

ORDINANCE NO. 1463

AN ORDINANCE GRANTING ZONE CHANGE FOR CERTAIN REAL PROPERTY OWNED BY A. W. KEENE FROM GENERAL BUSINESS (B-G) TO MULTI-FAMILY RESIDENTIAL (R-M) UNDER THE ZONING ORDINANCE OF THE CITY OF BEAVERTON, OREGON, AND ALLOWING A CONDITIONAL USE THEREON FOR THE PURPOSE OF A DENTAL CLINIC AND FURTHER ALLOWING A VARIANCE THEREON FOR CONSTRUCTION OF ADDITIONAL OFFICES UNDER FIRE ZONE 2 STANDARDS, RATHER THAN FIRE ZONE 1 STANDARDS OF THE UNIFORM BUILDING CODE. AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to motion of the Council of this City, a hearing was held concerning the granting of the zone change and conditional use and variance herein provided for; and

WHEREAS, the Council deems it desirable and advisable that the zone change and conditional use and variance be granted and allowed; Now, therefore,

THE CITY OF BEAVERTON DOES ORDAIN AS FOLLOWS:

SECTION 1. That the zone classification of that certain tract of land situated in the City of Beaverton, County of Washington, State of Oregon, as more particularly bounded and described as follows:

A portion of Lot 90, Steel's Addition to Beaverton, Washington County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the property described in deed to W. W. Hardy, et ux, in Book 347, Page 306, Washington County, Oregon Deed Records; thence South 27°40' West 367.4 feet to a point in the center of County Road No. 215; thence South 63°25' East along the center of said County Road 76.60 feet to a point; thence North 27°35' East 25 feet to an iron rod; thence continuing North 27°35' East 98.2 feet to an iron rod; thence North 36° 25' East 53.5 feet to an iron rod; thence South 59° 33' East 52.50 feet to a point; thence North 29°11' East 197.78 feet, parallel with the East line of said Hardy tract, to a point on the North line of said tract; thence North 70° 45' West 143.87 feet to the true point of beginning.

be and the same is hereby changed from General Business (B-G) to Multi-family Residential (R-M) under the zoning ordinance of the City of Beaverton, Oregon and that a conditional use be allowed thereon for the use and development of the same for the purpose of a dental clinic, pursuant to §22(1) of Ordinance No. 550 as amended, and that a variance also be allowed thereon for construction of

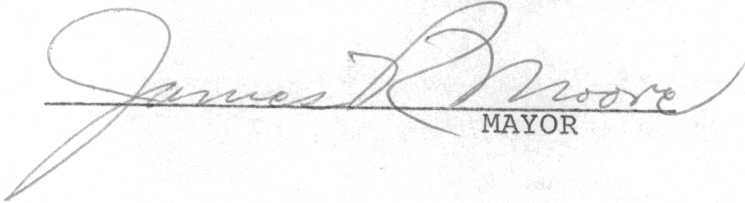
additional offices under Fire Zone 2 Standards rather than Fire Zone 1 Standards of the Uniform Building Code.

SECTION 2. The Council hereby finds and determines that it is necessary and expedient that the provisions of this ordinance go into effect forthwith for the preservation of the peace, safety and health of the City of Beaverton and the inhabitants thereof for the reason that it is necessary to determine at the earliest possible date the exact use to which the real property hereinabove described may be used and developed in order to insure adequate access to and from the immediate vicinity and the early development of the property in question. Now, therefore,

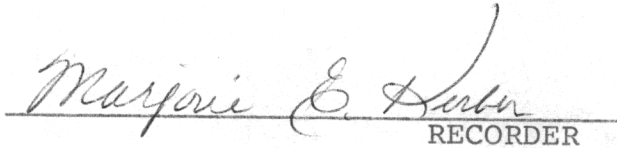
AN EMERGENCY IS HEREBY DECLARED TO EXIST and this ordinance shall be in full force and effect immediately upon its passage by the Council and approval by the Mayor.

Passed by the Council this 6 day of October, 1969.

Approved by the Mayor this 6 day of October, 1969.


MAYOR

ATTEST:


RECORDER