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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3781

AN ORDINANCE adopting a proposed zoning regulation to become effective upon annexation of an approximately 107.8 acre parcel of unincorporated property located in the Newcastle subarea adjacent to the eastern boundary of the Somerset neighborhood and commonly referred to as the Horizon Heights Annexation.

WHEREAS, RCW 35A.14.330 authorizes the City Council to adopt a proposed zoning regulation to become effective upon the annexation of any area which might reasonably be expected to be annexed by the City at any future time; and

WHEREAS, it is anticipated that an approximately 107.8 acre parcel of unincorporated property located adjacent to the eastern boundary of the Somerset neighborhood commonly referred to as the Horizon Heights Annexation may be annexed by the City in the near future; and

WHEREAS, pursuant to RCW 35A.14.340, public hearings were held by the City Council on March 16, 1987 and April 27, 1987, at the hour of 8:00 p.m. pursuant to notice of said hearings published in a newspaper of general circulation in the City and in the area to be annexed and all interested parties appearing at said hearings and desiring to be heard in regard to the proposed zoning regulation having been heard by the City Council; and

WHEREAS, R-3.5 zoning for the Horizon Heights Annexation is deemed necessary for the general welfare of the City and is consistent with the Newcastle Subarea Plan adopted May 12, 1986; and

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW 35A.14.330 and .340; and

WHEREAS, the City of Bellevue 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. A proposed zoning regulation is hereby adopted establishing a use classification of R-3.5 for the following described property:

That portion of Section 14, Township 24 North, Range 5 East,

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W.M., King County, Washington, described as follows:

Commencing at the Southwest corner of the Northwest quarter of said Section 14, said point also being the True Point of Beginning;

thence Easterly along the South line of the Northwest quarter of said Section 14 to a point 1,083.14 feet Westerly of the Southeast corner of the Northwest quarter of said Section 14; said point also being on the West line of Lot 14 of Horizon Heights No. 4, according to the plat thereof recorded in Volume 110 of Plats, Pages 24 and 25, in the Records and Elections Division of King County, Washington;

thence Northerly 87.88 feet along said West line to the North line of said Horizon Heights No. 4;

thence Northeasterly 539.29 feet along said North line;

thence Easterly 251.33 feet along said North line to the East line of said Horizon Heights No. 4;

thence Southerly 254.00 feet along said East line to the South line of the Northwest quarter of said Section 14;

thence Easterly along said South line to the Southwest corner of the Northeast quarter of said Section 14;

said point also being the Southwest corner of Horizon Vista, according to the plat thereof recorded in Volume 96 of Plats, Page 21, in the Records and Elections Division of King County, Washington;

thence Northerly 328.44 feet along the West line of said Horizon Vista to the North line of said Horizon Vista;

thence Easterly 654.09 feet along said North line to the East line of said Horizon Vista;

thence Southerly 327.53 feet along said East line to the Southeast corner of said Horizon Vista;

said point also being the Northeast corner of the Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 14;

thence Southerly along the East line of the Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 14 to the South line of the North 352.00 feet of the Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 14;

thence Westerly along said South line to the East line of Horizon Heights No. 2, according to the plat thereof, recorded in Volume 95 of Plats, Pages 35 and 36, in the Records and Elections Division of King County, Washington;

thence Southerly along said East line to the Northwest corner of Whispering View, according to the plat thereof recorded in Volume 126 of Plats, Pages 23 and 24, in the Records and Elections Division of King County, Washington;

said point also being on the North line of the South half of the Northwest quarter of the Southeast quarter of said Section 14;

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thence Easterly along said North line to the West line of the East half of the Southeast quarter of the Northwest quarter of the Southeast quarter of said Section 14,
 thence Southerly along said West line to the South line of the Northwest quarter of the Southeast quarter of said Section 14;
 thence Westerly along said South line to the Southeast corner of the North half of the Southwest quarter of said Section 14;
 thence Westerly along the South line of the North half of the Southwest quarter of said Section 14 to the Southeast corner of Lot 5, Block 6 of Eastgate Addition Division L, according to the plat thereof recorded in Volume 55 of Plats, Page 47, in the Records and Elections Division of King County, Washington;
 thence Northerly 157.76 feet along the East line of Lot 5 and Lot 6, Block 6 of said Eastgate Addition Division L to the Southeast corner of Lot 7, Block 6 of said Eastgate Addition Division L;
 thence Northwesterly 167.17 feet along the Northeast line of said Lot 7 to the Easterly most corner of Lot 1, Block 6 of said Eastgate Addition Division L;
 thence Southwesterly 67.50 feet along the East line of said Lot 1 to the South line of said Lot 1;
 thence Westerly 110.00 feet to the Southwest corner of said Lot 1;
 thence continuing Westerly along the Westerly extension of the South line of said Lot 1 to the East line of Lot 10, Block 7 of said Eastgate Addition Division L;
 thence Northerly along the East line of said Lot 10 to the South line of Lot 11, Block 7 of said Eastgate Addition L;
 thence Westerly 110.00 feet along said South line to the West line of said Lot 11;
 thence Northerly 153.05 feet along said West line to the South margin of S.E. 46th Street;
 thence Northwesterly on a curve to the right having a radius of 730.00 feet along said South margin and the Northwesterly extension of said curve and margin to the West line of the Southwest quarter of said Section 14;
 thence Northerly along said West line to the Northwest corner of the Southwest quarter of said Section 14 and the True Point of Beginning.

Section 2. This proposed zoning regulation shall become effective upon annexation of the property described in Section 1 above.

Section 3. A copy of this ordinance, duly certified as a true copy by the Clerk of the City, shall be filed with the County Auditor.

Section 4. This ordinance shall take effect and be in force five

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days after its passage and legal publication.

PASSED by the City Council this 27th day of April,
1987, and signed in authentication of its passage this 27th day
of April, 1987.

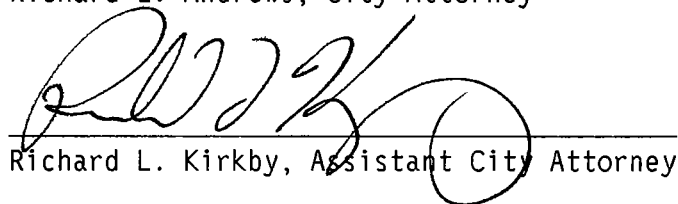
(SEAL)



Cary E. Bozeman, Mayor

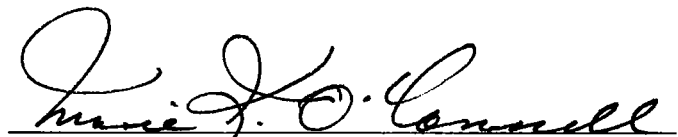
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Kirkby, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published May 1, 1987