

RESOLUTION NO. PC- 00216

USE PERMIT NO. 78

1 WHEREAS, Lincoln Federal Savings Bank has submitted an application
2 in accordance with Section 27.31.100 of the Lincoln Municipal Code designated
3 as Use Permit No. 78 for authority to develop an office park of 29,250 square
4 feet on property located at 24th and Superior Streets and legally described to
5 wit:

6 A portion of Outlot "A" of Northview Centre located in
7 the Northeast Quarter of Section 12, Township 10
8 North, Range 6 East of the 6th P.M., Lancaster County,
9 Nebraska; and

10 WHEREAS, the real property adjacent to the area included within
11 the plot plan for this permit to develop an office park will not be adversely
12 affected; and

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

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

19 That the application of Lincoln Federal Savings Bank, hereinafter
20 referred to as "Permittee", to develop an office park consisting of 29,250
21 square feet be and the same is hereby granted under the provisions of Section
22 27.31.100 of the Lincoln Municipal Code upon condition that construction and
23 operation of said office park be in strict compliance with said application,
24 the plot plan, and the following additional express terms, conditions, and
25 requirements:

1 1. This permit approves an office park consisting of six office
2 buildings with a total building area of 29,250 square feet. The building
3 break down is one financial office building of 2,975 square feet and five
4 "spec" buildings ranging from 5,000 to 5,900 square feet.

5 2. Before receiving building permits the Permittee shall
6 provide the following information and revise the site plan to show:

7 a. Submit certified information from an abstractor or an
8 attorney indicating the current record owner(s) of all
9 land within the limits of this application.

10 b. A traffic impact analysis which identifies
11 improvements to the adjacent arterial streets that
12 will be warranted as a result of this proposed
13 development.

14 c. Provide an alignment of Northview Road with the
15 existing public access easement located at the east
16 limits of this site.

17 d. Provide one way signage for the financial drive-
18 through exit lane.

19 e. Remove the 100 square foot pole sign.

20 f. Under the land use table change the phase "Floor Area"
21 to "Total Building Area".

22 g. Under the handicapped parking detail, change note no.
23 11 to no. 18.

24 h. Under note 22 remove the phrase ", with an
25 architectural pleasing design".

- 1 i. A building setback along N. 24th Street of 30 feet.
2 j. Add a note stating that the 40 foot rear yard setback
3 abutting the residential development to the south must
4 be kept open and parking is prohibited from this area.

5 3. Prior to beginning any development on this site, the
6 developer and the City shall enter into and execute a written agreement
7 relating to the installation of off-site improvements and the developer's
8 monetary contribution for those improvements based upon the findings in the
9 approved traffic impact analysis.

10 4. The construction plans must comply with the approved plans.

11 5. The final plat of Northview Office Park must be approved by
12 the City.

13 6. The required easements as shown on the plan must be recorded
14 with the Register of Deeds.

15 7. The City Council must approve Change of Zone No. 2906 and
16 Preliminary Plat No. 94028, Northview Addition.

17 8. Before occupancy all development and construction must be
18 completed in compliance with the approved plans.

19 9. All privately-owned improvements must be permanently
20 maintained by the owner or an appropriately established owners association
21 approved by the City Attorney.


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

1 to gain compliance.

2 11. The Permittee shall sign and return the City's letter of
3 acceptance to the City Clerk within 30 days following approval of this use
4 permit, provided, however, said 30-day period may be extended up to six months
5 by administrative amendment. The City Clerk shall file a copy of the resolu-
6 tion approving this use permit and the letter of acceptance with the Register
7 of Deeds, filing fees therefor to be paid in advance by the Permittee.

8 The foregoing Resolution was approved by the Lincoln City-
9 Lancaster County Planning Commission on this 7th day of June, 1995.

ATTEST:


Chair

Approved as to Form & Legality:


Assistant City Attorney

LETTER OF ACCEPTANCE


City Council
City of Lincoln
Lincoln, Nebraska

Use
RE: ~~Special~~ Permit No. 78

TO THE CITY COUNCIL:

I, Gerald H. Maddox, President or authorized representative of Lincoln Federal Savings Bank, herein called "Permittee" under ~~Special~~ Permit No. 78, granted by Resolution No. PC-00216, adopted by the Lincoln City-Lancaster County Planning Commission on June 7, 1995, 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 10 day of July, 1995.


President/Authorized Representative

LTRACCEP/jlu
4-12-94

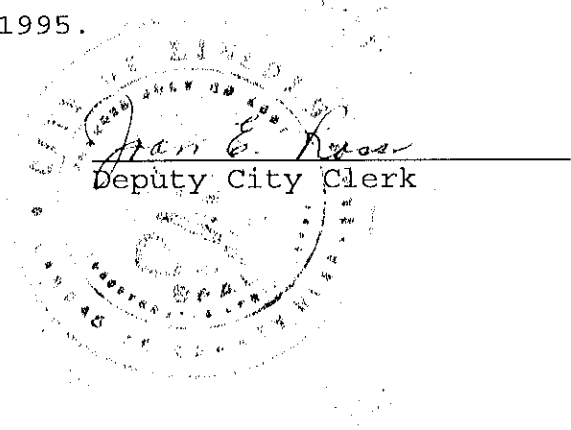
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CITY OF LINCOLN
NEBRASKA

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 **Use Permit No. 78 approved by Resolution No. PC-00216** as approved by the Lincoln City-Lancaster County Planning Commission at its meeting held **June 7, 1995**, 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 17th day of July, 1995.



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LANCASTER COUNTY, NEB
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REGISTER OF DEEDS
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INST. NO 95 20336

Ret. to City Clerk