

3-24-87  
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## CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3771

AN ORDINANCE reclassifying 6.59 acres of property located at the northwest corner of 112th Avenue S.E. and S.E. 34th Street in the Enatai community of the City of Bellevue, on application of Country Craft Homes and Triad Associates from R-2.5, R-3.5, and R-4 to R-3.5; File No. HE-A 86-10.

WHEREAS, the applicants, Country Craft Homes and Triad Associates, filed an application for a reclassification of property and filed an application for approval of a preliminary plat which such applications have been consolidated for hearing and decision herein; and

WHEREAS, the application for reclassification of approximately 6.59 acres of property from R-2.5, R-3.5, and R-4 to R-3.5, was submitted in order to allow for the development of a subdivision of 25 homes in the Enatai community at the northwest corner of 112th Avenue S.E. and S.E. 34th Street in the City of Bellevue; and

WHEREAS, on January 8, 1987, a public hearing was held thereon before the hearing examiner upon proper notice to all interested persons; and

WHEREAS, on January 26, 1987, the Transportation Division of the Public Works Department amended the record regarding the classification and striping of public streets abutting the subject property; and

WHEREAS, the Planning Department and the Design and Development Department recommend approval; and

WHEREAS, on March 9, 1987, the hearing examiner recommended to the City Council approval of the reclassification application 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 would be served by reclassifying said property; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the Bellevue Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

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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 Applications of Country Craft Homes and Triad Associates For a Reclassification and Preliminary Plat (Holly Farm), File Nos. HE-A 86-10, HE-E 86-06."

Section 2. The following described property is hereby reclassified from R-2.5, R-3.5, and R-4 to R-3.5:

Lot 4 and Parcel A, City of Bellevue Short Plat Number 77-65, recorded under Recording Number 7710310877, in King County, Washington, described as follows:

That portion of the East half of the Southwest Quarter of the Northeast Quarter of Section 8, Township 24 North, Range 5 East, W.M., in King County, Washington, lying Southerly of Holly Hills Addition, according to the plat thereof recorded in Volume 53 of Plats, page 56, in King County, Washington;

EXCEPT that portion thereof lying Easterly of a line described as follows:

BEGINNING at the Southwest corner of Lot 7, Block "B" of said Holly Hills Addition;  
Thence South 0 degrees 21'13" West a distance of 37.69 feet, more or less, to the South line of said Southwest Quarter of the Northeast Quarter;  
Also the West 330 feet of that portion of Government Lot 5 of said Section 8, adjoining the above described parcel on the South, the West line being the Southerly extension of the West line of the aforementioned East half of the Southwest Quarter of the Northeast Quarter and lying Northerly of the North line of the right of way as designated by the "FL Line-Frontage Road" as shown in Volume 3 of Highway Plats, page 116, P.S.H. 2 (S.R. 90) East Channel Bridge to Richards Road records of King County;  
EXCEPT from the above combined parcels, the West 155 feet of the North 240 feet; and  
EXCEPT the South 80 feet of the North 320 feet of the West 300 feet.

TOGETHER WITH

The West 165 feet of the East 330 feet of Government Lot 5, Section 8, Township 24 North, Range 5 East, Willamette

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Meridian, in King County, Washington, lying Northerly of the North line of the right of way as designated by the "FL Line-Frontage Road" as shown in Volume 3 of Highway Plats, page 116, P.S.H. 2 (S.R. 90) East Channel Bridge to Richards Road.

AND

The East 165 feet of that portion of Government Lot 5, lying Northerly of State Highway 90 in Section 8, Township 24 North, Range 5 East, W.M., in King County, Washington; EXCEPT the East 30 feet thereof conveyed to the City of Bellevue for street purposes by Deed recorded under King County Recording Number 5272448; AND EXCEPT that portion conveyed to the State of Washington (SR 90) by Deed recorded under King County Recording Number 6059275.

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 15<sup>th</sup> day of April, 1987, and signed in authentication of its passage this 15<sup>th</sup> day of April, 1987.

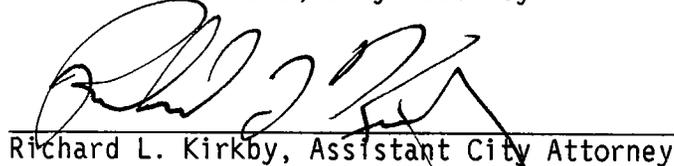
(SEAL)



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 April 18, 1987