

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1435C

1 WHEREAS, Harland Taylor Homeowners Association and the Y.M.C.A. have
 2 submitted an application designated as Special Permit No. 1435C for authority to amend
 3 the Harland Taylor Community Unit Plan to construct a parking lot north of the Northeast
 4 Y.M.C.A. on property located at 69th Street and Huntington Avenue, and legally described
 5 to wit:

6 Lots 1 - 4 and Outlot A, Harland Taylor Addition; Lots 2 - 21
 7 and Outlot B, Harland Taylor 1st Addition; Lots 1 - 5 and
 8 Outlots A, B, and C, Harland Taylor 2nd Addition, all located in
 9 the Northeast Quarter of Section 16, Township 10 North,
 10 Range 7 East, Lincoln, Lancaster County, Nebraska;

11 WHEREAS, the real property adjacent to the area included within the site
 12 plan for this parking lot will not be adversely affected; and

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

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

18 That the application of Harland Taylor Homeowners Association and the
 19 Y.M.C.A., hereinafter referred to as "Permittee", to amend the Harland Taylor Community
 20 Unit Plan to construct a parking lot, on the property legally described above, be and the
 21 same is hereby granted under the provisions of Section 27.63.320 and Chapter 27.65 of

1 the Lincoln Municipal Code upon condition that construction and operation of said parking
2 lot be in strict compliance with said application, the site plan, and the following additional
3 express terms, conditions, and requirements:

4 1. This permit approves a parking lot in the north portion of Lot 5, Harland
5 Taylor 2nd Addition adjacent to the Y.M.C.A. building.

6 2. Before receiving building permits:

- 7 a. Special Permit #441D must be approved by the City.
- 8 b. The Permittee must submit a revised and reproducible plan
9 including five copies.
- 10 c. The construction plans must conform to the approved plans.

11 3. All privately-owned improvements must be permanently maintained
12 by the Permittee or an appropriately established owners association approved by the City
13 Attorney.

14 4. The site plan approved by this permit shall be the basis for all
15 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
16 elements, and similar matters.

17 5. The terms, conditions, and requirements of this resolution shall be
18 binding and obligatory upon the Permittee, their successors, and assigns. The building
19 official shall report violations to the City Council which may revoke the special permit or
20 take such other action as may be necessary to gain compliance.

21 6. The Permittee shall sign and return the City's letter of acceptance to
22 the City Clerk within 30 days following approval of the special permit, provided, however,
23 said 30-day period may be extended up to six months by administrative amendment. The

1 City Clerk shall file a copy of the resolution approving the special permit and the letter of
2 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
3 Permittee.

4 7. The site plan as approved with this resolution voids and supersedes
5 all previously approved site plans, however all resolutions approving previous permits
6 remain in force unless specifically amended by this resolution.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ___ day of _____, 2001:

Mayor