

40464

8

93R-199

Introduce: 7-19-93

RESOLUTION NO. A- 75565

SPECIAL PERMIT NO. 1459

1 WHEREAS, Phillip Stettinger has submitted an application
2 designated as Special Permit No. 1459 for authority to develop a community
3 unit plan consisting of 16 duplex units, one 5-plex townhouse structure, two
4 8-plex townhouse structures, and one existing single-family structure on
5 property generally located at Superior Street and Bel-Ridge Drive, and legally
6 described to wit:

7 Lot 37, Irregular Tract, located in the Southwest
8 Quarter of Section 1, Township 10 North, Range 6 East
9 of the 6th P.M., Lincoln, Lancaster County, Nebraska.

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

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

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

19 That the application of Phillip Stettinger, hereinafter referred
20 to as "Permittee", to develop a community unit plan consisting of 16 duplex
21 units, one 5-plex townhouse structure, two 8-plex townhouse structures, and
22 one existing single-family structure be and the same is hereby granted under
23 the provisions of Section 27.63.320 of the Lincoln Municipal Code upon

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

4 1. This permit approves the construction and development of 38
5 dwelling units consisting of the following: one detached single-family
6 dwelling, eight duplex structures (16 dwelling units), one 5-unit townhouse
7 structure; and two 8-unit townhouse structures.

8 2. Before receiving building permits:

9 A. The Permittee shall submit and receive approval of the
10 following:

11 (1) A coordinated development and occupancy schedule
12 approved by the Planning Director.

13 (2) A permanent reproducible final site plan as
14 approved by the City Council.

15 B. The construction plans shall comply with the approved
16 plans.

17 C. The City Council must approve the preliminary plat of
18 Cedar Crest.

19 D. The final plat of Cedar Crest must be approved by the
20 City.

21 3. Before occupying this community unit plan, all development
22 and construction shall comply with the approved plans.

23 4. All privately owned improvements, including landscaping and
24 recreational facilities, shall be permanently maintained by the Permittee or
25 an appropriately established homeowners association approved by the City.

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

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

Introduced by:

William R. Johnson
AYES: Donaldson, Haar, Johnson,
Seng, Shoecraft, Wilson, Young;
NAYS: None.

Approved as to Form & Legality:

William F. Austin
City Attorney

Staff Review Completed:

Marilyn Johnson
Administrative Assistant

APPROVED

JUL 29 1993
[Signature]
MAYOR

ADOPTED

JUL 26 1993

By City Council

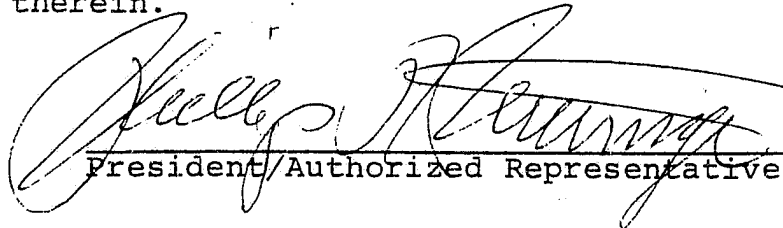
4

LETTER OF ACCEPTANCE

City Council
City of Lincoln
Lincoln, Nebraska

TO THE CITY COUNCIL:

I, Phillip Stettinger, President or authorized representative of _____, herein called "Permittee" under Special Permit No. 1459, granted by Resolution No. A-75565 adopted by the Lincoln City Council on July 26, 1993, 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.



President/Authorized Representative

CITY OF LINCOLN
NEBRASKA

FILED
CITY CLERK'S OFFICE
'93 SEP 7 AM 11 22

5

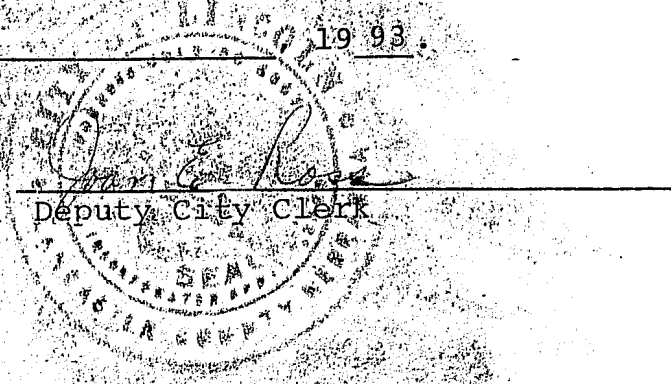
C E R T I F I C A T E

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. 1459/A-75565

as passed and approved by the City Council of the City of
Lincoln, Nebraska, at its meeting held July 26, 1993
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 30 day of August, 1993.



BLOCK

CODE

CHECKED

ENTERED

CASH

504 45581

CHECK

45580

LANCASTER COUNTY, NEB

Dan Nolta

REGISTER OF DEEDS

SEP 9 12 54 PM '93

INST. NO 93 40464

\$25⁵⁰

*Joan Ross
Return to City Clerk*