

# ORIGINAL

WP0373C-ORD  
09/14/94

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4700

AN ORDINANCE approving the conditional use permit application of the City of Bellevue for a mini city hall in the Crossroads Mall located at the northeast corner of N.E. 8th Street and 156th Avenue N.E.; File No. CUDN-94-5320.

WHEREAS, the City of Bellevue has applied for a conditional use permit for a mini city hall in the Crossroads Mall, which is located at the northeast corner of N.E. 8th Street and 156th Avenue N.E.; and

WHEREAS, on August 18, 1994, a public hearing was held thereon by the Hearing Examiner pursuant to notice required by law; and

WHEREAS, on September 2, 1994, the Hearing Examiner recommended 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

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 in support of his recommendation to the Council in this matter as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of the City of Bellevue for Conditional Use Permit to Establish a Mini City Hall at the Crossroads Mall, File No. CUDN-94-5320."

Section 2. The City Council hereby approves the conditional use permit application of the City of Bellevue for a conditional use permit for a mini city hall at Crossroads Mall, to be located on the property more particularly described in Exhibit A hereto, subject to the following conditions:

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1. In order to facilitate timely permit issuance, any submittal required as a condition of approval by the City of Bellevue prior to issuance of any permit or any (Temporary or Final) Certificate of Occupancy shall be submitted by the applicant for review by the appropriate department a minimum of 30 days prior to the anticipated permit issuance date.

2. Construction permits must be obtained before any tenant improvements are made.

3. Any signing would need to comply with the City's Sign Code.

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 3<sup>rd</sup> day of October, 1994, and signed in authentication of its passage this 3<sup>rd</sup> day of October, 1994.

(SEAL)

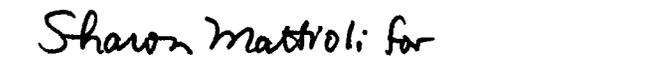
  
Donald S. Davidson, DDS, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

  
Richard G. Sidley, Deputy City Attorney

Attest:

  
Myrna L. Basich, City Clerk

Published October 7, 1994

EXHIBIT A

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH  $88^{\circ}42'24''$  EAST, ALONG THE SOUTH LINE OF SAID SECTION, 1030 FEET; THENCE NORTH  $1^{\circ}11'55''$  EAST 1772.6 FEET; THENCE NORTH  $88^{\circ}42'24''$  WEST, PARALLEL TO SAID SOUTH LINE, 1030 FEET; THENCE SOUTH  $1^{\circ}11'55''$  WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 1772.6 FEET TO THE POINT OF BEGINNING. EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR 156TH AVENUE N.E. BY DEEDS RECORDED NOVEMBER 25, 1922 AND DECEMBER 6, 1922 UNDER RECORDING NOS. 1677851 AND 1681551; EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR N.E. 8TH STREET BY DEED RECORDED DECEMBER 1, 1958 UNDER RECORDING NO. 4970969; EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROADS PURPOSES AT THE INTERSECTION OF SAID STREETS BY DEED RECORDED MARCH 20, 1963 UNDER RECORDING NO. 5558467; EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR LANDSCAPING AND SIDEWALKS BY DEED OF DEDICATION RECORDED AUGUST 12, 1977 UNDER RECORDING NOS. 7708120967, 7708120968, 7708120969 AND 7708120970;

AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY TAKEN FOR THE IMPROVEMENT OF NORTHEAST 8TH STREET AND 156TH AVENUE NORTHEAST AS DESCRIBED IN KING COUNTY S.C. NO. 90-2-25916-1;

ALSO EXCEPT THOSE PORTIONS DESCRIBED IN PARTIAL RECONVEYANCES RECORDED UNDER KING COUNTY RECORDING NOS. 9203302567, 9204030066 AND 9204030067, AS FOLLOWS:

- 1: THAT PORTION OF TAX LOTS 123 AND 137, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHINGTON, WITHIN THE CITY OF BELLEVUE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NORTHEAST EIGHTH STREET AND 156TH AVENUE NORTHEAST, MONUMENTED WITH A BRASS CAP MONUMENT IN A MONUMENT CASE;  
 THENCE ALONG THE CENTERLINE OF NORTHEAST EIGHTH STREET, SOUTH  $88^{\circ}42'24''$  EAST, A DISTANCE OF 59.90 FEET;  
 THENCE NORTH  $1^{\circ}17'36''$  EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHEAST EIGHTH STREET AND THE TRUE POINT OF BEGINNING;  
 THENCE ALONG SAID RIGHT-OF-WAY, SOUTH  $88^{\circ}42'24''$  EAST, A DISTANCE OF 970.05 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TAX LOT 123;  
 THENCE ALONG SAID BOUNDARY NORTH  $1^{\circ}11'55''$  EAST, A DISTANCE OF 6.22 FEET;  
 THENCE NORTH  $85^{\circ}57'42''$  WEST, A DISTANCE OF 5.95 FEET;  
 THENCE NORTH  $88^{\circ}42'24''$  WEST, A DISTANCE OF 493.89 FEET;  
 THENCE NORTH  $89^{\circ}53'31''$  WEST, A DISTANCE OF 290.06 FEET;  
 THENCE NORTH  $88^{\circ}42'24''$  WEST, A DISTANCE OF 170.22 FEET TO THE POINT OF CURVATURE OF A CURVE WITH A RADIUS OF 34.50 FEET;  
 THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $16^{\circ}50'26''$ , A DISTANCE OF 10.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHEAST EIGHTH STREET AFTER WIDENING PER THE QUIT CLAIM DEED TO KING COUNTY RECORDED UNDER RECORDING NO. 5558467, IN THE OFFICE OF SAID COUNTY RECORDER;  
 THENCE ALONG SAID RIGHT-OF-WAY, SOUTH  $1^{\circ}11'55''$  WEST, A DISTANCE OF 1.98 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 4,358.12 SQUARE FEET, MORE OR LESS.

