

RESOLUTION NO. A- 71383  
SPECIAL PERMIT NO. 1174A

01 WHEREAS, Otto Gaspar has submitted an application  
02 designated as Special Permit No. 1174A for authority to amend  
03 Chateau La Fleur/Charleston Court Community Unit Plan to construct  
04 an additional 112 dwelling units on property located north of  
05 Vine Street between North 56th and North 63rd Streets, and  
06 legally described to wit:

07 Lots 189, 237, 238, 239, and 240, Irregular  
08 Tracts, in the Northwest Quarter of Section  
09 21, Township 10 North, Range 7 East, Lincoln,  
10 Lancaster County, Nebraska.

11 WHEREAS, the real property adjacent to the area included  
12 within the plot plan for this amendment to Chateau  
13 La Fleur/Charleston Court Community Unit Plan will not be adversely  
14 affected; and

15 WHEREAS, said plot plan together with the terms and  
16 conditions hereinafter set forth are consistent with the intent  
17 and purpose of Title 27 of the Lincoln Municipal Code to promote  
18 the public health, safety, morals, and general welfare.

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of  
20 the City of Lincoln, Nebraska:

21 That the application of Otto Gaspar, hereinafter  
22 referred to as "Permittee", to amend Chateau La Fleur/Charleston  
23 Court Community Unit Plan to construct an additional 112 dwelling  
24 units on property located north of Vine Street between North 56th  
25 and North 63rd Streets, be and the same is hereby granted under  
26 the provision of Section 27.63.320 of the Lincoln Municipal Code  
27 upon condition that construction of said dwelling units be in  
28 strict compliance with said application, the plot plan, and the  
29 following additional express terms, conditions, and requirements:

- 30 1. This permit approves the construction of a maximum  
31 of 112 additional dwelling units.  
32 2. The City Council approves Change of Zone 2316.  
33 3. Before receiving building permits:

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- 01 a. The Permittee shall submit a revised site  
02 plan showing the following revisions:
    - 03 (1) The existing driveway access to Vine  
04 Street shall be increased in width to 32  
05 feet for a total width of at least 75  
06 feet to provide right- and left-turn  
07 exit lanes.
    - 08 (2) A 14-foot wide bikeway easement be  
09 provided either on the north or south  
10 sides of Dead Man's Run to the satisfac-  
11 tion of the Director of Parks and  
12 Recreation.
  - 13 b. The Permittee shall submit and receive  
14 approval of the following:
    - 15 (1) A coordinated development and occupancy  
16 schedule approved by the Planning  
17 Director which requires both roadway  
18 connections to be completed before  
19 occupying the first new building.
    - 20 (2) A landscape screen plan approved by the  
21 Planning Director.
    - 23 (3) A permanent reproducible final site plan  
24 as approved by the City Council.
    - 25 (4) An ornamental street lighting plan for  
26 the private roadways and driveways.
  - 27 c. The construction plans shall comply with the  
28 approved plans and all applicable ordinances  
29 and design standards approved by the City.
  - 30 d. The required easements shall be recorded with  
31 the Register of Deeds Office.
- 32 4. Before occupying the new dwelling units all  
33 development and construction shall comply with the approved  
34 plans.
- 35 5. All privately owned improvements, including  
36 landscaping, driveways, recreational facilities, sidewalks, and  
37 the vehicular bridge over Dead Man's Run as shown on the site  
38 plan shall be permanently maintained by the Permittee.
- 39 6. The terms, conditions, and requirements of this  
40 resolution shall be binding and obligatory upon the Permittee,  
41 his successors, and assigns. The building official shall report  
42 violations to the City Council which may revoke the special  
43 permit or take such other action as may be necessary to gain  
44 compliance.
- 45 7. The Permittee shall sign and return the City's  
46 letter of acceptance to the City Clerk within 30 days following  
47 approval of the special permit, provided, however, said 30-day

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- 01 period may be extended up to six months by administrative amendment.
- 02 The City Clerk shall file a copy of the resolution approving the
- 03 special permit and the letter of acceptance with the Register of
- 04 Deeds, filing fees therefor to be paid in advance by the Permittee.

Introduced by:

Bill Dancy

Approved as to Form and Legality: AYES: Ahlschwede, Dapley, Gayley, Hampton, Hoffman, Johnson, Minnick; NAYS: None.

William F. Austin  
City Attorney

Staff Review Completed:

J. Williams  
Administrative Assistant

ADOPTED

RECEIVED

MAY 18 1987

MAY 20 1987  
2:00 PM  
MAYOR'S OFFICE

By City Council

APPROVED

MAY 26, 1987

Bill Hams  
MAYOR

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LETTER OF ACCEPTANCE

City Council  
City of Lincoln  
Lincoln, Nebraska

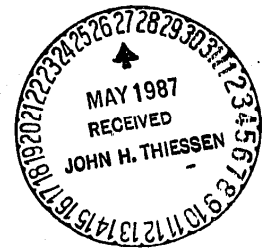
Re: Special Permit No. 1174A

TO THE CITY COUNCIL:

I (We), Otto Gaspar, Permittee(s)  
under Special Permit No. 1174A, granted by Resolution No.  
A- 71383, adopted by the City Council on May 18, 1987,  
19  , do hereby certify that I (we) have thoroughly read said  
resolution, understand the contents thereof, and do hereby accept  
without qualification all of the terms, conditions, and requirements  
therein.

Otto Gaspar  
Permittee

\_\_\_\_\_  
Permittee



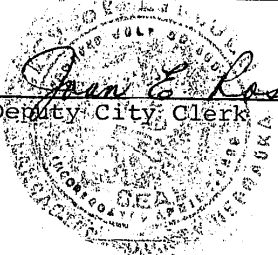
C E R T I F I C A T E

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 Resolution No. A-71383 Special Permit No. 1174A, application of Otto Gaspar

as passed and approved by the City Council of the City of Lincoln, Nebraska, at its meeting held May 18, 1987, 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 25 day of June, 1987.

*Joan E. Ross*  
Deputy City Clerk  


LANCASTER COUNTY, NEBR.

*Dan Gallo*  
REGISTER OF DEEDS

1987 JUN 25 AM 10:14

ENTERED ON  
NUMERICAL INDEX  
FILES FOR RECORD AB

INST. NO. 87 21852

*misc*  
INDEXED  
MICRO-FILED  
GENERAL

*7/12-786*  
*18*

*2550*

*City Clerk*