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90R-13

Introduce: 1-8-90

73292

RESOLUTION NO. A-

SPECIAL PERMIT NO. 1350

01 WHEREAS, Robert Hampton has submitted an application designated as
02 Special Permit No. 1350 for authority to develop a community unit plan con-
03 sisting of 198 single family lots and outlots for green space and future
04 multiple family dwellings on property located at the quarter section northwest
05 of Pine Lake Road and South 40th Street intersection, and legally described to
06 wit:

07 Lot 8, I.T., Section 18, Township 9 North, Range 7 East of
08 the 6th P.M., Lincoln, Lancaster County, Nebraska; and

SE 1/4

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

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

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

17 That the application of Robert Hampton, hereinafter referred to as
18 "Permittee", to develop a community unit plan consisting of 198 single family
19 lots and outlots for green space and future multiple family dwellings be and
20 the same is hereby granted under the provisions of Section 27.63.320 of the
21 Lincoln Municipal Code upon condition that construction and operation of said
22 community unit plan be in strict compliance with said application, the plot
23 plan, and the following additional express terms, conditions, and require-
24 ments:

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1. This permit approves 198 single family dwelling units and areas for multiple family dwellings.
2. The City Council approves Williamsburg Preliminary Plat.
3. Before receiving building permits:
 - a. The Permittee shall submit and receive approval of the following:
 - i) A coordinated development and occupancy schedule approved by the Planning Director.
 - ii) A landscape screen plan approved by the Planning Director.
 - iii) A recreation plan approved by the Planning Director.
 - iv) A permanent reproducible final site plan as approved by the City Council.
 - v) Ornamental street lights for private roadways and pedestrian way easements approved by LES.
 - b. The construction plans shall comply with the approved plans.
 - c. Final plats are approved by the City.
4. Before occupying the dwellings, all development and construction shall comply with the approved plans.
5. All privately-owned improvements, including landscaping and recreational facilities, shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
6. The terms, conditions, and requirements of this resolution shall be binding and obligatory upon the Permittee, successors, and assigns. The building official shall report violations to the City Council which may revoke the special permit or take such other action as may be necessary to gain compliance.

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01 7. The Permittee shall sign and return the City's letter of
 02 acceptance to the City Clerk within 30 days following approval of the special
 03 permit, provided, however, said 30-day period may be extended up to six months
 04 by administrative amendment. The City Clerk shall file a copy of the resolu-
 05 tion approving the special permit and the letter of acceptance with the
 06 Register of Deeds, filing fees therefor to be paid in advance by the Permittee.

Introduced by:

U. Theodore Hempel

Approved as to Form & Legality:

William F. Hester
 City Attorney

AYES: Gutgsell, Haar, Hempel, Johanns,
 Minnick, Seng, Wilson;
 NAYS: None.

Staff Review Completed:

[Signature]
 Administrative Assistant

APPROVED

JAN 22 1990
Bill Harris
 MAYOR

ADOPTED

JAN 15 1990

By City Council

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APPENDIX "A"

City Council
City of Lincoln
Lincoln, Nebraska

Re: Letter of Acceptance
Special Permit No. 1350

TO THE CITY COUNCIL:

I, Robert Hampton, herein called
Permittee under Special Permit No. 1350, granted by Resolution
No. A- 73292 adopted by the City Council of the City of
Lincoln, Nebraska, on January 15, 1990, 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.

Robert D. Hampton
Permittee

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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. 1350 approved by Resolution No. A-73292, application of Robert Hampton

as passed and approved by the City Council of the City of Lincoln, Nebraska, at its meeting held January 15, 1990, 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 12th day of February 19 90.

Joan E. Ross
Deputy City Clerk

[Handwritten signature]

LANCASTER COUNTY, NEBRASKA
Dan Jels
REGISTER OF DEEDS
90 FEB 12 PM 3:18

\$25.50

INST. NO. 90- 3969

*Ericsson pd
Return to City Clerk*