

**CITY OF SEATTLE**  
**ORDINANCE** 127062  
**COUNCIL BILL** 120818

AN ORDINANCE approving and confirming the plat of “13TH AVE. TOWNHOMES” in the portions of Southeast Quarter of Northeast Quarter of Section 32, Township 25 North, Range 4 East, W.M. in King County, Washington.

WHEREAS, a proposed plat of “13TH AVE. TOWNHOMES” has been submitted for approval to the Seattle Department of Construction and Inspections (SDCI) and given the Permit No. 3038128-LU; and

WHEREAS, following review and recommendations by the various City departments that have jurisdiction in this matter and a public hearing by the Hearing Examiner of The City of Seattle on February 14, 2023, the Hearing Examiner approved the preliminary plat of “13TH AVE. TOWNHOMES” subject to certain conditions on February 15, 2023; and

WHEREAS, SDCI has confirmed that the preliminary plat conditions have been satisfied; and

WHEREAS, the Director of Transportation and the Director of SDCI report that the plat of “13th AVE. TOWNHOMES,” a copy of which is in Clerk File 314489, is now complete and ready for City Council approval; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The plat of “13TH AVE. TOWNHOMES,” in the portions of Southeast Quarter of Northeast Quarter of Section 32, Township 25 North, Range 4 East, W.M. in King County, Washington, is legally described as follows:

**Parcel A:**

The north 34 feet of lot 4 in block 16 of supplementary plat of Edes and Knights addition to the City of Seattle, as per plat recorded in Volume 2 of plats, page 194, records of King County WA

Parcel B:

The north 8 feet of lot 3 and the south 26 feet of lot 4, block 16, supplementary plat of Edes and Knights addition to the City of Seattle, according to the plat thereof recorded in Volume 2 of plats, page 194, records of King County WA

Section 2. With respect to the plat of “13TH AVE. TOWNHOMES,” together with any interest in abutting streets, as executed by Vitaliy Gutsalo as Managing Member and approved by the Director of Transportation and the Director of the Seattle Department of Construction and Inspections, the following findings are hereby made:

(a) The final plat is in substantial conformance with the approved preliminary plat; and

(b) When both the King County Assessor and King County Finance Division have affixed their certifications as required by RCW 58.17.160(4), the requirements of State law and City ordinances that were in effect at the time of preliminary plat approval will also have been satisfied by the subdivider; and

(c) The public use and interest will be served by the establishment of the plat, and the plat makes appropriate provision for the public health, safety, and general welfare.

Section 3. The plat of “13TH AVE. TOWNHOMES,” in portions of the Southeast Quarter of Northeast Quarter of Section 32, Township 25 North, Range 4 East, W.M. in King County, Washington, is in all respects approved and the plat confirmed and accepted, subject to certification by the King County Assessor and King County Finance Division, and the City Clerk is hereby authorized and directed to execute a certificate upon the face of such plat attesting to the approval thereof as evidenced by enactment of this ordinance.

Section 4. This ordinance shall take effect as provided by Seattle Municipal Code  
Sections 1.04.020 and 1.04.070.

Passed by the City Council the 30th day of July, 2024,  
and signed by me in open session in authentication of its passage this 30th day of  
July, 2024.



President \_\_\_\_\_ of the City Council

☒ Approved / ☐ returned unsigned / ☐ vetoed this 6th day of August, 2024.



Bruce A. Harrell, Mayor

Filed by me this 6th day of August, 2024.



Scheereen Dedman, City Clerk

(Seal)