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06/03/91

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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4260

AN ORDINANCE approving the conditional use permit application of Wright Runstad and Company to allow a residential use in an Office, Limited Business zone and to allow more than four dwelling units in a residential structure located in an R-10 district on property located at 13900 S.E. Eastgate Way with conditions; File Nos. CUDN 90-824 and 841.

WHEREAS, Wright Runstad and Company has applied to the City for a conditional use permit to allow a residential use in an Office, Limited Business Zone and to allow more than four dwelling units in a residential structure located in an R-10 district on property located at 13900 S.E. Eastgate Way with conditions; and

WHEREAS, on April 11, 1991, a public hearing was held thereon by the Hearing Examiner Pro Tempore pursuant to notice required by law; and

WHEREAS, on April 30, 1991, the Hearing Examiner Pro Tempore 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 Council concurs in the findings of fact and conclusions of the Hearing Examiner; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; 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 made and entered by the Hearing Examiner Pro Tempore in support of his recommendation to the Council in this matter as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner Pro Tempore for the City of Bellevue, In re the Matter of the Application Wright Runstad and Company (Sunset I-90 Corporate Center - Certain Phase II Development) for approval of Conditional Uses, File Nos. CUDN 90-824 and 841.

Section 2. The City Council hereby approves the conditional use permit application, with conditions, of Wright Runstad and Company allow a residential use in an Office, Limited Business Zone and to allow more than four dwelling units in a residential structure located in an R-10 district

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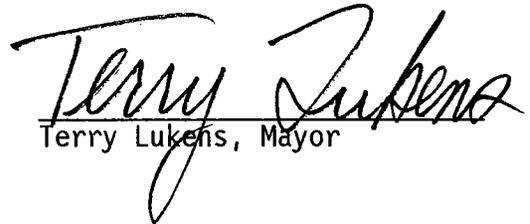
on property located at 13900 S.E. Eastgate Way and more particularly described in Exhibit A, attached hereto, which by this reference is fully incorporated herein.

Provided approval of this conditional use permit 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, which has been given Clerk's Receiving No. 16742, 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 10th day of June, 1991, and signed in authentication of its passage this 10th day of June, 1991.

(SEAL)

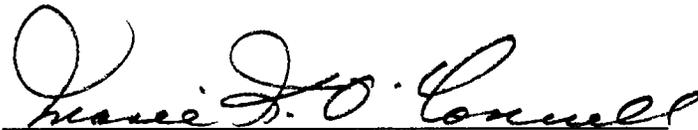

Terry Lukens, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard Gidley, Deputy City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published July 12, 1991

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EXHIBIT A

Lot 4

That portion of Section 10, Township 24 north, Range 5 east, Willamette Meridian, King County, Washington, more particularly described as follows:

Beginning at the northeast corner of the southwest quarter of the northwest quarter of said Section 10; thence S01° 18'44"W along the east line of said subdivision and the east line of the southwest quarter of said northeast quarter a distance of 1,757.32 feet to the north margin of that certain tract of land conveyed to the State of Washington by Recording Nos. 7806090313, 7803090314 and 7806090315; thence along the north and west margins of said tract S80° 52'44"W 0.12 feet; thence N01° 18'32"E 51.72 feet; thence N88° 41'28"W 60.00 feet; thence S01° 18'32"W 50.00 feet; thence N88° 41'27"W 263.00 feet; thence N01° 18'33"E 486.94 feet; thence N88° 56'04"W 976.04 feet to a point of non-radial intersection with a curve, concave to the northwest the center of which bears N59° 45'34"W 300.00 feet distant; thence in a northeasterly direction along the arc of said curve, passing through a central angle of 28°55'58" a distance of 151.32 feet thence N01° 20'28"E 143.32 feet to the beginning of a curve, concave to the southeast, having a radius of 250.00 feet; thence along the arc of said curve, passing through a central angle of 68°04'56" a distance of 297.07 feet to a point of non-radial intersection with a curve, concave to the northeast, the center of which bears N66° 27'07"E 470.00 feet distant; thence in a southeasterly direction, along the arc of said curve, passing through a central angle of 02°37'32" a distance of 21.54 feet; thence S26° 10'25"E 86.43 feet to the beginning of a curve, concave to the southwest, having a radius of 1,130.00 feet; thence along the arc of said curve, passing through a central angle of 09°57'11" a distance of 196.30 feet to a point of non-radial intersection with a curve, concave to the northwest, the center of which bears N14° 42'21"W 301.00 feet distant; thence in a northeasterly direction along the arc of said curve, passing through a central angle of 55°26'01" a distance of 291.22 feet to the beginning of a curve, concave to the southeast, having a radius of 199.00 feet; thence along the arc of said curve, passing through a central angle of 03°28'50" a distance of 12.09 feet; thence N01° 37'11"E 264.13 feet; thence N88° 22'49"W 140.00 feet; thence N01° 37'11"E 275.00 feet; thence S88° 22'49"E 220.00 feet; thence N01° 37'11"E 181.41 feet; thence S88° 40'08"W 20.00 feet; thence S88° 15'04"E 670.09 feet to the point of beginning.

