

347.36  
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88R-249

Introduce: 9-12-88

RESOLUTION NO. A- 72300

SPECIAL PERMIT NO. 1302

01 WHEREAS, Thomas E. White and J. C. Brager, Continental Financial  
02 Services Corporation have submitted an application designated as Special  
03 Permit No. 1302 for authority to develop a community unit plan on property  
04 located on the 1/4 section west of South 27th Street and north of Pine Lake  
05 Road, and legally described to wit:

06 Lots 31 and 32, Irregular Tracts in the Southeast Quarter  
07 of Section 13, Township 9 North, Range 6 East of the 6th  
08 P.M., Lancaster County, Nebraska; and

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 Thomas E. White and J. C. Brager, Continen-  
18 tal Financial Services Corporation, hereinafter referred to as "Permittee", to  
19 construct and develop said community unit plan be and the same is hereby  
20 granted under the provisions of Section 27.63.320 of the Lincoln Municipal  
21 Code upon condition that construction and operation of said community unit  
22 plan be in strict compliance with said application, the plot plan, and the  
23 following additional express terms, conditions, and requirements:

- 24 1. This permit approves 116 dwelling units.
- 25 2. This approval is subject to approval of The Ridge Preliminary  
26 Plat.
- 27 3. Before receiving building permits:
  - 28 a) The permittee shall submit and receive approval of the  
29 following:
    - 30 i. A coordinated development and occupancy schedule  
31 approved by the Director of Planning.
    - 32 b) The construction plans shall comply with the approved  
33 plans.
    - 34 c) Final plats are approved by the City.

01 4. Before occupying any dwelling unit within this community unit  
02 plan, all development and construction shall comply with the approved plans.

03 5. All privately-owned improvements, including landscaping and  
04 recreational facilities, are to be permanently maintained by the owner or an  
05 appropriately established homeowner's association approved by the City.

06 6. The terms, conditions, and requirements of this resolution  
07 shall be binding and obligatory upon the Permittee, successors, and assigns.  
08 The building official shall report violations to the City Council which may  
09 revoke the special permit or take such other action as may be necessary to  
10 gain compliance.

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

Introduced by:

*Lynnda Wilson*

Approved as to Form & Legality:

*William F. Austin*  
City Attorney

AYES: Danley, Gutgsell, Hempel,  
Minnick, Seng, Wilson;  
NAYS: None;  
ABSENT: Hampton.

Staff Review Completed:

*[Signature]*  
Administrative Assistant

**ADOPTED**  
SEP 19 1988  
By City Council

APPENDIX "A"

City Council  
City of Lincoln  
Lincoln, Nebraska

Re: Letter of Acceptance  
Special Permit No. 1302

TO THE CITY COUNCIL:  
I, RIDGE DEVELOPMENT LTD.,  
L.C. BRAGER & THOMAS E. WHITE, herein called  
GENERAL PARTNERS  
Permittee under Special Permit No. 1302, granted by Resolution  
No. A- 72300 adopted by the City Council of the City of  
Lincoln, Nebraska, on September 19, 1988, 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.

RIDGE DEVELOPMENT LTD.

L.C. Brager  
Permittee General Partner

Thomas E. White  
Permittee General Partner

\_\_\_\_\_  
Permittee

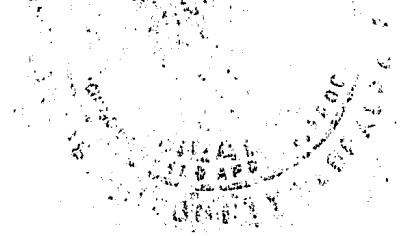
C E R T I F I C A T E

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 Resolution No. A-72300 approving Special Permit No. 1302, application of Thomas E. White and J.C. Brager, Continental Financial Services Corporation as passed and approved by the City Council of the City of Lincoln, Nebraska, at its meeting held September 19, 1988, 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 30th day of September, 1988.

Joan E. Ross  
Deputy City Clerk



BLOCK  
CODE  
CHECKED  
ENTERED  
EDITED

1.5

LANCASTER COUNTY, NEBR.

Don Gallo  
REGISTER OF DEEDS

1988 NOV -8 PH 2:44

ENTERED IN  
REGISTER OF DEEDS  
FILED FOR RECORD AS:

INST. NO. 88- 34736

\$ 20<sup>50</sup>

*Ridg. F. ...  
Return to City Clerk*