

\$27.50

*Dan Jallie*

REGISTER OF DEEDS

1998 JAN 29 P 3:38

INST. NO 98

003856

BLOCK	<i>11</i>
CODE	<i>CHATEAU</i>
CHECKED	<i>✓</i>
ENTERED	<i>✓</i>
EDITED	<i>✓</i>

\$27.50 a

98R-10

Introduce: 1-12-98

RESOLUTION NO. A- 78563

SPECIAL PERMIT NO. 1174F

1                   WHEREAS, Chateau Development has submitted an application designated  
 2 as Special Permit No. 1174F for authority to amend the Chateau La  
 3 Fleur/Charleston Court Community Unit Plan to add one dwelling unit in the former  
 4 north clubhouse on property located at 56th and Holdrege Streets to Cotner  
 5 Boulevard and Vine Street, and legally described to wit:

6                   Lots 1 through 5, Chateau 1st Addition in the Northwest  
 7 Quarter of Section 21, Township 10 North, Range 7 East  
 8 of the 6th P.M., Lincoln, Lancaster County, Nebraska;

9                   WHEREAS, the real property adjacent to the area included within the  
 10 site plan for this additional dwelling unit in the Community Unit Plan will not  
 11 be adversely affected; and

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

16                   NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
 17 Lincoln, Nebraska:

18                   That the application of Chateau Development, hereinafter referred to  
 19 as "Permittee", to amend the Chateau La Fleur/Charleston Court Community Unit  
 20 Plan to add one dwelling unit in the former north clubhouse, on the property  
 21 legally described above, be and the same is hereby granted under the provisions  
 22 of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon

*City Clerk  
(Joan Ross)*

1 condition that construction and operation of said community unit plan be in  
2 strict compliance with said application, the site plan, and the following  
3 additional express terms, conditions, and requirements:

4 1. This permit approves the addition of one dwelling unit.

5 2. Before receiving building permits:

6 a. The Permittee must submit a revised and reproducible  
7 final plan.

8 b. The construction plans must conform to the approved  
9 plans.

10 3. Before occupying the additional dwelling unit, all development  
11 and construction must be completed in conformance to the approved plans.

12 4. All privately-owned improvements must be permanently maintained  
13 by the owner.

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

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

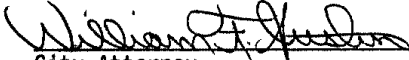
22 7. The Permittee shall sign and return the City's letter of  
23 acceptance to the City Clerk within 30 days following approval of the special  
24 permit, provided, however, said 30-day period may be extended up to six months

1 by administrative amendment. The City Clerk shall file a copy of the resolution  
2 approving the special permit and the letter of acceptance with the Register of  
3 Deeds, filing fees therefor to be paid in advance by the Permittee.

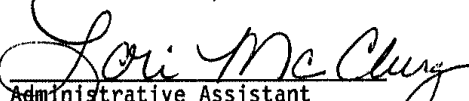
Introduced by:

Approved as to Form & Legality:

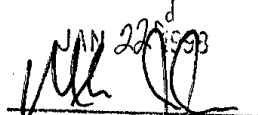
AYES: Donaldson, Fortenberry, Johnson,  
Shoecraft, Seng, Wilson, Young;  
NAYS: None.

  
City Attorney

Staff Review Completed:

  
Administrative Assistant

APPROVED

JAN 22<sup>d</sup> 1998  
  
MAYOR

ADOPTED

JAN 20 1998

By City Council

LETTER OF ACCEPTANCE

City Council  
City of Lincoln  
Lincoln, Nebraska

To The City Council:

I, STEFAN GASPAR, authorized representative of Chateau Development, referred to as Permittee in **Special Permit No. 1174F**, granted by **Resolution No. A-78563**, adopted by the City Council of the City of Lincoln, Nebraska, on January 20, 1998, do hereby certify that I have thoroughly read said resolution, understand the contents thereof and do hereby accept without qualification all of the terms, conditions, and requirements therein.

Dated this 27<sup>th</sup> day of January, 1998.

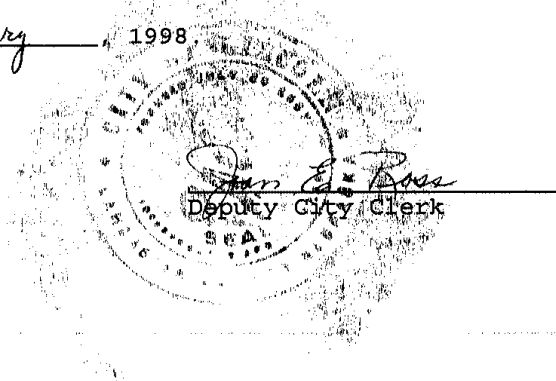
  
Permittee

C E R T I F I C A T E

STATE OF NEBRASKA )  
COUNTY OF LANCASTER ) ss:  
CITY OF LINCOLN )

I, Joan E. Ross, Deputy City Clerk of the City of Lincoln, Nebraska, do hereby certify that the above and foregoing is a true and correct copy of **Special Permit No. 1174F** approved by **Resolution No. A-78563** adopted by the City Council on January 20, 1998, as the original appears of record in my office, and is now in my charge remaining as Deputy City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 29<sup>th</sup> day of January, 1998



*Ret to City Clerk*