

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 494E

1 WHEREAS, William Gordon, Edward Last and Stephen Ravitz have
 2 submitted an application designated as Special Permit No. 494E for authority to develop
 3 an existing mobile home court and the addition of 10 mobile home units therein under a
 4 community unit plan on property located at S.W. 11th Street and West Peach Street, and
 5 legally described to wit:

6 Lot 221 and a portion of Lot 213 Irregular Tracts located in the
 7 Northwest Quarter of Section 34, Township 10 North, Range
 8 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska,
 9 more particularly described as:

10 Commencing at the Southwest Quarter of the North Half of
 11 said Section 34; thence north 00 degrees 05 minutes 45
 12 seconds east (on an assumed bearing) for a distance of 40.00
 13 feet to the point of beginning; thence north 00 degrees 05
 14 minutes 45 seconds east, for a distance of 1290.89 feet;
 15 thence north 00 degrees 02 minutes 40 seconds east, for a
 16 distance of 269.72 feet; thence south 89 degrees 44 minutes
 17 41 seconds east, for a distance of 329.70 feet; thence south
 18 00 degrees 01 minutes 14 seconds east for a distance of
 19 269.29 feet; thence south 89 degrees 49 minutes 14 seconds
 20 east, for a distance of 54.48 feet; thence south 00 degrees 05
 21 minutes 33 seconds east, for a distance of 471.14 feet; thence
 22 on a curve to the left with an angle of 23 degrees 59 minutes
 23 50 seconds, a radius of 2034.86 feet, a chord bearing of south
 24 18 degrees 53 minutes 30 seconds east, a chord length of
 25 846.04 feet, for an arc distance of 852.26 feet; thence south
 26 00 degrees 04 minutes 35 seconds west, for a distance of
 27 18.07 feet; thence north 90 degrees 00 minutes 00 seconds
 28 west, for a distance of 661.31 feet to the point of beginning
 29 and containing 15.535 acres more or less;

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

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

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

6 That the application of William Gordon, Edward Last and Stephen Ravitz,
7 hereinafter referred to as "Permittee", to develop an existing mobile home court and the
8 addition of 10 mobile home units therein under a community unit plan, on the property
9 legally described above, be and the same is hereby granted under the provisions of
10 Sections 27.63.120 and 27.63.320, and Chapter 27.65 of the Lincoln Municipal Code upon
11 condition that construction and operation of said community unit plan and mobile home
12 court be in strict compliance with said application, the site plan, and the following additional
13 express terms, conditions, and requirements:

14 1. This permit approves an additional ten dwelling units for a total of 77
15 dwelling units within the boundary of the Harbour West Meadows Mobile Home Park and
16 Community Unit Plan.

17 2. Before receiving building permits the Permittee must submit a revised
18 and reproducible plan.

19 3. The construction plans must conform to the approved plans.

20 4. The requirement of Section 27.63.120(c) of the Lincoln Municipal Code
21 that 25 feet shall be maintained between mobile homes is reduced from 25 feet to 20 feet.

22 5. The requirement of Section 27.63.120(d) of the Lincoln Municipal
23 Code that no mobile home court shall be located closer than 50 feet to any exterior

1 property line is reduced as follows:

- 2 a. From 50 feet to 40 feet along the east property line.
- 3 b. From 50 feet to 34 feet along the north property line.
- 4 c. From 50 feet to 15 feet along the west property line abutting
5 mobile home sites 262 and 265.
- 6 d. From 50 feet to 29 feet along the west property line abutting
7 mobile home site 266.
- 8 e. From 50 feet to 39 feet along the west property line abutting
9 mobile home sites 267 and 268.

10 6. The requirement of the Design Standards for Mobile Home Courts
11 requiring landscaping along each side of the mobile home court is waived along the north
12 and west limits of the application.

13 7. Before placing any units in this mobile home court, all development
14 and construction must be completed in conformance with the approved plans.

15 8. All privately-owned improvements, including landscaping and
16 recreational facilities, shall be permanently maintained by the Permittee.

17 9. 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 10. 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.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant