

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1935

1 WHEREAS, Lincoln Investment Group, L.L.C. has submitted an application
 2 designated as Special Permit No. 1935 for authority to reduce the yard requirements of the
 3 B-4 Lincoln Center Business District for the redevelopment of residential uses on property
 4 located at 1001 O Street, and legally described to wit:

5 Lots 11 and 12, Block 55, Original Plat of Lincoln in the
 6 Northeast Quarter of Section 26, Township 10 North, Range 6
 7 East, Lancaster County, Nebraska;

8 WHEREAS, the real property adjacent to the area included within the site
 9 plan for this reduction of the yard requirements will not be adversely affected; and

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

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

15 That the application of Lincoln Investment Group, L.L.C., hereinafter referred
 16 to as "Permittee", to reduce the yard requirements of the B-4 Lincoln Center Business
 17 District for the redevelopment of residential uses, on the property legally described above,
 18 be and the same is hereby granted under the provisions of Section 27.63.410 of the
 19 Lincoln Municipal Code upon condition that construction and operation of said renovation
 20 project be in strict compliance with said application, the site plan, and the following
 21 additional express terms, conditions, and requirements:

1 1. This permit approves the use of existing windows on upper floors for
2 residential purposes.

3 2. The Permittee agrees, by acceptance of the special permit to vacate
4 the dwellings authorized by such special permit within 60 days of receipt of notification from
5 the building official of development on an adjacent property which in any manner reduces
6 the required separation to less than five feet.

7 3. The construction must meet the approval of the building official as
8 complying with all applicable codes and regulations.

9 4. Before occupying this building, all development and construction must
10 conform to the approved plans.

11 5. All privately-owned improvements must be permanently maintained
12 by the Permittee.

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

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

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

- 1 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
- 2 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2001: _____ Mayor
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