

RESOLUTION NO. A- 72151

SPECIAL PERMIT NO. 1291

01 WHEREAS, Ross Engineering has submitted an application designated as
02 Special Permit No. 1291 for authority to construct elderly housing on property
03 located on the southeast corner of 70th Street and Shamrock Road, and legally
04 described to wit:

05 The north 175 feet of the west 322.79 feet of Lot 5 and
06 the south 25 feet of the west 322.79 feet of Lot 4,
07 Strain's Acres, Lincoln, Lancaster County, Nebraska,
08 except that portion deeded to the City of Lincoln by
09 the instrument filed February 10, 1986, as Instrument No.
10 86-3408; and

11 The west 322.79 feet of the south 188.55 feet of Lot 5,
12 Strain's Acres, Lincoln, Lancaster County, Nebraska,
13 except that part deeded to the City of Lincoln by the
14 instrument filed February 18, 1986, as Instrument No.
15 86-3894.

16 WHEREAS, the real property adjacent to the area included within the
17 plot plan for this elderly housing project will not be adversely affected; and

18 WHEREAS, said plot plan together with the terms and conditions
19 hereinafter set forth are consistent with the intent and purpose of Title 27
20 of the Lincoln Municipal Code to promote the public health, safety, morals,
21 and general welfare.

22 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
23 Lincoln, Nebraska:

24 That the application of Ross Engineering, hereinafter referred to as
25 "Permittee", to construct elderly housing be and the same is hereby granted
26 under the provisions of Section 27.63.210 of the Lincoln Municipal Code upon
27 condition that construction and operation of said elderly housing project be
28 in strict compliance with said application, the plot plan, and the following
29 additional express terms, conditions, and requirements:

30 1. This permit approves a maximum of 51 units. All units shall
31 comply with Section 2.A of the design standards for density bonuses. At least
32 6 units shall comply with both Sections 2.A and 2.B of the design standards
33 for density bonuses.

34 2. Change of Zone 2405 must receive approval.

35 3. Before receiving building permits:

36 a. A landscape plan must be approved by the Planning Director.

37 b. The construction plans shall comply with the approved

38 plans and all applicable ordinances of the City.

01 4. Before occupying this building, all development and construc-
02 tion shall comply with the approved plans.

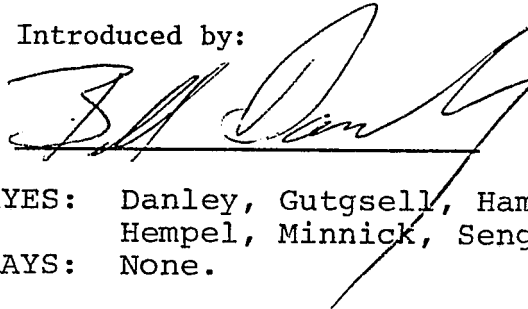
03 5. All privately-owned improvements, including landscaping, shall
04 be permanently maintained by the owner.

05 6. The permittee shall annually certify that all occupied dwelling
06 units, except units designated for occupancy by the handicapped, are occupied
07 by at least one individual 60 years of age or older.

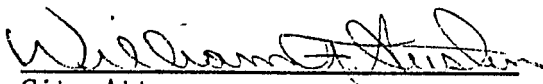
08 7. The terms, conditions, and requirements of this resolution
09 shall be binding and obligatory upon the Permittee, successors, and assigns.
10 The building official shall report violations to the City Council which may
11 revoke the special permit or take such other action as may be necessary to
12 gain compliance.

13 8. The Permittee shall sign and return the City's letter of
14 acceptance to the City Clerk within 30 days following approval of the special
15 permit, provided, however, said 30-day period may be extended up to six months
16 by administrative amendment. The City Clerk shall file a copy of the resolu-
17 tion approving the special permit and the letter of acceptance with the
18 Register of Deeds, filing fees therefor to be paid in advance by the Permittee.

Introduced by:



Approved as to Form & Legality:


City Attorney

AYES: Danley, Gutgsell, Hampton,
Hempel, Minnick, Seng, Wilson;
NAYS: None.

Staff Review Completed:


Administrative Assistant

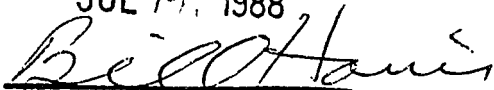
ADOPTED

JUL 11 1988

By City Council

APPROVED

JUL 14, 1988


MAYOR

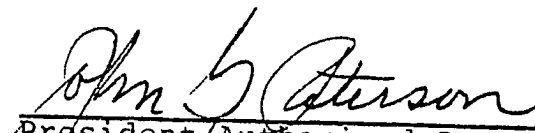
LETTER OF ACCEPTANCE

City Council
City of Lincoln
Lincoln, Nebraska

Re: Special Permit No. 1291

TO THE CITY COUNCIL:

I, John G. Peterson, President or authorized representative of The Peterson Group, Inc., herein called Permittee under Special Permit No. 1291, granted by Resolution No. A-72151, adopted by the City Council on July 11, 1988, do hereby certify that I have thoroughly read said resolution, understand the contents thereof, and do hereby accept without qualification all of the terms, conditions, and requirements therein.


John G. Peterson
President/Authorized Representative
(Individual able to legally bind
Permittee to conditions of SP 1291)

C E R T I F I C A T E

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss:
CITY OF LINCOLN)

I, Joan E. Ross, Deputy City Clerk of the City of Lincoln, Nebraska, do hereby certify that the above and foregoing is a true and correct copy of Special Permit No. 1291 approved by Resolution No. A-72151, application of Ross Engineering

as passed and approved by the City Council of the City of Lincoln, Nebraska, at its meeting held July 11, 1988, as the original appears of record in my office, and is now in my charge remaining as Deputy City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 1st day of August, 1988.

Joan E. Ross
Deputy City Clerk

INDEXED
MICRO-FILED
GENERAL

LANCASTER COUNTY, NEBR.
Dan Jallo
REGISTER OF DEEDS
1988 AUG -1 PM 2:20

#20⁵⁰

ENTERED
INDEXED
FILED FOR RECORDING

INST. NO. 88- 22105

Return to City Clerk