

19527

RESOLUTION NO. A- 59795

WHEREAS, F. PACE WOODS has submitted an application designated as Special Permit No. 634, for authority to construct, develop, and operate a community unit plan on the following described real property, to wit;

Property described as being in the West Half (W1/2) of Section 13, Township 9 North, Range 6 East of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Lots Twenty-four (24), Twenty-eight (28), and the north 1430 feet, more or less, of Lot Fourteen (14), Irregular Tracts in Section 13, Township 9 North, Range 6 East of the Sixth Principal Meridian, except the following tract located in Lot 28, Irregular Tracts, commencing at the southwest corner of Lot 28, running thence east along the south line of Lot 28, Irregular Tracts, a distance of 248.04'±; thence northerly at an angle of 93° left a distance of 740'±; thence 23° left a distance of 135'±; thence 17°30' left a distance of 230'±; thence 25° left a distance of 180'±, thence 22° left a distance of 240'± to the west line of Lot 28, Irregular Tracts, thence south along the west line of Lot 28, Irregular Tracts to the northwest corner of Lot 27, Irregular Tracts, thence 77°38' left a distance of 259.75'±, thence 4°08' left a distance of 50.9'±; thence 8°17' left a distance of 108'±; thence 90°07' right a distance of 329.6'± to the point of beginning.

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

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

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

That the application of F. Pace Woods, hereinafter referred to as "Permittee" under Special Permit No. 634, be and the same is hereby granted under the provisions of Sections 27.40.010 and 27.40.150, of the Lincoln Municipal Code, upon condition that construction, development, and operation of said community unit plan be in strict compliance with the application, the plot plan filed therewith, and the following additional express terms, conditions, and requirements:

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1. That Permittee develop and submit a landscape plan to the Planning Director for his approval, and that said landscape plan as approved be implemented within two planting seasons following 60 percent of the total number of dwelling units authorized for this community unit plan receiving initial occupancy permits. In formulating this plan, the Permittee shall give particular emphasis to providing screening along the rear of the lots backing onto streets and commercially zoned property and around the multiple unit areas of said community unit plan.

2. That the Permittee shall prepare and submit to the Planning Director for review and approval a plan for recreational facilities and that said recreational facilities be constructed prior to 60 percent of the total number of dwelling units authorized for this community unit plan receiving initial occupancy permits.

3. That the Permittee prepare and submit a <sup>typical</sup> curb cut plan of all possible combinations of drive and curb cut arrangements for the patio units in this community unit plan to the Director of Public Works for his review and approval.

4. That the Permittee provide two offstreet parking spaces per dwelling unit for the multiple dwelling units and the patio units within this community unit plan.

5. That the preliminary plat submitted by the Permittee be approved by the City and that Permittee prepare and submit a final plat and receive approval by the City in accordance with Title 26 of the Lincoln Municipal Code.

6. That the yard area adjustments shown on the community unit plan be approved except that a 10 foot side yard setback shall be required for Lots 10 and 11, Block 15.

7. That the Permittee prepare and submit to the City a site plan showing the location of the buildings and parking areas and other required information for Lot 1, Block 17, prior to the approval of the final plat.

8. That the Permittee prepare and submit to the Planning Director a site plan showing the location of buildings and parking areas and other required information for his review and approval of the 8-plex development on Lots 10 and 11, Block 15, prior to the application by Permittee for building permits in this Block.

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9. That construction of this proposed community unit plan shall not proceed until the same has been approved by the Superintendent of Building Inspections for the City of Lincoln, and that said community unit plan shall not be operated or used until said Superintendent of Building Inspections has found that Permittee has complied with all the terms, conditions, and requirements of the City Council set forth in this resolution.

10. That within 30 days from the date of this resolution, Permittee shall properly execute the Letter of Acceptance attached hereto as Appendix "A" and file the same with the City Clerk evidencing its unqualified acceptance of all terms, conditions, and requirements herein set forth, otherwise Special Permit No. 634, herein granted shall be null and void and of no force and effect.

11. That Permittee shall at his expense file a certified copy of this resolution, along with the final plat of Skyline Rolling Hills 1st Addition, with the Register of Deeds.

Introduced by W. Richard Lake

Approved as to Form:

Charles D. Humble  
Deputy City Attorney

**APPROVED**

DEC 19 1972

Sam Schwab  
MAYOR

19527

WOODS COMPANIES

ESTABLISHED 1889

January 3, 1973

WOODS BROTHERS CO.  
CONSTRUCTION  
REAL ESTATE DEVELOPMENT  
APPRAISALS

WOODS BROS. S. SWANSON  
REAL ESTATE SALES

HAMBURG FARMS CO.  
COUNTRY CLUB PLAZA  
STANDARD TIMBER CO.

MARK W. WOODS, 1870-1959  
F. PACE WOODS  
F. PACE WOODS, II  
ADM. MARK W. WOODS, USN

OFFICES

SUITE 2 - WEST CONCOURSE  
COUNTRY CLUB PLAZA  
3737 SOUTH 27TH STREET  
LINCOLN, NEBRASKA 68502  
TELEPHONE 423-6500  
423-2373

Mr. Harold Springer, City Clerk  
County-City Building  
555 S. 10th St.  
Lincoln, Nebraska

Dear Mr. Springer:

I, the undersigned, F. Pace Woods II, Trustee,  
applicant under Special Permit #634, granted by  
Resolution No. A-59795, adopted by the City  
Council on December 11, 1972, 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.

F. Pace Woods II Trustee  
Applicant

C E R T I F I C A T E

STATE OF NEBRASKA )  
                          )  
COUNTY OF LANCASTER ) SS.  
                          )  
CITY OF LINCOLN      )

I, Harold W. Springer, 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-58777 and a copy of the letter of acceptance signed by the applicant as the original appears of record in my said office, and is now in my charge remaining as City Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 28th day of September A.D., 1973.

*Harold W. Springer*  
City Clerk

LANCASTER COUNTY NEB.  
*Kenneth L. Long*  
REGISTER OF DEEDS

1973 SEP 28 AM 11:48

ENTERED  
NOTARIAL INDEX  
FILED FOR RECORD AS:

INST. NO. 73- 19527

INDEXED  
MICRO-FILED  
GENERAL

*6-429*  
*Misc*

*#1525*

*68502*  
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