

1284 86R-308

Introduce: 11-10-86

71096

RESOLUTION NO. A-

SPECIAL PERMIT NO. 384B

01 WHEREAS, Tabitha, Inc. has submitted an application
02 designated as Special Permit No. 384B for authority to amend the
03 Tabitha Health Care Facility plot plan to provide additional
04 parking and revise the vehicular circulation pattern on property
05 located at 48th and Randolph Streets, and legally described to
06 wit:

07 Lot 22, Irregular Tract, in the Northwest Quarter
08 of Section 29, Township 10 North, Range ~~87E~~ East of
09 the Sixth Principal Meridian, Lincoln, Lancaster
10 County, Nebraska.

11 WHEREAS, the real property adjacent to the area included
12 within the plot plan for the health care facility will not be
13 adversely affected; and

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

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of
19 the City of Lincoln, Nebraska:

20 That the application of Tabitha, Inc., hereinafter
21 referred to as "Permittee", to amend the Tabitha Health Care
22 Facility plot plan to provide additional parking and revise the
23 vehicular circulation pattern on property located at 48th and
24 Randolph Streets be and the same is hereby granted under the
25 provision of Section 27.63.080 of the Lincoln Municipal Code upon
26 condition that construction and operation of said additionl
27 parking and revision to the vehicular cirulation pattern be in
28 strict compliance with said application, the plot plan, and the
29 following additional express terms, conditions, and requirements:

- 30 1. This permit approves:
 - 31 a. A total of 251 off-street parking spaces.
 - 32 b. The relocation of curb cuts.

1284

- 01 c. An adjustment to the front yard to permit the
- 02 parking lot curb from the new curb cut to
- 03 Randolph Street to be located 25 feet east of
- 04 South 46th Street.

- 05 d. Parking in the front yard along South 48th
- 06 Street as originally approved provided the
- 07 applicant pays the entire cost to remove the
- 08 parking located within the building line
- 09 district at such time as the City determines
- 10 there is a need for the additional right-of-way.

- 11 e. Phased development base on Phasing Plan.

- 12 2. Before receiving building permits:

- 13 a. The Permittee shall submit and receive
- 14 approval of the following:

- 15 (1) A revised landscape plan approved by the
- 16 Planning Director.

- 17 (2) A development and occupancy schedule.

- 18 b. The construction plans shall comply with the
- 19 approved plans and all applicable ordinances
- 20 and design standards of the City.

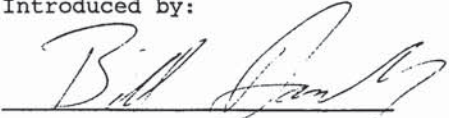
- 21 3. Before occupying each parking lot and using the
- 22 new drives, all development and construction shall comply with
- 23 the approved plans.

- 24 4. All privately owned improvements, including
- 25 landscaping, shall be maintained by the Permittee.

- 26 5. The terms, conditions, and requirements of this
- 27 resolution shall be binding and obligatory upon the Permittee,
- 28 its successors, and assigns. The building official shall report
- 29 violations to the City Council which may revoke the special
- 30 permit or take such other action as may be necessary to gain
- 31 compliance.

- 32 6. The Permittee shall sign and return the City's
- 33 letter of acceptance to the City Clerk within 30 days following
- 34 approval of the special permit, provided, however, said 30-day
- 35 period may be extended up to six months by administrative amendment.
- 36 The City Clerk shall file a copy of the resolution approving the
- 37 special permit and the letter of acceptance with the Register of
- 38 Deeds, filing fees therefor to be paid in advance by the Permittee.

Introduced by:




AYES: Ahlschwede, Danley, Gayley, Hampton, Hoffman, Johnson, Minnick;
NAYS: None.

1284


86R-308
Page 3

Approved as to Form and Legality:



City Attorney

Staff Review Completed:



Administrative Assistant

RECEIVED

NOV 21 1986
11:00 A.M.
MAYOR'S OFFICE

ADOPTED

NOV 17 1986

By City Council

APPROVED

NOV 26 1986 1:01 PM


MAYOR

1284


APPENDIX "A"

City Council
City of Lincoln
Lincoln, Nebraska

Re: Letter of Acceptance
Special Permit No. 384B

TO THE CITY COUNCIL:

I, A. W. Sward, President, Tabitha, Inc., herein called
Permittee under Special Permit No. 384B, granted by Resolution
No. A- 71096 adopted by the City Council of the City of
Lincoln, Nebraska, on November 17, 1986,, 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.



Applicant

A. W. Sward, President, Tabitha, Inc.

C E R T I F I C A T E

I, Paul A. Malzer, City Clerk of the City of Lincoln, Nebraska, do certify that the above and foregoing is a true and correct copy of Resolution No. A-71096 accepting and approving Special Permit No. 384B, application of Tabitha, Inc., as passed and approved by the City Council of the City of Lincoln, Nebraska, at its meeting held November 17, 1986, as the original appears of record in my office, and is now in my charge remaining as City Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 14th day of January, 19 87.

Paul A. Malzer

City Clerk

INDEXED
MICRO-FILED
GENERAL

6 1/2
145
misu

LANCASTER COUNTY, NEBRASKA

Don J. Pelt
REGISTER OF DEEDS

1987 JAN 14 PM 2:15

INST. NO. 87 1284

\$25.50

City Clerk

25.50