

**\$35.50**

INST. NO 97

006362

*no block  
NOCE*

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FEB 21 3 22 PM '97

97R-7

Introduce: 1-6-97

RESOLUTION NO. A- 77881

COMBINED SPECIAL PERMIT/USE PERMIT NO. 12

1 WHEREAS, Lincoln Federal Savings Bank has submitted an application  
2 in accordance with Section 27.27.080 of the Lincoln Municipal Code designated  
3 as Combined Special Permit/Use Permit No. 12 for authority to develop a 59,930  
4 sq. ft. office park, including a 5,000 sq. ft. restaurant, on property  
5 generally located at 24th and Superior Streets and legally described to wit:

6 A portion of Outlot "A", Northview Centre, located in  
7 the Northeast Quarter of the Northeast Quarter of  
8 Section 12, Township 10 North, Range 6 East of the 6th  
9 P.M., City of Lincoln, Lancaster County, Nebraska, and  
10 more particularly described as follows:

11 Commencing at the northwest corner of said Outlot "A",  
12 said point being the true point of beginning; thence  
13 on an assumed bearing of south 88 degrees 42 minutes  
14 34 seconds east along the north line of said Outlot  
15 "A", said line being 50.00 feet south of and parallel  
16 with the north line of said Section 12, a distance of  
17 240.06 feet to a point of deflection; thence south 1  
18 degree 17 minutes 26 seconds west along the east line  
19 of said Outlot "A", a distance of 50.00 feet to a  
20 point of deflection; thence south 88 degrees 42  
21 minutes 34 seconds east along the north line of said  
22 Outlot "A", said line being 100.00 feet south of and  
23 parallel with the north line of said Section 12, a  
24 distance of 60.00 feet to a point of deflection;  
25 thence north 1 degree 17 minutes 26 seconds east along  
26 the west line of said Outlot "A", a distance of 50.00  
27 feet to a point of deflection; thence south 88 degrees  
28 42 minutes 34 seconds east along the north line of  
29 said Outlot "A", said line being 50.00 feet south of  
30 and parallel with the north line of said Section 12, a  
31 distance of 187.36 feet to a point of curvature;  
32 thence around a curve in a clockwise direction having  
33 a delta angle of 11 degrees 58 minutes 07 seconds, an  
34 arc distance of 49.09 feet, a radius of 235.00 feet,  
35 and a chord of south 82 degrees 43 minutes 25 seconds  
36 east along the north line of said Outlot "A", a  
37 distance of 49.00 feet to a point of reverse  
38 curvature; thence around a curve in a counterclockwise  
39 direction having a delta angle of 11 degrees 58  
40 minutes 07 seconds, an arc distance of 66.22 feet, a

*City Clerk  
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1 radius of 317.02 feet, and a chord of south 82 degrees  
2 43 minutes 30 seconds east along the north line of  
3 said Outlot "A", a distance of 66.10 feet to a point  
4 of tangency; thence south 88 degrees 42 minutes 34  
5 seconds east along the north line of said Outlot "A",  
6 said line being 62.00 feet south of and parallel with  
7 the north line of said Section 12, a distance of  
8 123.34 feet to the northeast corner of said Outlot  
9 "A"; thence south 0 degrees 04 minutes 21 seconds east  
10 along the east line of said Outlot "A", a distance of  
11 212.97 feet to a point of deflection; thence south 45  
12 degrees 15 minutes 07 seconds east along the northeast  
13 line of said Outlot "A", a distance of 119.88 feet to  
14 a point of deflection; thence south 0 degrees 05  
15 minutes 08 seconds west along the east line of said  
16 Outlot "A", a distance of 49.50 feet to a point;  
17 thence north 89 degrees 56 minutes 06 seconds west, a  
18 distance of 231.87 feet to a point; thence south 76  
19 degrees 37 minutes 56 seconds west, a distance of  
20 318.44 feet to a point; thence south 0 degrees 03  
21 minutes 44 seconds west, a distance of 223.93 feet to  
22 a point; thence north 89 degrees 56 minutes 16 seconds  
23 west along a line perpendicular to the west line of  
24 said Outlot "A", said line being the west line of the  
25 Northeast Quarter of the Northeast Quarter of said  
26 Section 12, a distance of 268.92 feet to a point on  
27 the west line of said Outlot "A"; thence north 0  
28 degrees 03 minutes 44 seconds east along the west line  
29 of said Outlot "A", said line being the west line of  
30 the Northeast Quarter of the Northeast Quarter of said  
31 Section 12, a distance of 672.20 feet to the point of  
32 beginning, said tract contains a calculated area of  
33 8.26 acres more or less;

34 WHEREAS, the real property adjacent to the area included within  
35 the site plan for this office park will not be adversely affected; and

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

40 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
41 Lincoln, Nebraska:

1           That the application of Lincoln Federal Savings Bank, hereinafter  
2 referred to as "Permittee", to develop an office park of 59,930 sq. ft.,  
3 including a 5,000 sq. ft. restaurant, be and the same is hereby granted under  
4 the provisions of Section 27.27.080 of the Lincoln Municipal Code upon  
5 condition that construction and operation of said office park be in strict  
6 compliance with said application, the site plan, and the following additional  
7 express terms, conditions, and requirements:

8           1.     This permit authorizes the development of a 59,930 sq. ft.  
9 office park consisting of a 33,910 sq. ft. medical office complex, a 2,975 sq.  
10 ft. financial institution, 18,045 sq. ft. of general office space, and a 5,000  
11 sq. ft. restaurant.

