

RESOLUTION NO. A-_____

1 WHEREAS, Center Associates, hereinafter referred to as "Subdivider",
 2 previously submitted and received approval of a Final Plat designated as Russwood Park 1st
 3 Addition by the Lincoln-Lancaster County Planning Commission; and

4 WHEREAS, the conditions of approval for said Final Plat included installation of
 5 sidewalks, street trees and landscape screens between Russwood Parkway and Trail Ridge
 6 Road, and along Trail Ridge Court and the south side of Trail Ridge Road to be completed by
 7 January 31, 2000 for the sidewalks and street trees and by January 31, 1998 for the
 8 landscape screen; and

9 WHEREAS, Subdivider is requesting an extension of the completion date for
 10 installation of sidewalks, street trees and landscape screen for five years to 2006; and

11 WHEREAS, future development of the lots along Trail Ridge Court would most
 12 likely cause damage to improvements if installed now.

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

15 That Russwood Park 1st Addition is surrounded by such development or
 16 unusual conditions that strict application of the subdivision requirements would result in
 17 actual difficulties or substantial hardship and the following modifications to the subdivision
 18 agreement are therefore approved

19 a. The requirements of Sections 26.27.020, 26.27.080 and 26.27.090
 20 providing sidewalks, landscape screening, and street trees be installed within 4, 2, and 4
 21 years, respectively, following approval of the final plat are waived to allow said improvements
 22 along Trail Ridge Court to be installed as the property is developed or within one year from
 23 the date of approval of this waiver of subdivision requirements whichever first occurs.

24 b. The requirements of Sections 26.27.020, 26.27.080 and 26.27.090
 25 providing sidewalks, landscape screening, and street trees be installed within 4, 2, and 4

1 years, respectively, following approval of the final plat are waived to allow said improvements
2 along Trail Ridge Court and Russwood Parkway to be installed within 90 days from the date
3 of approval of this waiver of subdivision requirement.

4 All other conditions for approval of the Final Plat of Russwood Park 1st Addition
5 shall remain in full force and effect.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ___ day of _____, 2001:

Mayor