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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3137

AN ORDINANCE approving the application of Cascadia Montessori School for the temporary operation of a 20 child private elementary school in Building D of the Bel-Red Professional Center located at 15617 N.E. 24th Street, as recommended by the Hearing Examiner.

WHEREAS, Cascadia Montessori School has applied to the City for a conditional use for the temporary operation of a 20 child private elementary school (not a day care or preschool) in Building D of the Bel-Red Professional Center located at 15617 N.E. 24th Street; and

WHEREAS, on April 22, 1982, a public hearing was held thereon by the Hearing Examiner pursuant to notice required by law; and

WHEREAS, on May 6, 1982, the Hearing Examiner recommended to the City Council approval of said conditional use and made and entered findings of fact and conclusions based thereon in support of his recommendation; 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. The City Council adopts the findings of fact and conclusions 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 Cascadia Montessori School for a Conditional Use, File No. HE-D 82-2."

Section 2. The City Council hereby approves the conditional use application of Cascadia Montessori School for the temporary operation of a 20 child private elementary school (not a day care or preschool) in Building D of the Bel-Red Professional Center located at 15617 N.E. 24th Street and more particularly described as:

That portion of Tract 10, Bellevue Gardens Third Addition, according to the plat recorded in Volume 21 of plats, page 72, in King County, Washington, described as follows:

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Commencing at the southwest corner of said Tract 10; thence South 87 degrees 01'30" East along the South line thereof 230.12 feet to the east line of the west 230 feet of said Tract 10; thence North 01 de. 09'31" East along said East line 200.10 feet to the North line of the South 200 feet of said Tract 10 and the point of beginning; thence continuing North 01 de. 09'31" East along said East line 337.90 feet to the Southeasterly margin of Bellevue-Redmond Highway; thence North 50 de. 37'50" East along said Southeasterly margin 124.50 feet to the North line of said Tract 10; thence 88 de. 05'48" East along said North line 176.87 feet to the West line of the East 157.27 feet of said Tract 10; thence South 01 de. 07'10" West along said west line 425.13 to the North line of the South 200 feet of said Tract 10; thence North 87 de. 01'30" West along said North line 271.92 feet to the point of beginning.

Provided this conditional use 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 Cascadia Montessori School, which has been given Clerk's Receiving No. 7848, and which by this reference is fully incorporated herein.

Provided further that this approval of said conditional use is conditioned on full compliance by the owner or owners, developer and developers, and their heirs, assigns, grantees and successors in interest with the plans and attachments, conditions, commitments, reports and other documents relating to this conditional use, given Clerk's Receiving No. 7849, which are hereby by this reference fully incorporated herein.

Section 3. The conditional use granted herein is subject to all federal, state and local laws, rules and regulations, including but not limited to Bellevue Land Use Code Sections 20.30.875,

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20.30.880 and 20.30.885.

Section 4. 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 9<sup>th</sup> day of August, 1982, and signed in authentication of its passage this 9<sup>th</sup> day of August, 1982.

(SEAL)

  
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Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

  
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Richard Gidley, Assistant City Attorney

Attest:

  
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Marie K. O'Connell, Acting City Clerk

Published August 14, 1982