



ORDINANCE NO. 29102

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3 AN ORDINANCE related to the vacation of City right-of-way; vacating a portion
4 of the alley between East "M" Street and East "N" Street, and a portion
5 of East "N" Street, both between Puyallup Avenue and East 25th Street,
6 for expanded business use and to help alleviate public safety concerns;
and adopting the Hearing Examiner's Findings, Conclusions, and
Recommendations related thereto.

7 WHEREAS all steps and proceedings required by law and by
8 resolution of the City Council to vacate the portion of the right-of-way
9 hereinafter described have been duly taken and performed; Now, Therefore,
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11 BE IT ORDAINED BY THE CITY OF TACOMA:

12 Section 1. That the City Council hereby adopts the Hearing Examiner's
13 Findings, Conclusions, and Recommendations as contained in the Hearing
14 Examiner's Report and Recommendation to the City Council bearing File
15 No. 124.1454 and dated February 24, 2026, which Report is on file in the
16 office of the City Clerk.
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Section 2. That the portion of the alley between East "M" Street and East "N" Street, and a portion of East "N" Street, both between Puyallup Avenue and East 25th Street, legally described as follows:

ALL THAT PORTION OF THE 20.00 FOOT ALLEY LYING SOUTHERLY OF BLOCK 7442, AND NORTHERLY OF BLOCK 7541 LYING WESTERLY OF THE WESTERLY LIMITS OF VACATION ORDINANCE 20744, AND THAT PORTION LYING SOUTHERLY OF BLOCK 7440 AND NORTHERLY OF BLOCK 7539 LYIN EASTERLY OF THE EXTENSION OF WEST LINE OF LOT 7 IN BLOCKS 7440 AND 7539. ALL IN THE MAP OF INDIAN ADDITION TO THE CITY OF TACOMA, AS RECORDED IN VOLUME 7 OF PLATS AT PAGES 30 AND 31, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THAT PORTION OF EAST N STREET LYING BETWEEN THE NORTHERLY LINE OF EAST 25TH STREET AND THE SOUTHERLY LINE OF THE 20.00 FOOT ALLEY LYING BETWEEN SAID BLOCKS 7442 AND 7541;

EXCEPT THAT PORTION VACATED BY VACATION ORDINANCE 28863, RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 202302210373.

SITUATE IN THE NE QUARTER OF THE NW QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

is hereby vacated, and the land so vacated is hereby surrendered and attached to the property bordering thereon, as a part thereof, and all right or



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title of the City in and to the portion of the right-of-way so vacated does hereby vest in the owners of the property abutting thereon, all in the manner provided by law; provided, however, that there is hereby retained and reserved, pursuant to the statutes of the state of Washington, the following easements, to-wit:

Environmental Services Engineering/Site Development

An easement is reserved for the sanitary sewer easement over the westerly 100 feet of the alley vacation.

Tacoma Water

An easement reservation is required over the easterly 15 feet of East "N" Street proposed for vacation, together with an easement reservation over that portion of the alley proposed for vacation lying easterly of the northerly production of the west line of the East "N" Street easement reservation.

No permanent structures, retaining walls, fences, or trees are permitted within the easement. Light landscaping with grass and/or small shrubbery is permitted. Tacoma Water facilities must remain accessible at all times; therefore, if a fence is installed along the perimeter, Tacoma Water must be provided keys or codes to allow 24/7 access.

If existing water facilities need to be relocated or adjusted, they will be relocated by Tacoma Water at the developer's expense.

Any damage to Tacoma Water facilities will be repaired by Tacoma Water crews at the expense of the developer.



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PUBLIC WORKS/TRAFFIC

A public access easement be reserved over the proposed vacated right of way abutting Lots 7 through 9, Block 7539.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property description approved:

Chief Surveyor
Public Works Department

Location: A portion of the alley between East "M" Street and East "N" Street, and a portion of East "N" Street, both between Puyallup Avenue and East 25th Street.

Petitioner: M & A Investments Three, LLC, M & A Investments Five, LLC, CCW Investments, LLC, and ITR Properties, LLC

Vacation Req. No. 124.1454