and five days after its publication.

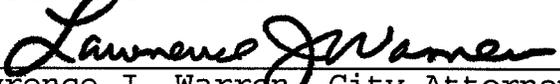
PASSED BY THE CITY COUNCIL this 2nd day of June, 1997.

  
Marilyn J. Petersen, City Clerk

APPROVED BY THE MAYOR this 2nd day of June, 1997.

  
Jesse Tanner, Mayor

Approved as to form:

  
Lawrence J. Warren, City Attorney

Date of Publication: June 6, 1997

ORD.654:4/18/97:as.

# MAY VALLEY PREZONE – PHASE I

## Exhibit A



Planning and Technical Services  
Planning/Building/Public Works  
O. Dennison, R. MacOnie  
4 November 1996

0 500 1,000



1:6,000

— Prezone Area – Phase 1

 R-1 Zoning

 R-5 Zoning

**MAY VALLEY PREZONE - PHASE 1**

**Exhibit A  
Legal Description**

**R-1 ZONE**

That portion of the Southeast quarter of the Northeast quarter of Section 3, Township 23 North, Range 5 East, W.M., King County, Washington, lying northerly of May Valley Co-Op Community, according to the Plat thereof, as recorded in Volume 66 of Plats, Page 93, King County Records, King County, Washington, and lying easterly of Stonegate, according to the Plat thereof, as recorded in Volume 177 of Plats, Pages 62 through 68, inclusive, King County Records, King County, Washington;

LESS County Road (148th Avenue SE).

TOGETHER WITH Lots 15 through 23, Block 2, May Valley Co-Op Community, according to the Plat thereof, as recorded in Volume 66 of Plats, Page 93, King County Records, King County, Washington.

**R-1 ZONE**

The North 198 feet of the Northeast quarter of the Southeast quarter of Section 3, Township 23 North, Range 5 East, W.M., King County, Washington;

LESS the South 5 feet of the East 130 feet thereof; and

LESS County Road (148th Avenue SE).

TOGETHER WITH that portion of the Northeast quarter of the Southeast quarter of Section 3, Township 23 North, Range 5 East, W.M., King County, Washington, described as follows:

Beginning at the Northeast corner of the South 198 feet of the North 396 feet of said Northeast quarter of the Southeast quarter;

Thence North  $87^{\circ} 26' 08''$  West, a distance of 30 feet, to the True Point of Beginning;

Thence South  $01^{\circ} 25' 02''$  West, a distance of 81.5 feet;

Thence North  $87^{\circ} 26' 08''$  West, a distance of 126.63 feet;

Thence North  $02^{\circ} 33' 52''$  East, a distance of 81.5 feet;

Thence South  $87^{\circ} 26' 08''$  East, a distance of 25 feet;

Thence North  $01^{\circ} 25' 02''$  East, a distance of 5 feet;

Thence South  $87^{\circ} 26' 08''$  East, a distance of 100 feet;

Thence South  $01^{\circ} 25' 02''$  West, a distance of 5 feet, to the True Point of Beginning.

**May Valley Prezone - Phase I  
Legal Description of Zones**

**R-1 ZONE**

Lots 1 through 14, inclusive, Block 1, May Valley Co-Op Community, according to the Plat thereof, as recorded in Volume 66 of Plats, Page 93, King County Records, King County, Washington.

All situate in the Northeast quarter of Section 3, Township 23 North, Range 5 East, W.M., King County, Washington.

**R-1 ZONE**

That portion of Government Lot 1 in the Northeast quarter of Section 3, Township 23 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the Southeast corner of Government Lot 1 in said quarter section;

Thence North  $01^{\circ} 25' 22''$  East, along the east line of said Government Lot 1, a distance of 30 feet;

Thence North  $88^{\circ} 01' 27''$  West, a distance of 30 feet, to the True Point of Beginning, said True Point of Beginning also being the Northeast corner of Tract "I" of Stonegate, according to the Plat thereof, as recorded in Volume 177, Pages 62 through 68, inclusive, King County Records, King County, Washington;

Thence continuing North  $88^{\circ} 01' 27''$  West, (North  $88^{\circ} 01' 50''$  West per said plat), along the northerly line of said Tract "I", a distance of 425.00 feet;

Thence North  $01^{\circ} 25' 22''$  East, a distance of 262.33 feet;

Thence North  $65^{\circ} 00' 00''$  East, a distance of 113.89 feet, to a point on the southerly right-of-way margin of NE 26th Street;

Thence South  $88^{\circ} 01' 27''$  East (South  $88^{\circ} 01' 50''$  East per said plat) along said southerly right-of-way margin, a distance of 323.00 feet, to a point on the westerly right-of-way margin of 148th Avenue SE (County Road);

Thence South  $01^{\circ} 25' 22''$  East, along said westerly right-of-way margin, a distance of 314.00, to the True Point of Beginning.

**R-5 ZONE**

That portion of the East 1/2 of the Southeast quarter of Section 3, Township 23 North, Range 5 East, W.M., King County, Washington, lying northerly of NE Sunset Boulevard (SE Renton - Issaquah Road, Primary State Highway No. 2) and southerly of the North 198 feet of said subdivision;

LESS the East 30 feet thereof for County Road (148th Avenue SE); and

EXCEPT that portion of the Northeast quarter of the Southeast quarter of Section 3, Township 23 North, Range 5 East, W.M., King County, Washington, described as follows:

Beginning at the northeast corner of the South 198 feet of the North 396 feet of said subdivision;

May Valley Prezone - Phase I  
Legal Description of Zones

Thence North 87° 26' 08" West, a distance of 30 feet, to the True Point of Beginning;

Thence South 01° 25' 02" West, a distance of 81.5 feet;

Thence North 87° 26' 08" West, a distance of 126.63 feet;

Thence North 02° 33' 52" East, a distance of 81.5 feet;

Thence South 87° 26' 08" East, a distance of 25 feet;

Thence North 01° 25' 02" East, a distance of 5 feet;

Thence South 87° 26' 08" East, a distance of 100 feet;

Thence South 01° 25' 02" West, a distance of 5 feet, to the True Point of Beginning.

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