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07/06/90

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 5294

A RESOLUTION approving the preliminary development plans for a Planned Unit Development located at 1406 - 108th Avenue N.E., upon application of Greacen Construction, File No. PPUD 89-2355.

WHEREAS, Greacen Construction has applied for approval of preliminary plans for a Planned Unit Development on 3.73 acres located at 1406 - 108th Avenue N.E.; and

WHEREAS, on May 31, 1990, a public hearing was held thereon by the Hearing Examiner Pro Tempore upon proper notice to all interested persons; and

WHEREAS, the Hearing Examiner has reviewed said preliminary development plans for said Planned Unit Development to determine whether said proposed Planned Unit Development is in conformance with the general purposes and policies of the Comprehensive Plan and meets the standards and specifications of the City; and

WHEREAS, on June 14, 1990, the Hearing Examiner recommended approval with conditions of the preliminary development plans for the proposed Planned Unit Development and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the City Council concurs in the finding of fact and conclusions of the Hearing Examiner; 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 RESOLVE 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, Conclusions and Recommendation of the Hearing Examiner Pro Tempore for the City of Bellevue, In the Matter of the Application of Greacen Construction for a Preliminary Planned Unit Development (Sterling Court), File No. PPUD 89-2355."

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Section 2. The City Council hereby approves with conditions the preliminary development plans for the Planned Unit Development on property located at 1406 - 108th Avenue N.E., and more particularly described as:

Parcel A:

The North two-fifths of the North half of the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 29, Township 25 North, Range 5 East, Willamette Meridian, in King County, Washington;

EXCEPT the West 30 feet thereof conveyed to King County for road by deed recorded under King County Recording Number 2362405.

Parcel B:

The South 200 feet of the following described property:

The Northwest quarter of the Northwest quarter of the Southeast quarter of Section 29, Township 25 North, Range 5 East, Willamette Meridian, in King County, Washington;

EXCEPT the East quarter of the North 100 feet; and

EXCEPT the East half of the South 100 feet thereof; and

EXCEPT the West 30 feet thereof conveyed to King County for road by deed recorded under King County Recording Number 2344779.

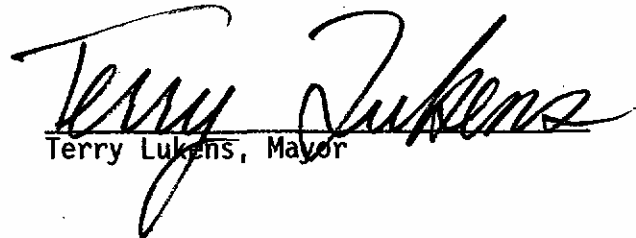
Provided that this approval of the preliminary development plans for the Planned Unit Development is conditioned on full compliance by the owner or owners of the property described herein, their heirs, assigns, grantees, and successors in interest, with the terms and conditions of that certain Concomitant Agreement executed by Main Street Venture, which has been given Clerk's Receiving No. ~~15772~~ and which by this reference is fully incorporated herein.

Provided further, that this approval of the preliminary development plans for the Planned Unit development is conditioned on full compliance by the owner or owners of the property described herein, their heirs, assigns, grantees, and successors in interest with the plans and attachments, conditions, commitments, reports, and other documents relating to the preliminary development plans for the Planned Unit Development, given Clerk's Receiving No. ~~15773~~ which are hereby approved and by this reference fully incorporated herein.

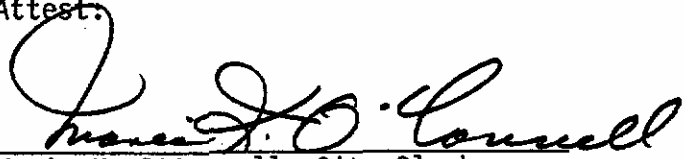
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PASSED by the City Council this 6<sup>th</sup> day of August,  
1990 and signed in authentication of its passage this 06<sup>th</sup> day  
of August, 1990.

(SEAL)

  
Terry Lukens, Mayor

Attest:

  
Marie K. O'Connell, City Clerk