12           2.     Before receiving building permits the Permittee must submit  
13 and receive approval of the following:

14                 a.     A coordinated development and occupancy schedule  
15                         approved by the Director of Planning.

16                 b.     A permanent reproducible final plan as approved by the  
17                         City Council.

18                 c.     Ornamental street lights for the private roadway  
19                         approved by the Lincoln Electric System.

20           3.     The Council must approve Change of Zone 3025.

21           4.     The Preliminary Plat of Northview Addition, No. 96021, must  
22 be approved by the City.

23           5.     Prior to beginning any development on this site, the  
24 developer and the City must enter into a written agreement relating to the  
25 installation of off-site improvements and the developer's monetary

1 contribution for those improvements based upon the findings in the approved  
2 traffic impact analysis.

3 6. Before occupying this office park, all development and  
4 construction must be completed in conformance with the approved plans.

5 7. All privately-owned improvements shall be permanently  
6 maintained by the owner or an appropriately established property owners  
7 association approved the City Attorney.

8 8. The site plan accompanying this permit supersedes all  
9 previously approved site plans and shall be the basis for all interpretations  
10 of setbacks, yards, locations of buildings, location of parking and  
11 circulation elements, and similar matters.

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

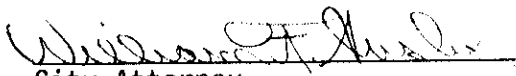
17 10. The Permittee shall sign and return the City's letter of  
18 acceptance to the City Clerk within 30 days following approval of this use  
19 permit, provided, however, said 30-day period may be extended up to six months  
20 by administrative amendment. The City Clerk shall file a copy of the  
21 resolution approving this use permit and the letter of acceptance with the  
22 Register of Deeds, filing fees therefor to be paid in advance by the  
23 Permittee.

Introduced by:

Linda Wilson  
4 AYES: Donaldson, Haar, Johnson,  
Seng, Shoecraft, Wilson, Young;  
NAYS: None.

97R-7

Approved as to Form & Legality:

  
City Attorney

Staff Review Completed:

  
Administrative Assistant

1/13/97 COUNCIL PROCEEDINGS:

WILSON Moved to delay action on Bill 97R-7 for one week to 1/21/97.  
Seconded by Seng & carried by the following vote: AYES: Donaldson,  
Johnson, Seng, Shoecraft, Wilson, Young; NAYS: None; ABSENT: Haar.

APPROVED

JAN 27 1997  
  
MAYOR

ADOPTED

JAN 21 1997

By City Council

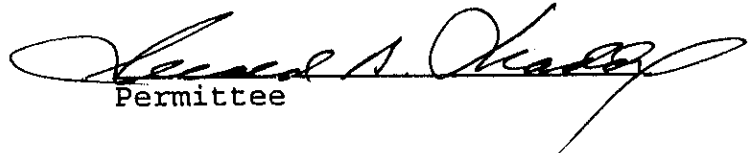
LETTER OF ACCEPTANCE

City Council  
City of Lincoln  
Lincoln, Nebraska

To The City Council:

I, GERALD H. HADDOK, authorized representative of Lincoln Federal Savings Bank referred to as Permittee in Combined Special Permit/Use Permit No. 12, granted by Resolution No. A-77881, adopted by the City Council of the City of Lincoln, Nebraska, on January 21, 1997, 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 20<sup>th</sup> day of FEBRUARY, 1997.

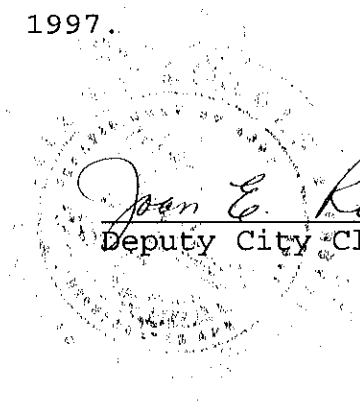
  
Permittee

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 **Combined Special Permit/Use Permit No. 12** approved by **Resolution No. A-77881** as passed and approved by the Lincoln City Council at its meeting held **January 21, 1997**, 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 20<sup>th</sup> day of February, 1997.

  
Joan E. Ross  
Deputy City Clerk

*Ret to City Clerk*