

2-10-83
6682F

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3234

AN ORDINANCE reclassifying approximately 4.16 acres located south of Main Street at 145th Place S.E. upon the application of Rudie and Maxine Seals.

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

WHEREAS, on October 14, 1982, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on October 28, 1982, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located south of Main Street at 145th Place S.E., from R-5 to R-10; and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, the matter was heard by the City Council on January 3, 1983 at which time the City Council modified the conditions to be imposed; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner and has 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 hereby 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 Rudie and Maxine Seals for a Reclassification, File No. HE-A 82-15."

2-10-83
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Section 2. The use reclassification of the following described property is changed from R-5 to R-10 with conditions:

That portion of the north half of the northeast quarter of the southeast quarter of Section 34, Township 25 North, Range 5 East W.M., described as follows: Beginning at the northeast corner of the north half of the northeast quarter of the southeast quarter of Section 34, Township 25 North, Range 5 East W.M.; thence westerly, along the north line of said subdivision, a distance of 640 feet, more or less, to an intersection with the northerly prolongation of the west line of Belmain Place, according to the condominium plat thereof recorded in Volume 31 of Condominiums, on pages 37 through 42 inclusive, records of King County, Washington; thence southerly, along a line drawn parallel with the east line of said subdivision, a distance of 30 feet, more or less, to an intersection with the south margin of Main Street, said intersection being the True Point of Beginning of this description; thence continuing southerly, along a line drawn parallel with the east line of said subdivision, a distance of 632.85 feet, more or less, to an intersection with the south line of said subdivision; thence westerly, along the south line of said subdivision, a distance of 299 feet, more or less, to an intersection with a line drawn parallel with and lying 30 feet easterly of the east line of the west 5 acres of said subdivision; thence northerly, along said parallel line, a distance of 633 feet, more or less, to an intersection with the south margin of Main street; thence easterly, along said south margin, a distance of 295 feet, more or less, to the True Point of Beginning; except that certain 20-foot strip of land condemned for drainage ditch by King County School District No. 405 in King County Superior Court Cause No. 530640.

Situate in the County of King, State of Washington.

This reclassification from R-5 to R-10 is conditioned on full compliance by the owners of said property and their heirs, assigns, grantees and successors in interest, with the terms and conditions of that certain Concomitant Zoning Agreement executed by Rudie Seals and J. Maxine Seals, which has been given Clerk's Receiving No. 8202 and which is adopted by reference into this ordinance as though it were fully set forth herein.

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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 22nd day of February 1983,
and signed in authentication of its passage this 22nd day
of February 1983.

(SEAL)

Roy A. Ferguson
Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

Richard Gidley
Richard Gidley, Assistant City Attorney

Attest:

Marie K. O'Connell
Marie K. O'Connell, City Clerk

Published February 26, 1983