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Introduce: 7-31-89

RESOLUTION NO. A- 72937

SPECIAL PERMIT NO. 755C

01 WHEREAS, Buckingham South, Inc. has submitted an application desig-
02 nated as Special Permit No. 755C for authority to amend an existing community
03 unit plan by increasing the number of dwelling units from 519 to 555 on
04 property located generally north of London Road and west of South 53rd Street,
05 and legally described to wit:

06 Lots 1, 2, 3, and 4, Block 1, Kensington Park Subdivision,
07 Lincoln, Lancaster County, Nebraska; and

08 WHEREAS, the real property adjacent to the area included within the
09 plot plan for this amended community unit plan will not be adversely affected;
10 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 Buckingham South, Inc., hereinafter referred
18 to as "Permittee", to amend said community unit plan be and the same is hereby
19 granted under the provisions of Section 27.63.320 of the Lincoln Municipal
20 Code upon condition that construction and operation of said amended community
21 unit plan be in strict compliance with said application, the plot plan, and
22 the following additional express terms, conditions, and requirements:

23 1. This permit approves a total of 555 dwelling units in the
24 community unit plan.

25 2. Before receiving building permits:

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- a) The permittee shall submit a revised site plan showing the dedication of 25' common access easement along the "through" driving aisles within Lot 4 and connected with the existing common access easement in Lots 1, 2, and 3.
 - b) The permittee shall submit and receive approval for 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 the Planning Director.
 - (iv) A permanent reproducible final site plan as approved by the City Council.
 - (v) Ornamental street lights for streets, private roadways and pedestrian way easements approved by LES.
 - c) The construction plans shall comply with the approved plans.
3. Before occupying these dwelling units, all development and construction shall comply with the approved plans.
4. 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.
5. 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.
6. The Permittee shall sign and return the City's letter of acceptance to the City Clerk within 30 days following approval of the special

LETTER OF ACCEPTANCE

City Council
City of Lincoln
Lincoln, Nebraska

Re: Special Permit No. 755C

TO THE CITY COUNCIL:

I, Hubert H. Hall, President or authorized representative of Buckingham South, Inc., herein called Permittee under Special Permit No. 755C, granted by Resolution No. A- 72937, adopted by the City Council on August 7, 1989, 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.

Buckingham Development South Inc.
Hubert H. Hall Pres.
President/Authorized Representative
(Individual able to legally bind
Permittee to conditions of SP 755C)

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. 755C approved by Resolution No. A-72937

as passed and approved by the City Council of the City of Lincoln, Nebraska, at its meeting held August 7, 1989 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 16 day of August 1989

Joan E. Ross
Deputy City Clerk

LANCASTER COUNTY, NEBR.

Dan Jello
REGISTER OF DEEDS

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ENTERED ON
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FILED ON RECORD AS

INST. NO. 89

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