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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2897

AN ORDINANCE reclassifying property located at N.E. 33rd Place at approximately 110th Avenue N.E., in the City of Bellevue, upon application of John and Lilli Pietromonaco.

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

WHEREAS, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located at N.E. 33rd Place at approximately 110th Avenue N.E., in the City of Bellevue, from medium-density multifamily (R-15) to Office (O); and has made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner, and had determined that the public use and interest will be served by reclassifying said property; 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 City Council adopts the findings of fact and conclusions based thereon made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter, as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of John and Lilli Pietromonaco, dba as Community Builders, Inc. For a Reclassification, File No. PC-A 80-25."

Section 2. The use classification of the following described property is changed from R-15 to O with conditions:

That portion of the west half of the northeast quarter of Section 20, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows: Beginning at the southwest corner of said west

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half; thence north 0°49'49" east along the west line of said west half 797.69 feet; thence south 89°10'11" east 30.00 feet; thence south 71°24'24" east 207.13 feet to the beginning of a tangent curve concave southerly, having a radius of 985.37 feet; thence easterly along said curve through a central angle of 90°51'53" an arc distance of 169.65 feet; thence south 75°58'47" east 111.30 feet; thence south 70°45'45" east 31.97 feet; thence north 0°49'49" east 340.00 feet to the true point of beginning; thence north 0°49'49" east 119.60 feet; thence south 72°13'25" east 568.14 feet; thence north 84°19'55" west 545.41 feet to the true point of beginning.

This reclassification from R-15 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 John and Lilli A. Pietromonaco and Community Builders, Inc., which has been given Clerk's Receiving No. 6552 and which is adopted by reference into this ordinance as though it were fully set forth herein.

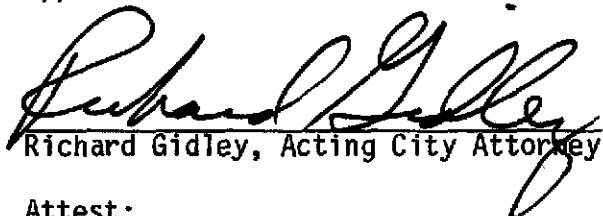
Section 3. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be in force five days after the date of posting.

PASSED by the City Council this 20 day of October, 1980, and signed in authentication of its passage this 20 day of October, 1980.


(SEAL)


Richard M. Foreman, Mayor

Approved as to form:


Richard Gidley, Acting City Attorney

Attest:


Patricia K. Weber, City Clerk

Published October 22, 1980