

ORDINANCE NO. 811

AN ORDINANCE CHANGING THE ZONE CLASSIFICATION OF TWO PARCELS OF REAL PROPERTY OWNED BY WILSON PARK DEVELOPMENT, INC., FROM RESIDENTIAL DISTRICT, R-7, UNDER THE ZONING CODE OF WASHINGTON COUNTY, OREGON, ONE PARCEL TO MULTI-FAMILY RESIDENTIAL ZONE AND THE OTHER PARCEL TO NEIGHBORHOOD BUSINESS ZONE AND ALLOWING A CONDITIONAL USE THEREON TO USE THE SAME FOR A MOBILE HOME COURT, SUBJECT TO CERTAIN LIMITATIONS AS TO THE NUMBER OF MOBILE HOMES AND TIME, AND FURTHER PROVIDING FOR THE TAKING EFFECT OF THIS ORDINANCE ONLY UPON CONDITION THAT CERTAIN PARTS OF THE REAL PROPERTY OWNED BY WILSON PARK DEVELOPMENT, INC., IS DEDICATED AS AND FOR A PUBLIC STREET WITHIN SIX MONTHS FROM THE DATE OF THE PASSAGE HEREOF.

WHEREAS, a hearing was duly and regularly held on the 1st day of June, 1964, concerning the granting and allowing of the zone change hereinafter granted and allowed together with the conditional use as also herein provided, pursuant to the provisions of Ordinance No. 802, duly and regularly passed by the Council of this City on the 4th day of May, 1964, and

WHEREAS, no objections or remonstrances were made at said hearing or any other time to the Council of this City, and the Council deems it desirable and advisable that the zone changes and the conditional use be granted and allowed, now therefore,

THE CITY OF BEAVERTON DOES ORDAIN AS FOLLOWS:

SECTION 1. That all the real property hereinafter described and designated as PARCEL I should have and its zone classification is hereby changed from Residential District, R-7, under the zoning code of Washington County, Oregon, to Neighborhood Business Zone under the zoning ordinances of the City of Beaverton, Oregon, and that a conditional use be allowed thereon for the purpose of using and developing the same as and for a trailer park or mobile home court, limited to the use of one trailer thereon, and no more, and the conditional use to terminate and expire on January 1, 1965.

That all the real property hereinafter described and designated as PARCEL II, should have and its zone classification is hereby changed from Residential District, R-7, under the zoning code of Washington County, Oregon, to Multi-Family Residential Zone, under the zoning ordinances of the City of Beaverton, said real property all being in the City of Beaverton, County of Washington, and State of Oregon, and more particularly described as follows:

PARCEL I: Lots 28 and 29, SPENCER HOMESTEAD, Washington County, Oregon, EXCEPT the East 385 feet of said Lot 28, and EXCEPTING any part thereof lying within the boundaries of streets and highways.

PARCEL II: Beginning South $0^{\circ} 10'$ East, a distance of 665.3 feet from the Northwest corner of Section 21, in Township 1 South, Range 1 West, Willamette Meridian, Washington County, Oregon, said beginning point being the intersection of the West line of said Section 21 with the South line of the Peter L. Spencer Donation Land Claim No. 49, and running thence North $89^{\circ} 59'$ East along said South line of Spencer D.L.C., a distance of 1072 feet; thence South parallel with the West line of said Section 21, a distance of 308 feet; thence South $89^{\circ} 59'$ West parallel with the South line of said Spencer Donation Land Claim a distance of 1072 feet to the West line of said Section 21; thence North along said Section line a distance of 308 feet to the point of beginning, EXCEPTING any part lying in streets and highways.

SECTION 2. EFFECTIVE DATE - That inasmuch as the change of zone classification as hereinabove provided will create additional traffic in the immediate vicinity of the real property concerned, and for the purpose of expediting traffic and eliminating hazardous traffic conditions it is essential that additional rights-of-way for street purposes be obtained before this ordinance becomes effective, now therefore, THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT ONLY UPON ALL OF THE REAL PROPERTY OWNED BY THE WILSON PARK DEVELOPMENT, INC. THAT IS ADJACENT TO SOUTHWEST ALLEN AVENUE AND THAT LIES NORTHERLY OF A LINE THAT IS PARALLEL WITH AND THIRTY (30) FEET DISTANCE FROM ^{Southerly} THE CENTER LINE OF SAID ALLEN AVENUE AS THE SAME WAS ORIGINALLY ESTABLISHED BEING DEDICATED AS AND FOR A PUBLIC STREET AND ROAD, AND FURTHER THAT ALL OF THE REAL PROPERTY OWNED BY THE WILSON PARK

DEVELOPMENT, INC., THAT IS ADJACENT TO SOUTHWEST 145th AVENUE AND THAT LIES WESTERLY OF A LINE THAT IS PARALLEL WITH AND THIRTY (30) FEET ^{Easterly} DISTANCE FROM THE CENTER LINE OF SOUTHWEST 145th AVENUE AS THE SAME WAS ORIGINALLY ESTABLISHED BEING DEDICATED AS AND FOR A PUBLIC STREET AND ROAD, BOTH DEDICATIONS TO BE IN PERPETUITY. That the Recorder of this City is hereby authorized, ordered and directed that upon the dedications being received and recorded in the Deed Records of Washington County, Oregon, to endorse an acknowledgment of the receipt of the dedications hereinabove required upon this ordinance and sign the same, and thereupon this ordinance shall be in full force and effect, providing, however, that said dedications are received within six months from the date hereof, otherwise this ordinance shall become null and void and of no further force and effect.

PASSED by the Council this 15th day of June, 1964.

APPROVED by the Mayor this 16th day of June, 1964.

Mayor

ATTESTED:

Recorder

The undersigned, the Recorder of the City of Beaverton, Oregon, hereby acknowledges receipt of the street dedications and the recording of the same as required by the above ordinance this _____ day of _____, 1964.

Recorder