

RESOLUTION NO. A-\_\_\_\_\_

SPECIAL PERMIT NO. 2003

1           WHEREAS, Joseph Knopp has submitted an application designated as  
2 Special Permit No. 2003 for authority to develop Unecede Place Community Unit Plan  
3 consisting of 32 dwelling units on property located at 70th Street north of Adams Street,  
4 and legally described to wit:

5                   Lot 31 I.T., in the Southeast Quarter of Section 9, Township 10  
6 North, Range 7 East of the 6th P.M., Lincoln, Lancaster  
7 County, Nebraska;

8           WHEREAS, the real property adjacent to the area included within the site  
9 plan for this community unit plan 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 Joseph Knopp, hereinafter referred to as "Permittee",  
16 to develop Unecede Place Community Unit Plan, on the property legally described above,  
17 be and the same is hereby granted under the provisions of Section 27.63.320 and Chapter  
18 27.65 of the Lincoln Municipal Code upon condition that construction and operation of said  
19 community unit plan be in strict compliance with said application, the site plan, and the  
20 following additional express terms, conditions, and requirements:

1           1.     This permit approves 32 dwelling units and modification of the design  
2 standards to reduce the required storm sewer easement from 30' to 20'.

3           2.     Before receiving building permits:

4           a.     The Permittee must submit an acceptable, revised, and  
5           reproducible final plan and six copies.

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

7           c.     The Permittee must submit to the City Clerk a deed for the  
8           additional right-of-way for N. 70th Street and relinquish direct  
9           vehicular access except at the driveway location shown on the  
10          site plan for the community unit plan and pay the recording fee  
11          in advance.

12          3.     Before occupying the dwelling units all development and construction  
13 must be completed in conformance with the approved plans.

14          4.     All privately-owned improvements must be permanently maintained  
15 by the Permittee or an appropriately established homeowners association approved by the  
16 City Attorney.

17          5.     The site plan approved by this permit shall be the basis for all  
18 interpretations of setbacks, yards, locations of buildings, location of parking and circulation  
19 elements, and similar matters.

20          6.     The Permittee shall complete or post a bond, escrow or security  
21 agreement approved by the City Law Department to guarantee the completion of the  
22 drainage facilities, landscape screens, and street trees, in conformance with the City

1 Design Standards and within the time periods specified in the Land Subdivision Ordinance  
2 for said improvements.

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

7 8. The Permittee shall sign and return the City's letter of acceptance to  
8 the City Clerk within 30 days following approval of the special permit, provided, however,  
9 said 30-day period may be extended up to six months by administrative amendment. The  
10 City Clerk shall file a copy of the resolution approving the special permit and the letter of  
11 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the  
12 Permittee.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this ____ day of _____, 2003:  _____ Mayor
--