- 2: THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHINGTON, WITHIN THE CITY OF BELLEVUE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NORTHEAST EIGHTH STREET AND 156TH AVENUE N.E., MONUMENTED WITH A BRASS CAP MONUMENT IN A MONUMENT CASE;  
 THENCE ALONG THE CENTERLINE OF 156TH AVENUE NORTHEAST, NORTH  $1^{\circ}11'55''$  EAST, A DISTANCE OF 899.95 FEET;

THENCE SOUTH  $88^{\circ}48'05''$  EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF 156TH AVENUE NORTHEAST AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH  $1^{\circ}11'55''$  EAST, A DISTANCE OF 872.60 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF TAX LOT 206;  
 THENCE ALONG SAID BOUNDARY SOUTH  $88^{\circ}42'24''$  EAST, A DISTANCE OF 9.50 FEET;  
 THENCE SOUTH  $1^{\circ}11'55''$  WEST, A DISTANCE OF 471.94 FEET;  
 THENCE SOUTH  $0^{\circ}46'35''$  EAST, A DISTANCE OF 116.07 FEET;

THENCE SOUTH  $1^{\circ}11'55''$  WEST, A DISTANCE ( 284.67 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LAX LOT 87 AFTER WIDENING OF 156TH AVENUE NORTHEAST PER THE DEED OF DEDICATION TO THE CITY OF BELLEVUE, RECORDED UNDER RECORDING NO. 7708120968, IN THE OFFICE OF THE KING COUNTY RECORDER;  
 THENCE ALONG SAID BOUNDARY, NORTH  $88^{\circ}24'24''$  WEST, A DISTANCE OF 4.50 FEET TO THE MOST WESTERLY CORNER OF SAID TAX LOT AND THE TRUE POINT OF BEGINNING, CONTAINING 1,806.98 SQUARE FEET, MORE OR LESS.

- 3: THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHINGTON, WITHIN THE CITY OF BELLEVUE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NORTHEAST EIGHTH STREET AND 156TH AVENUE NORTHEAST, MONUMENTED WITH A BRASS CAP MONUMENT IN A MONUMENT CASE;

THENCE ALONG THE CENTERLINE OF NORTHEAST EIGHTH STREET, SOUTH  $88^{\circ}42'24''$  EAST, A DISTANCE OF 59.90 FEET;

THENCE NORTH  $1^{\circ}17'36''$  EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHEAST EIGHTH STREET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AFTER WIDENING PER THE QUIT CLAIM DEED TO KING COUNTY RECORDED UNDER NO. 5558467 IN THE OFFICE OF SAID COUNTY RECORDER, NORTH  $1^{\circ}11'55''$  EAST, A DISTANCE OF 12.00 FEET TO A POINT ON A NON-TANGENT CURVE WITH A RADIUS OF 30.00 FEET, THE CENTER OF WHICH BEARS NORTH  $1^{\circ}17'36''$  EAST;

THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $46^{\circ}03'12''$ , A DISTANCE OF 24.11 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $43^{\circ}51'07''$ , A DISTANCE OF 22.96 FEET TO THE POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY OF 156TH AVENUE NORTHEAST;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH  $1^{\circ}11'55''$  EAST, A DISTANCE OF 195.55 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AFTER WIDENING, PER THE DEED OF DEDICATION TO THE CITY OF BELLEVUE RECORDED UNDER RECORDING NO. 7708120969, SOUTH  $88^{\circ}42'24''$  EAST, A DISTANCE OF 5.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH  $1^{\circ}11'55''$  EAST, A DISTANCE OF 25.28 FEET;

THENCE SOUTH  $0^{\circ}28'57''$  WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH  $1^{\circ}11'55''$  WEST, A DISTANCE OF 187.84 FEET TO THE POINT OF CURVATURE OF A CURVE WITH A RADIUS OF 34.50 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $23^{\circ}31'10''$ , A DISTANCE OF 14.16 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1,151.09 SQUARE FEET, MORE OR LESS.

ALL SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.