

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 2014

1 WHEREAS, Regal Building Systems, Inc. has submitted an application
 2 designated as Special Permit No. 2014 for authority to construct Northview Villas
 3 Community Unit Plan consisting of 61 multi-family dwelling units in seven structures on
 4 property generally located at North 24th Street between Dodge and Superior Streets, and
 5 legally described to wit:

6 Lot 1, Block 1, Northview 4th Addition, and the vacated
 7 Timothy Court, all located in Section 12, Township 10 North,
 8 Range 6 East of the 6th P.M., Lancaster County, Nebraska;

9 WHEREAS, the real property adjacent to the area included within the site
 10 plan for this community unit plan will not be adversely affected; and

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

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

16 That the application of Regal Building Systems, Inc., hereinafter referred to
 17 as "Permittee", to develop Northview Villas Community Unit Plan consisting of 61 multi-
 18 family dwelling units in seven structures, on the property legally described above, be and
 19 the same is hereby granted under the provisions of Section 27.63.320 and Chapter 27.65
 20 of the Lincoln Municipal Code upon condition that construction and operation of said

1 community unit plan be in strict compliance with said application, the site plan, and the
2 following additional express terms, conditions, and requirements:

- 3 1. This permit approves 61 dwelling units.
- 4 2. Before receiving building permits:
 - 5 a. The Permittee must submit a revised an acceptable,
6 reproducible final plan and six copies.
 - 7 b. The construction plans must conform to the approved plans.
 - 8 c. The Permittee must complete, or post a surety to guarantee
9 the completion of, the public sidewalks, bike trail, landscaping
10 screens, street trees, drainage facilities, private water, private
11 sanitary sewer, and private storm sewer in conformance with
12 adopted design standards and within the time period specified
13 in the Land Subdivision Ordinance.
 - 14 d. Dedicate a pedestrian way easement over the bike trail.
 - 15 e. The Permittee shall request that Special Permit 1820 be
16 rescinded by Administrative Amendment.
- 17 3. Before occupying the dwelling units, all development and construction
18 must be completed in conformance with the approved plans.
- 19 4. All privately-owned improvements must be permanently maintained
20 by the owner or an appropriately established homeowners association approved by the City
21 Attorney.
- 22 5. The site plan accompanying this permit shall be the basis for all

1 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
2 elements, and similar matters.

3 6. The terms, conditions, and requirements of this resolution shall be
4 binding and obligatory upon the Permittee, its 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 7. 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
