

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1825

WHEREAS, KK&G, Inc. has submitted an application designated as Special Permit No. 1825 for authority to develop Prairie View Estates Community Unit Plan on property located at S.W. 10th Street and West "A" Street, and legally described to wit:

Lots 149, 151, and 230 Irregular Tracts, located in the Northwest Quarter of Section 34, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska;

WHEREAS, the real property adjacent to the area included within the site plan for this community unit plan will not be adversely affected; and

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

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

That the application of KK&G, Inc., hereinafter referred to as "Permittee", to develop Prairie View Estates Community Unit Plan consisting of 16 single-family dwelling units, six attached two-family dwelling units, and two attached three-family dwelling units, with open space for a recreational facility and private roadways on the property legally described above, be and the same is hereby granted under the provisions of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon condition that construction and operation of said community unit plan be in strict compliance with said

application, the site plan, and the following additional express terms, conditions, and requirements:

1. This permit approves 34 dwelling units.
2. Before receiving building permits:
 - a. The Permittee must submit a revised and reproducible final plan including five copies of the approved plans.
 - b. The construction plans must conform to the approved plans.
 - c. Final plans within this community unit plan must be approved by the City.
3. Before occupying the dwelling units all development and construction must be completed in conformance with the approved plans.
4. All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
5. The site plan approved by this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
6. The terms, conditions, and requirements of this resolution shall be binding and obligatory upon the Permittee, its successors, and assigns. The building official shall report violations to the City Council which may revoke the special permit or take such other action as may be necessary to gain compliance.
7. The Permittee shall sign and return the City's letter of acceptance to the City Clerk within 30 days following approval of the special permit, provided, however,

said 30-day period may be extended up to six months by administrative amendment. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the Permittee.

8. This approval voids and rescinds Special Permit No. 847, Village Heights Community Unit Plan.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant