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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2283

AN ORDINANCE reclassifying property located on the East side of 116th Avenue N.E. between N.E. 18th and N.E. 21st, in the City of Bellevue upon application of R. L. Harding.

WHEREAS, an application for reclassification of the parcel hereinafter described was duly filed with the appropriate City officials; and

WHEREAS, a public hearing was held thereon before the Planning Commission upon notice to all interested persons; and

WHEREAS, the Planning Commission has recommended approval of said reclassification of the property located on the East side of 116th Avenue N.E. between N.E. 18th and N.E. 21st in the City of Bellevue from R-A to O and from R-A to CM based upon findings that the proposed development is in keeping with the objectives of the Comprehensive Plan and that there is merit and value in the proposed development for the community as a whole; and

WHEREAS, the City Council has determined that the public use and interest will be served by reclassifying said parcel; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Ordinance; now therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The recommendation of the Planning Commission is hereby affirmed and adopted.

Section 2. The use classification of the following described parcel is changed from R-A to O:

That portion of the NW 1/4 of Sec. 28, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beg at the Northwest corner of said Section 28, thence S 01° 12'00" W along the west line of said Northwest 1/4 of Section 28 a distance of 869.56 feet to the north line of the South 2/3 of said NW 1/4 of Section 28; thence S 88°32'08"

along said north line a distance of 30 feet to the true point of beginning; Thence continuing S 88°32'08" E along said north line a distance 187.74; Thence S 02°23'58" E 872.55 feet more or less to the north line of the South 1/3 of said NW 1/4 of Section 28; Thence N 88°26'35" W along said north line a distance of 222.52 feet more or less to the east line of the west 50 feet of said NW 1/4 of Section 28; Thence N 01°12'00" E along said east line a distance of 68.82 feet to the North line of the South 939 feet of the said NW 1/4 of Section 28; Thence N 88°21'04" W along said north line a dist of 20 feet to the east line of the West 30 feet of said NW 1/4 of Section 28; Thence N 01°12'00" E along said east line a distance of 350.06 feet to the south line of the North 1321.44 feet of said NW 1/4 of Sec. 28; Thence S 87°37'43" E along said South line a dist of 15 feet to the east line of the west 45 feet of said NW 1/4 of Sec. 28; Thence N 01°12'00" E along said east line a distance of 85 feet to the north line of the South 85 feet of the North 1321.44 feet of said NW 1/4 of Sec. 28; Thence N 88°37'43" W 15 feet to the east line of the west 30 feet of said NW 1/4 Sec. 28; Thence N 01°12'00" E along said east line 366.27 feet to the true point of Beg.

This reclassification from R-A to O is conditioned on full compliance by the owners of said property and their heirs, assigns, grantees, or successors in interest, with the terms and conditions of that certain concomitant zoning agreement, executed by R. L. Harding, Norma Harding, Ray C. Harding, Marlin Sevy and Deborah K. Sevy; a copy of which has been given Clerk's Receiving No. 3549 and which is adopted by reference into this ordinance as fully set forth herein.

Section 3. The use classification of the following described parcel is changed from R-A to CM:

That portion of the NW 1/4 of Section 28, T. 25, R 5 E, W.M., in King County, Washington, described as follows: Beginning at the Northwest corner of said Section 28; Thence S 01°12'00" W along the west line of said NW 1/4 of Sec. 28 a distance of 869.54 feet to the North line of the South 2/3 of said NW 1/4 of Sec. 28; Thence S 88°32'08" E along said north line a distance of 217.74 feet to the true point of Beginning; Thence continuing S 88°32'08" E along said north line a distance of 187.73 feet more or less to the West right of way line of the Northern Pacific Railroad; Thence S 05°57'55" E along said west right of way a distance of 878.33 feet more or less to the north line of the South 1/3 of said NW 1/4

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of Section 28; Thence N 88°26'35" W 242.57 feet; Thence
N 02°23'58" West 872.55 feet to the true point of Beg.

This reclassification from R-A to CM is conditioned on full compliance by the owners of said property and their heirs, assigns, grantees or successors in interest, with the terms and conditions of that certain concomitant zoning agreement, executed by R. L. Harding, Norma Harding, Ray C. Harding, Marlin Sevy and Deborah K. Sevy; a copy of which has been given Clerk's Receiving No. 3549 and which is adopted by reference into this ordinance as fully set forth herein.

Section 4. This ordinance shall take effect and be in force five days after its passage, approval and legal publication.

PASSED by the City Council this 19 day of January, 1976,
and signed in authentication of its passage this 19 day of
January, 1976.

(SEAL)



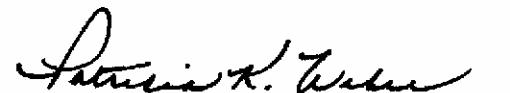
M. F. Vanik, Mayor

Approved as to form:



Lee Kraft, City Attorney

Attest:



Patricia K. Weber, City Clerk

Published January 29, 1976