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Lot 5

That portion of Section 10, Township 24 north, range 5 east, Willamette Meridian, King County, Washington, more particularly described as follows:

Beginning at a point of intersection with the west line of the southeast quarter of the northeast quarter of the northwest quarter of said Section 10, (said west line having a bearing of $N01^{\circ} 17'30''E$) and the south margin of SE 26th St. (Kamber Road), said point being a point of non-radial intersection with a curve, concave to the northwest, the center of which bears $N13^{\circ} 04'01''W$ 603.14 feet distant; thence in a northeasterly direction along the arc of said curve and south margin, passing through a central angle of $40^{\circ} 56'35''$ a distance of 431.00 feet; thence continuing along said margin $N35^{\circ} 59'24''E$ 29.05 feet; thence $S01^{\circ} 14'32''W$ 246.84 feet; thence $S88^{\circ} 40'08''E$ 280.00 feet; thence $S01^{\circ} 37'11''W$ 181.41 feet; thence $N88^{\circ} 22'49''W$ 220.00 feet; thence $S01^{\circ} 37'11''W$ 275.00 feet; thence $S88^{\circ} 22'49''E$ 140.00 feet; thence $S88^{\circ} 22'49''E$ 140.00 feet; thence $S01^{\circ} 37'11''W$ 264.13 feet to a point of non-radial intersection with a curve, concave to the southeast; the center of which bears $S66^{\circ} 39'32''E$ 199.00 feet distant; thence in a southwesterly direction along the arc of said curve, passing through a central angle $3^{\circ} 28'50''$ a distance of 12.09 feet to the beginning of a curve, concave to the northwest, having a radius of 301.00 feet; thence along the arc of said curve, passing through a central angle of $55^{\circ} 26'01''$ a distance of 291.22 feet to a point of non-radial intersection with a curve, concave to the southwest, the center of which bears $S73^{\circ} 46'46''W$ 1,130.00 feet distant; thence in a northwesterly direction along the arc of said curve, passing through a central angle of $09^{\circ} 57'11''$ a distance of 196.30 feet; thence $N26^{\circ} 10'25''W$ 86.43 feet to the beginning of a curve, concave to the northeast having a radius of 470.00 feet; thence along the arc of said curve, passing through a central angle of $02^{\circ} 37'31''$ a distance of 21.54 feet to a point of non-radial intersection with a curve, concave to the southeast the center of which bears $S20^{\circ} 34'36''E$ 250.00 feet distant; thence in a southwesterly direction along the arc of said curve, passing through a central angle of $68^{\circ} 04'56''$ a distance of 297.07 feet; thence $S01^{\circ} 20'28''W$ 153.32 feet to the beginning of a curve, concave to the northwest, having a radius of 300.00 feet; thence along the arc of said curve, passing through a central angle of $28^{\circ} 53'58''$ a distance of 151.32 feet; thence $N88^{\circ} 56'04''W$ 143.45 feet; thence $N01^{\circ} 20'28''E$ 514.44 feet; thence $S88^{\circ} 37'47''E$ 109.48 feet; thence $N01^{\circ} 17'30''E$ 646.27 feet to the point of beginning.