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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3535

AN ORDINANCE reclassifying property located on the northwest corner of 156th Avenue N.E. and N.E. 8th Street within District E of the Crossroads Subarea and addressed as 805 - 156th Avenue N.E.

WHEREAS, Washington Natural Gas Company filed an application for reclassification of property located on the northwest corner of 156th Avenue N.E. and N.E. 8th Street within District E of the Crossroads Subarea and addressed as 805 - 156th Avenue N.E.; and

WHEREAS, on April 11, 1985, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on May 10, 1985, the Hearing Examiner recommended approval with conditions of said reclassification of said property located on the northwest corner of 156th Avenue N.E. and N.E. 8th Street from R-20 and R-30 to O, and made and entered findings of fact and conclusions based thereon in support of his recommendation; and

WHEREAS, subsequent to the issuance of the Hearing Examiner's recommendation the applicant withdrew its request to install a natural gas compressor and fuel pumps on the site; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner except that stipulations 1. and 2. of the Hearing Examiner's recommendation relating to the natural gas compressor and the fuel pumps are no longer necessary 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 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 Washington Natural Gas Company For a Reclassification, File No. HE-A 84-8" except that

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those findings, conclusions and recommendations pertaining to the gas compressor and fuel pump are deleted.

Section 2. The use classification of the following described property is changed from R-20 and R-30 with conditions.

That portion of the southwest quarter of Section 26, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Commencing at the southeast corner of said subdivision thence N 88°44'40" W along the south line of said subdivision a distance of 565.00 feet; thence N 01°11'55" E parallel to the east line of said subdivision a distance of 40.00 feet to the northerly margin of Northeast Eighth Street, as conveyed to King County under instrument bearing Auditor's File No. 5709849, records of said County, said point being the TRUE POINT OF BEGINNING; thence continuing N 01°11'55" E a distance of 299.00 feet; thence S 88°44'40" E a distance of 535.00 feet; thence S 01°11'55" W a distance of 299.00 feet; thence N 88°44'40" W a distance of 535.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion lying southeasterly of the arc of a circle with a radius of 30.00 feet which is tangent to the north boundary of Northeast Eighth Street and also tangent to the west boundary of 156th Avenue Northeast for use by the public.

EXCEPT that portion deeded to the City of Bellevue for roadway purposes under Recording No. 7703040476.

SUBJECT TO easements, restrictions and reservations of record,

This reclassification from R-20 and R-30 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 Washington Natural Gas Company, which has been given Clerk's Receiving No. ~~10561~~ and which is adopted by reference into this ordinance as though it were fully set forth herein.

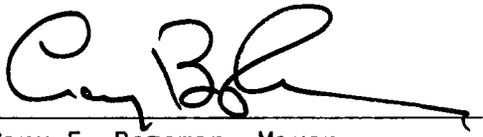
Section 3. This ordinance shall take effect and be in force five

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days after its passage and legal publication.

PASSED by the City Council this 12th day of August, 1985,
and signed in authentication of its passage this 12th day
of August, 1985.

(SEAL)

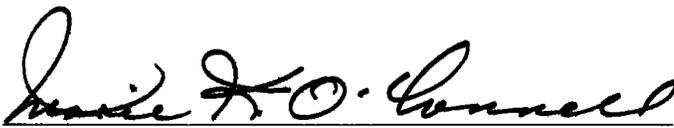

Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Kirkby, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published August 16, 1985