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06-26-89

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4030

AN ORDINANCE reclassifying 3.84 acres of property located at 1510 - 145th Place S.E. in the City of Bellevue, from NB to CB, with conditions upon application of Security Pacific Bank.

WHEREAS, Security Pacific Bank filed an application for reclassification of property located at 1510 - 145th Place S.E.; and

WHEREAS, on May 18, 1989, a public hearing was held on the application before the Hearing Examiner upon proper notice to all interested persons; and

WHEREAS, on June 13, 1989, the Hearing Examiner recommended to the City Council approval of said 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 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 City Council of June 13, 1989, approving the reclassification with regard to the hereinafter described property, as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of Application of Security Pacific Bank (Formerly Rainier Bank) for a Reclassification, File No. HE-REZ 88-9724-1."

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Section 2. The following described property is hereby reclassified from NB to CB, subject to the conditions set forth in the Concomitant Agreement required herein:

Parcel A:

That portion of the South half of the Southeast quarter of the Southwest quarter of the Northeast quarter of Section 3, Township 24 North, Range 5 East W.M., lying East of 145th Place S.E., described as follows:

Beginning at the intersection of the South line of said subdivision with the Easterly line of 145th Place Southeast; thence East along said South line 125 feet; thence Northerly parallel with said Easterly line 150 feet; then West parallel with said South line 125 feet to the Easterly line of said 145th Place Southeast; thence Southerly along said Easterly line 150 feet to the point of beginning;

Except that portion lying within S.E. 16th Street;

Together with that portion of Tract "T" of Upper and Renick's Beltline Addition to Seattle, lying Easterly of 145th Place S.E. and Northerly of S.E. 16th Street, as per plat recorded in Volume 7 of Plats, Page 94, Records of King County;

Situate in the City of Bellevue, County of King, State of Washington.

Parcel B:

That portion of the South half of the Southeast quarter of the Southwest quarter of the Northeast quarter of Section 3, Township 24 North, Range 5 East W.M., lying East of 145th Place Southeast;

Except the following described tract of land:

Beginning at the intersection of the South line of said subdivision with the Easterly line of 145th Place Southeast; thence East along said South line 125 feet; thence Northerly parallel with said Easterly line 150 feet; thence West parallel with said South line 125 feet to the Easterly line of said 145th Place Southeast; then Southerly along said Easterly line 150 feet to the point of beginning of this exception;

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And except any portion thereof which may lie within S.E. 16th Street;

Situate in the City of Bellevue, County of King, State of Washington.

This reclassification from NB to CB is conditioned on full compliance by the owner(s) of said property and its heirs, assigns, grantees, or successors in interest, with the terms and conditions of that certain Concomitant Zoning Agreement executed by Rainier National Bank, Trustee, which has been given Clerk's Receiving No. 14623 and which is adopted by reference into this Ordinance as if it were fully set forth 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 24<sup>th</sup> day of July, 1989, and signed in authentication of its passage this 24<sup>th</sup> day of July, 1989.

(SEAL)

Nan Campbell  
Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

[Signature]  
Richard L. Kirkby, Assistant City Attorney

Attest:

[Signature]  
Marie K. O'Connell, City Clerk

Published August 4, 1989