

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1824

1 WHEREAS, TRG Consulting, L.L.C. has submitted an application designated
 2 as Special Permit No. 1824 for authority to construct a domiciliary care facility of 98 units for
 3 102 residents on property located at the northwest corner of South 56th Street and Pioneers
 4 Boulevard, and legally described to wit:

5 Lot 71 and the remaining portions of Lots 69, 173, and 174
 6 Irregular Tracts, located in the Southeast Quarter of Section 5,
 7 Township 9 North, Range 7 East of the 6th P.M., Lancaster
 8 County, Nebraska, and more particularly described by metes and
 9 bounds as follows:

10 Referring to the southeast corner of Section 5, Township 9 North,
 11 Range 7 East of the 6th P.M., Lancaster County, Nebraska;
 12 thence north 00 degrees 01 minutes 45 seconds west (an
 13 assumed bearing) and on the east line of the Southeast Quarter
 14 of said Section 5, a distance of 34.23 feet; thence north 89
 15 degrees 39 minutes 22 seconds west, a distance of 75.37 feet
 16 to the south southeasterly corner of the remaining portion of Lot
 17 174 Irregular Tract of said Section 5 and also said point is on the
 18 westerly right-of-way line of South 56th Street and the northerly
 19 right-of-way line of Pioneers Boulevard and the point of
 20 beginning; thence continuing on the last described course, north
 21 89 degrees 39 minutes 22 seconds west, and on the southerly
 22 line of the remaining portion of Lots 69 and 174 Irregular Tracts
 23 of said Section 5 or the northerly right-of-way line of said
 24 Pioneers Boulevard, a distance of 206.34 feet to the
 25 southwesterly corner of the remaining portion of Lot 69 or the
 26 southeasterly corner of the remaining portion of Lot 68 Irregular
 27 Tracts of said Section 5; thence north 00 degrees 16 minutes 00
 28 seconds east, and on the westerly line of the remaining portion
 29 of Lot 69 and Lot 71 or the easterly line of the remaining portion
 30 of Lot 68 and Lot 190 Irregular Tracts of said Section 5, a
 31 distance of 330.30 feet to the northwesterly corner of Lot 71 or
 32 the northeasterly corner of Lot 190 and said point is on the

1 southerly line of Lot 189 Irregular Tracts of said Section 5; thence
2 south 89 degrees 38 minutes 10 seconds east, and on the
3 northerly line of Lot 71 and the remaining portion of Lot 173 or
4 the southerly line of Lot 189 Irregular Tracts of said Section 5, a
5 distance of 230.00 feet to the northeasterly corner of the
6 remaining portion of Lot 173 or the southeasterly corner of Lot
7 189 Irregular Tracts of said Section 5 and also said point is on
8 the westerly right-of-way line of said South 56th Street; thence
9 south 00 degrees 01 minutes 45 seconds east, parallel with and
10 50 feet westerly of the east line of the Southeast Quarter and on
11 the easterly line of the remaining portion of Lots 173 and 174
12 Irregular Tracts of said Section 5 or the westerly right-of-way line
13 of said South 56th Street, a distance of 305.36 feet; thence south
14 45 degrees 43 minutes 44 seconds west, and on the westerly
15 right-of-way line of said South 56th Street and the northerly right-
16 of-way line of said Pioneers Boulevard or the southerly line of the
17 remaining portion of Lot 174 Irregular Tract of said Section 5, a
18 distance of 35.41 feet to the point of beginning and containing a
19 calculated area of 75,925.00 square feet or 1.743 acres, more
20 or less;

21 WHEREAS, the real property adjacent to the area included within the site plan
22 for this domiciliary care facility will not be adversely affected; and

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

26 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
27 Lincoln, Nebraska:

28 That the application of TRG Consulting, L.L.C., hereinafter referred to as
29 "Permittee", to construct a domiciliary care facility of 98 units for 102 residents, on the
30 property legally described above, be and the same is hereby granted under the provisions of
31 Section 27.63.530 of the Lincoln Municipal Code upon condition that construction and
32 operation of said domiciliary care facility be in strict compliance with said application, the site

1 plan, and the following additional express terms, conditions, and requirements:

2 1. This permit approves 98 units with 102 residents.

3 2. Before receiving building permits the construction plans must conform
4 to the approved plans.

5 3. Before occupying the dwelling units all development and construction
6 must be completed in conformance with the approved plans.

7 4. All privately-owned improvements shall be permanently maintained by
8 the Permittee.

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

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

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant