

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1830

1 WHEREAS, Richard Speidell has submitted an application designated as
 2 Special Permit No. 1830 for authority to develop Mandarin Court Community Unit Plan
 3 consisting of three dwelling units on property located at 4811 Mandarin Circle, and legally
 4 described to wit:

5 Lot 4, Outlot "A", and a part of the former right-of-way of
 6 Capitol Parkway adjacent to said lots as platted in Pioneer
 7 Heights Subdivision located in the Northeast Quarter of
 8 Section 10, Township 9 North, Range 7 East of the 6th P.M.,
 9 Lancaster County, Nebraska, and more particularly described
 10 as follows:

11 Beginning at the southwest corner of said Pioneer Heights
 12 Subdivision; thence in an easterly direction, along the south
 13 line of said Pioneer Heights Subdivision, on an assumed
 14 bearing of north 90 degrees 00 minutes 00 seconds east, for
 15 a distance of 412.94 feet to the most southerly corner of said
 16 Lot 4; thence north 08 degrees 54 minutes 01 seconds east,
 17 along the easterly line of said Lot 4, for a distance of 265.12
 18 feet to the northeast corner of said Lot 4; thence along a curve
 19 to the right having a radius of 234.64 feet and an arc length of
 20 120.37 feet, being subtended by a chord of north 65 degrees
 21 42 minutes 20 seconds west, for a distance of 119.05 feet to
 22 the most northerly corner of said Lot 4; thence south 39
 23 degrees 35 minutes 33 seconds west, along the northwesterly
 24 line of said Lot 4, for a distance of 254.55 feet to a point on the
 25 centerline of the former right-of-way of Capitol Parkway; thence
 26 north 50 degrees 05 minutes 47 seconds west, along the
 27 centerline of the former right-of-way of Capitol Parkway, for a
 28 distance of 239.80 feet to a point on the west line of said
 29 Pioneer Heights Subdivision; thence south 00 degrees 09
 30 minutes 25 seconds east, along the west line of said Pioneer
 31 Heights Subdivision, for a distance of 268.58 feet to the point
 32 of beginning; said property contains 2.19 acres more or less;

1 WHEREAS, the real property adjacent to the area included within the site
2 plan for this community unit plan 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 Richard Speidell, hereinafter referred to as
9 "Permittee", to develop Mandarin Court Community Unit Plan consisting of three dwelling
10 units, on the property legally described above, be and the same is hereby granted under
11 the provisions of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon
12 condition that construction and operation of said community unit plan be in strict
13 compliance with said application, the site plan, and the following additional express terms,
14 conditions, and requirements:

- 15 1. This permit approves three dwelling units.
- 16 2. The requirement of § 26.27.020 of the Lincoln Municipal Code that
17 sidewalks be installed is hereby waived along the street within Mandarin Court.
- 18 3. The requirement of § 26.27.010 of the Lincoln Municipal Code that
19 streets within the subdivision be paved with curb and gutters is hereby waived in Mandarin
20 Court.
- 21 4. The requirement of § 26.27.070 of the Lincoln Municipal Code that a
22 street lighting system be installed is hereby waived in Mandarin Court.
- 23 5. The requirement of § 26.31.015 of the Lincoln Municipal Code is

1 hereby modified to all the Planning Director to approve the administrative final plat in
2 accordance with the approved community unit plan.

3 6. Before receiving building permits:

4 a. The Permittee must submit a revised and reproducible final
5 plan and five copies to the Planning Department.

6 b. The construction plans must conform to the approved plans.

7 c. A final plat of Mandarin Court must be approved by the City or
8 the Director of Planning.

9 7. Before occupying the new dwelling units all development and
10 construction must be completed in conformance with the approved plans.

11 8. All privately-owned improvements must be permanently maintained
12 by the owner or an appropriately established homeowners association approved by the City
13 Attorney.

14 9. 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 10. The terms, conditions, and requirements of this resolution shall be
18 binding and obligatory upon the Permittee, his 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 11. 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