

#3200

Dan Jalta

REGISTER OF DEEDS

2002 JUN 14 A 11: 36

LANCASTER COUNTY, NE.

INST NO 2002

038400

BLOCK	NO
CODE	
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RESOLUTION NO. PC- 00742

COMBINED USE PERMIT/SPECIAL PERMIT NO. 20

1 WHEREAS, Security Federal Savings and CPW Partnership have
 2 submitted an application in accordance with Sections 27.27.080 and 27.63.390 of the
 3 Lincoln Municipal Code designated as Combined Use Permit/Special Permit No. 20 to
 4 convert 1,800 square feet of office space within an existing office building into space for
 5 medical testing laboratories on property generally located at South 70th Street and
 6 Teton Drive, legally described as:

7 Lots 1, 2, and 3 and Outlot "A", Taylor Meadows Office Park
 8 Addition, located in the Southwest Quarter of Section 28,
 9 Township 10 North, Range 7 East of the 6th P.M., Lancaster
 10 County, Nebraska;

11 WHEREAS, the real property adjacent to the area included within the site
 12 plan for this medical testing laboratory will not be adversely affected; and

13 WHEREAS, said site plan together with the terms and conditions
 14 hereinafter set forth are consistent with the intent and purpose of Title 27 of the Lincoln
 15 Municipal Code to promote the public health, safety, and general welfare.

16 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster
 17 County Planning Commission of Lincoln, Nebraska:

18 That the application of Security Federal Savings and CPW Partnership,
 19 hereinafter referred to as "Permittee", to convert 1,800 square feet of office space
 20 within an existing office building into space for medical testing laboratories be and the
 21 same is hereby granted under the provisions of Sections 27.27.080 and 27.63.390 of

City Clerk - Teresa

1 the Lincoln Municipal Code upon condition that construction and operation of said
2 laboratories be in strict compliance with said application, the site plan, and the following
3 additional express terms, conditions, and requirements:

4 1. This permit approves 55,000 square feet of office uses, subject to
5 the following maximums:

- 6 a. 1,800 square feet for medical testing laboratories;
- 7 b. 34,000 square feet for doctors/dentist/medical offices.

8 2. The medical testing laboratory is to meet appropriate local and
9 state licensing requirements.

10 3. Before receiving building permits:

11 a. The Permittee must complete the following instructions and
12 submit the documents and plans to the Planning Department
13 office for review and approval:

14 i. A revised site plan including five copies showing the
15 following revisions:

16 (1) Revise the "Buildings" table to reflect the
17 maximum amount of medical testing laboratory
18 and medical office space.

19 (2) Revise the parking table to include required
20 parking calculations.

21 (3) Change the title block to "Combined Use
22 Permit/Special Permit #20 - based on Use
23 Permit #60A.

24 ii. Five copies of the approved site plan.

1 b. The construction plans must conform to the approved plans.

2 4. Before occupying this office park and medical testing laboratory, all
3 development and construction must conform to the approved plans.

4 5. All privately-owned improvements, including landscaping and
5 recreational facilities, shall be permanently maintained by the Permittee or an
6 appropriately established property owners association approved by the City Attorney.

7 6. The site plan approved by this resolution shall be the basis for all
8 interpretations of setbacks, yards, locations of buildings, location of parking and
9 circulation elements, and similar matters.

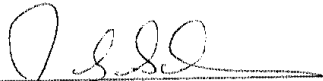
10 7. The terms, conditions, and requirements of this resolution shall be
11 binding and obligatory upon the Permittee, its successors and assigns. The building
12 official shall report violations to the City Council which may revoke this use permit or
13 take such other action as may be necessary to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

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

20 9. The site plan as approved with this resolution voids and
21 supersedes all previously approved site plans, however all resolutions approving
22 previous permits remain in force unless specifically amended by this resolution.

1 The foregoing Resolution was approved by the Lincoln City-Lancaster
2 County Planning Commission on this 15 day of May, 2002.

ATTEST:



Chair

Approved as to Form & Legality:



Chief Assistant City Attorney

LETTER OF ACCEPTANCE

Lincoln City Council
City of Lincoln
Lincoln, Nebraska

RE: **Combined Use Permit/Special Permit No. 20**
(So. 70th Street and Teton Drive)

TO THE CITY COUNCIL:

I, Michael V. Frensch + DONALD SEACREST, President or authorized representative of **Security Federal Savings** and **CPW Partnership**, herein called "Permittee" under **Combined Use Permit/Special Permit No. 20**, granted by Resolution No. PC-00742, adopted by the Lincoln City-Lancaster County Planning Commission on May 15, 2002, 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.

DATED this 12 day of JUNE, 2002.

Michael V. Frensch
President/Authorized Representative
Security Federal Savings

Donald W. Seacrest
President/Authorized Representative
CPW Partnership

LTRACCEP/jlu
06/14/02

TOTAL P.02

CERTIFICATE

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

I, Teresa J. Meier-Brock, Deputy City Clerk of the City of Lincoln, Nebraska, do hereby certify that the above and foregoing is a true and correct copy of **Combined Use Permit/Special Permit 20** as adopted and approved by **Resolution No. PC-00742** of the Lincoln City-Lancaster County Planning Commission at its meeting held **May 15, 2002** 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 14th day of June, 2002.

Teresa J. Meier-Brock
Deputy City Clerk
