

\$30.50

Dan Jalta

REGISTER OF DEEDS

2000 MAR 15 A 11:42

INST. NO 2000

010397

BLOCK

CODE

NORTHVIEW

CHECKED

ENTERED

EDITED

#30.50 20

00R-52

Introduce: 2-14-00

RESOLUTION NO. A- 80032

SPECIAL PERMIT NO. 1821

1 WHEREAS, Regal Building Systems, Inc. has submitted an application
 2 designated as Special Permit No. 1821 for authority to construct an early childhood care
 3 facility on property located at North 24th and Dodge Streets, and legally described to wit:

4 A tract of land located in the North Half of Section 12,
 5 Township 10 North, Range 6 East of the 6th P.M., Lancaster
 6 County, Nebraska and more particularly described as follows:

7 Referring to the southeast corner of the Northeast Quarter of
 8 said Section 12; thence in a northerly direction, along the east
 9 line of the Northeast Quarter of said Section 12, on an
 10 assumed bearing of north 00 degrees 04 minutes 52 seconds
 11 west, for a distance of 811.04 feet to the centerline of Old
 12 Dairy Road; thence along said centerline of Old Dairy Road,
 13 north 88 degrees 42 minutes 53 seconds west, for a distance
 14 of 471.04 feet; thence north 01 degrees 17 minutes 07
 15 seconds east, for a distance of 33.00 feet; thence on a curve
 16 to the right with a central angle of 42 degrees 36 minutes 55
 17 seconds, a radius of 117.00 feet, a chord bearing of north 67
 18 degrees 52 minutes 58 seconds west, a chord length of 85.03
 19 feet, and an arc distance of 87.02 feet; thence south 43
 20 degrees 25 minutes 34 seconds west, for a distance of 66.00
 21 feet; thence north 88 degrees 45 minutes 16 seconds west, for
 22 a distance of 723.37 feet; thence north 00 degrees 02 minutes
 23 31 seconds west, for a distance of 495.97 feet; thence north
 24 00 degrees 14 minutes 33 seconds west, for a distance of
 25 233.92 feet; thence north 00 degrees 01 minutes 15 seconds
 26 west, for a distance of 185.74 feet to the point of beginning;
 27 thence north 00 degrees 01 minutes 15 seconds west, for a
 28 distance of 182.02 feet; thence north 89 degrees 59 minutes
 29 39 seconds east, for a distance of 238.85 feet; thence south
 30 00 degrees 00 minutes 00 seconds west, for a distance of
 31 182.04 feet; thence south 90 degrees 00 minutes 00 seconds
 32 west, for a distance of 238.78 feet to the point of beginning,
 33 containing 0.998 acres, more or less;

P+ L2 B1 Northview 1st Add.

City Clerk - Joan

1 WHEREAS, the real property adjacent to the area included within the site
2 plan for this early childhood care facility will not be adversely affected; and

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

6 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
7 Lincoln, Nebraska:

8 That the application of Regal Building Systems, Inc., hereinafter referred to
9 as "Permittee", to construct an early childhood care facility on the property legally
10 described above, be and the same is hereby granted under the provisions of Section
11 27.63.070 of the Lincoln Municipal Code upon condition that construction and operation
12 of said early childhood care facility be in strict compliance with said application, the site
13 plan, and the following additional express terms, conditions, and requirements:

14 1. This permit approves an early childhood care facility with a maximum
15 of 118 children.

16 2. The requirement of Section 27.63.070(c) of the Lincoln Municipal Code
17 that a center with over 30 children be located on an arterial street is hereby waived.

18 3. Before receiving building permits:

19 a. The Permittee must submit a revised and reproducible final
20 plat of the specific site plan and the entire use permit area.

21 b. As required by design standards, the Permittee must provide
22 an elevation of the facility, for review and approval by the
23 Director of Planning, for compatibility of design in relation to

1 adjacent existing or future residences.

2 4. Before occupying any of this development all development and
3 construction shall be completed in conformance to the approve plans.

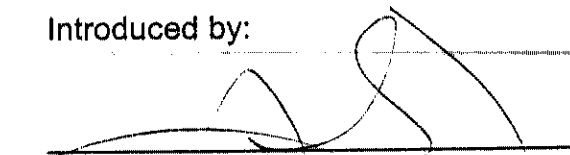
4 5. All privately-owned improvements shall be permanently maintained by
5 the Permittee or an appropriately established property owners association approved by the
6 City Attorney.

7 6. The site plan approved by this permit shall be the basis for all
8 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
9 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 the special 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 to
15 the City Clerk within 30 days following approval of the special permit, provided, however,
16 said 30-day period may be extended up to six months by administrative amendment. The
17 City Clerk shall file a copy of the resolution approving the special permit and the letter of
18 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
19 Permittee.

Introduced by:


AYES: Camp, Cook, Fortenberry,
Johnson, McRoy, Seng, Shoecraft;
NAYS: None.

Approved as to Form & Legality:


City Attorney

Staff Review Completed:

Ana Hansen
Administrative Assistant

APPROVED

FEB 23 2000

Don Weisly
MAYOR

ADOPTED

FEB 22 2000

By City Council


LETTER OF ACCEPTANCE

City Council
City of Lincoln
Lincoln, Nebraska

To The City Council:

I, Martin the undersigned representative of Regal Building Systems, Inc. Permittee in Special Permit No. 1821 granted by Resolution No. A-80032 adopted by the City Council of the City of Lincoln, Nebraska, on February 22, 2000, 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 09 day of MAR, 2000.



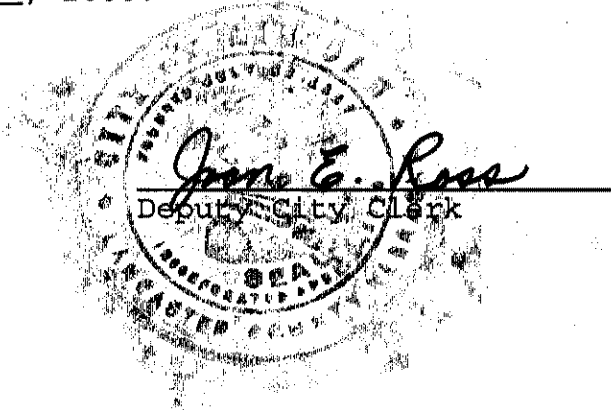
Permittee

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 **Special Permit No. 1821** approved by Resolution No. A-80032 adopted by the City Council on February 22, 2000 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 15 day of March, 2000.

The seal of the City of Lincoln, Nebraska, is circular and features the text "CITY OF LINCOLN, NEBRASKA" around the perimeter. In the center, there is a smaller seal with the word "SEAL" and "1858". Overlaid on the seal is the signature "Joan E. Ross" in cursive, with a horizontal line underneath it. Below the signature, the text "Deputy City Clerk" is printed.

Ret to City Clerk