

Carrie Neltner
REGISTER OF DEEDS

AUG 7 2 43 PM '97

INST. NO 97

031740

\$ 26.00

BLOCK

CODE
LINCOLN
CHECKED
ENTERED
EDITED +

RESOLUTION NO. PC- 00373

SPECIAL PERMIT NO. 1695

1 WHEREAS, Kevin Hittle has submitted an application designated as
2 Special Permit No. 1695 for authority to construct dwelling units above the
3 first floor of a building in the B-4 zoning district on property located at
4 11th and O Streets, and legally described to wit:

5 Lots 7 and 8, Block 41, Original Plat, Lincoln,
6 Lancaster County, Nebraska; and

7 WHEREAS, the Lincoln City-Lancaster County Planning Commission has
8 held a public hearing on said application; and

9 WHEREAS, the community as a whole, the surrounding neighborhood,
10 and the real property adjacent to the area included within the site plan for
11 this construction of dwelling units above the first floor will not be ad-
12 versely affected by granting such a permit; and

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

17 NOW, THEREFORE, BE IT RESOLVED by the Lincoln City-Lancaster
18 County Planning Commission of Lincoln, Nebraska:

19 That the application of Kevin Hittle, hereinafter referred to as
20 "Permittee", to construct dwelling units above the first floor of a building
21 in the B-4 zoning district be and the same is hereby granted under the
22 provisions of Section 27.63.410 the Lincoln Municipal Code upon condition that
23 construction of said dwelling units be in strict compliance with said
24 application, the site plan, and the following additional express terms,

City Clerk
M

1 conditions, and requirements:

2 1. This permit approves dwelling units above the first floor of
3 the building.

4 2. Before occupying the dwelling units all development and
5 construction must conform to the approved plans.


6 3. The site plan accompanying this permit shall be the basis
7 for all interpretations of setbacks, yards, locations of buildings, location
8 of parking and circulation elements, and similar matters.

9 4. The Permittee agrees to vacate the dwellings authorized by
10 this special permit within 60 days of receipt of notification from the
11 building official of development upon the adjacent property which in any
12 manner reduces the required separation for the windows from any other building
13 or structure to less than five feet.

14 5. The terms, conditions, and requirements of this resolution
15 shall be binding and obligatory upon the Permittee and the Permittee's
16 successors and assigns. The building official shall report violations to the
17 City Council which may revoke the special permit or take such other action as
18 may be necessary to gain compliance.

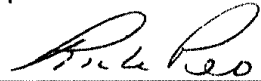
19 6. The Permittee shall sign and return the City's letter of
20 acceptance to the City Clerk within 30 days following approval of the special
21 permit, provided, however, said 30-day period may be extended up to six months
22 by administrative amendment. The City Clerk shall file a copy of the
23 resolution approving the special permit and the letter of acceptance with the
24 Register of Deeds, filing fees therefor to be paid in advance by the
25 Permittee.

1 The foregoing Resolution was approved by the Lincoln City-
2 Lancaster County Planning Commission on this 2nd day of July , 1997.

ATTEST:


Chair

Approved as to Form & Legality:



Assistant City Attorney

LETTER OF ACCEPTANCE

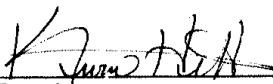
City Council
City of Lincoln
Lincoln, Nebraska

RE: Special Permit No. 1695

TO THE CITY COUNCIL:

I(We), Kevin Hittle, "Permittee(s)" under **Special Permit No. 1695**, granted by Resolution No. PC-00373, adopted by the Lincoln City-Lancaster County Planning Commission on July 2, 1997, 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.

DATED this 1 day of AUG, 1997.



Permittee

Permittee

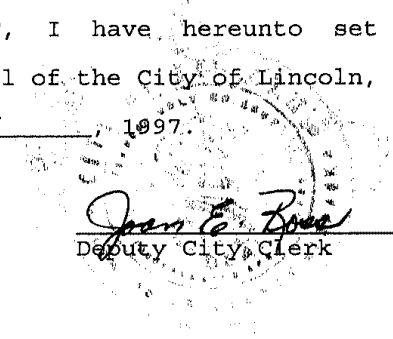
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4-12-94

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. 1695** as passed and approved by **Resolution No. PC-00373** of the Lincoln City-Lancaster County Planning Commission at its meeting held **July 2, 1997**, 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 5th day of August, 1997.


Joan E. Ross
Deputy City Clerk

Ret to City Clerk