

3048c
01-17-88

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3892

AN ORDINANCE approving the conditional use with conditions of the Leavitt building located at 301 - 116th Avenue S.E., upon application of Brian Leavitt; File No. CUDN-87-6451.

WHEREAS, Brian Leavitt has applied to the City for conditional use of the Leavitt Building located at 301 - 116th Avenue S.E. for placement of governmental offices in the existing Office and Limited Business Use District; and

WHEREAS, on January 14, 1988, a public hearing was held thereon by the Hearing Examiner pursuant to notice required by law; and

WHEREAS, on January 29, 1988, the Hearing Examiner recommended approval with conditions of said application 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 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 Brian Leavitt for Approval of a Conditional Use, File No. CUDN-87-6451."

Section 2. The City Council hereby approves with conditions the application of Brian Leavitt for conditional use of the Leavitt Building located at 301 - 116th Avenue S.E. and more particularly described as:

That portion of the following described property lying Easterly of Secondary State Highway No. 2-A (Primary State Highway No. 1):

The Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, AND the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 25 North, Range 5 East, W.M.;

EXCEPT that portion thereof condemned for Secondary State Highway No. 2-A, Midlakes to Kirkland, in King County

3048c
01-17-88

Superior Court Cause No. 462645;

AND EXCEPT that portion of the South 200 feet thereof lying East of the Easterly line of said condemned strip;

AND EXCEPT that portion thereof deeded to State of Washington for Secondary State Highway No. 2-A by deed recorded under Recording No. 3208351;

AND EXCEPT that portion for 116th Ave. S.E.;

TOGETHER WITH an easement for a common driveway on the South 20 feet of the West 240 feet of the East 290 feet of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 25 North, Range 5 East, W.M., King County, Washington;

Situate in the County of King, State of Washington.

Provided this approval 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 Consolidated Capital Special Trust, a California business trust as vested owner of the property, which has been given Clerk's Receiving No. 13322, and which by this reference is fully incorporated herein.

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 March, 1988, and signed in authentication of its passage this 14th day of March, 1988.

(SEAL)

Nan Campbell
Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard L. Andrews
Richard L. Andrews, City Attorney

Attest:

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

Published March 22, 1988