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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3619

AN ORDINANCE reclassifying 49 acres of property (Site 3) in the North Bellevue Subarea located approximately northwest of 113th Avenue N.E. and the Burlington Northern Railroad.

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

WHEREAS, on January 17, 1985, a public hearing was held thereon before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on January 22, 1986, the Hearing Examiner recommended to the City Council approval with conditions of said reclassification of said property located approximately northwest of 113th Avenue N.E. and the Burlington Northern Railroad in the North Bellevue Subarea from R-30 to R-3.5; and made and entered findings of fact and conclusions based thereon in support of his recommendation; 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 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 the City of Bellevue For a Reclassification of Property Identified as Site 3 to Implement the North Bellevue Subarea Element of Bellevue's Comprehensive Plan, File No. HE-A 84-2."

Section 2. The use classification of the following described property is changed from R-30 to R-3.5:

That portion of the Northeast quarter of Section 20, Township 25 North, Range 5 East, W.M. in King County, Washington lying Easterly of the center line of 108th Avenue N.E.; lying Northeasterly of the center line of the

ORIGINAL

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Northern Pacific Railroad; and lying Westerly of the following described line; beginning at the Northeast corner of Lot 13 of Yarrow Bay Village Division 2 according to the plat thereof recorded in Volume 116 of Plats, pages 100 and 101, records of King County, Washington; thence Southerly along the Easterly line of said plat on the following nine courses; South 01°02'46" West 105.00 feet; thence North 88°57'14" West 51.75 feet; thence South 01°02'46" West 252.06 feet to a point of a tangent curve with a radius of 430.00 feet; thence Southwesterly along said curve to the right through a central angle of 43°07'14" an arc distance of 323.62 feet; thence South 44°10'00" West 300.00 feet; thence South 33°46'00" West 77.97 feet; thence South 24°03'00" West 110.00 feet; thence South 14°18'00" West 126.00 feet; thence South 20°00'00" West 118.50 feet to the Southeast corner of Lot 1 of said plat; thence South 40°27'00" West 30.00 feet to the center line of 111th Avenue N.E., thence North 49°33'00" West 236.99 feet; thence South 40°27'00" West 30.00 feet to the Northeast corner of Lot 59 of said plat; thence South 40°27'00" West 364.46 feet to the most Southerly point of said plat of Yarrow Bay Village Division 2; thence South 48°03'12" West 50.00 feet to the center line of Northern Pacific Railroad and the terminus of said line.

Section 3. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 14th day of April, 1986, and signed in authentication of its passage this 14th day of April, 1986.

(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

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