

\$30.50

BLOCK

CODE:

INST NO 2003

2003 MAY 20 P 4: 21

046928

LANCASTER COUNTY, NE

CHECKED

ENTERED

EDITED

31

03R-107

Introduce: 4-28-03

RESOLUTION NO. A- 82095

SPECIAL PERMIT NO. 2003

1 WHEREAS, Joseph Knopp has submitted an application designated as  
2 Special Permit No. 2003 for authority to develop Unecede Place Community Unit Plan  
3 consisting of 32 dwelling units on property located at 70th Street north of Adams Street, and  
4 legally described to wit:

5 Lot 31 I.T., in the Southeast Quarter of Section 9, Township 10  
6 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County,  
7 Nebraska;

8 WHEREAS, the real property adjacent to the area included within the site plan  
9 for this community unit plan will not be adversely affected; and

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

13 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
14 Lincoln, Nebraska:

15 That the application of Joseph Knopp, hereinafter referred to as "Permittee",  
16 to develop Unecede Place Community Unit Plan, on the property legally described above, be  
17 and the same is hereby granted under the provisions of Section 27.63.320 and Chapter 27.65  
18 of the Lincoln Municipal Code upon condition that construction and operation of said  
19 community unit plan be in strict compliance with said application, the site plan, and the  
20 following additional express terms, conditions, and requirements:

*Teresa city clerk*

1           1.     This permit approves 32 dwelling units and modification of the design  
2 standards to reduce the required storm sewer easement from 30' to 20'.

3           2.     Before receiving building permits:

4           a.     The Permittee must submit an acceptable, revised, and  
5           reproducible final plan and six copies.

6           b.     The construction plans must conform to the approved plans.

7           c.     The Permittee must submit to the City Clerk a deed for the  
8           additional right-of-way for N. 70th Street and relinquish direct  
9           vehicular access except at the driveway location shown on the  
10          site plan for the community unit plan and pay the recording fee in  
11          advance.

12          3.     Before occupying the dwelling units all development and construction  
13 must be completed in conformance with the approved plans.

14          4.     All privately-owned improvements must be permanently maintained by  
15 the Permittee or an appropriately established homeowners association approved by the City  
16 Attorney.

17          5.     The site plan approved by this permit shall be the basis for all  
18 interpretations of setbacks, yards, locations of buildings, location of parking and circulation  
19 elements, and similar matters.

20          6.     The Permittee shall complete or post a bond, escrow or security  
21 agreement approved by the City Law Department to guarantee the completion of the drainage  
22 facilities, landscape screens, and street trees, in conformance with the City Design Standards

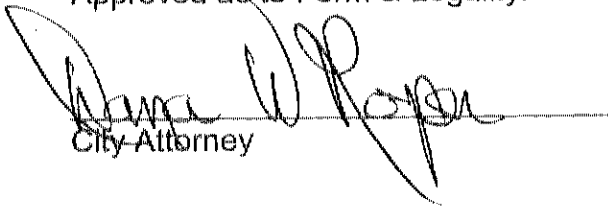
1 and within the time periods specified in the Land Subdivision Ordinance for said  
2 improvements.

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

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

See further Council Proceedings  
on next page.


Approved as to Form & Legality:

  
City Attorney

Introduced by:



AYES/ Cook, Friendt, McRoy,  
Seng, Svoboda, Werner;  
NAYS: None, ABSENT: Camp.

Approved this <sup>19<sup>th</sup></sup>~~3<sup>rd</sup>~~ day of May, 2003:  
  
Mayor

ADOPTED

MAY 12 2003

BY CITY COUNCIL

**Bill 03R-107**

05/05/03 Council Proceedings:

CAMP Moved to delay action for one week to 5/12/03.  
Seconded by Svoboda & carried by the following vote: AYES: Camp,  
Cook, Friendt, McRoy, Seng, Svoboda, Werner; NAYS: None.

LETTER OF ACCEPTANCE


City Council  
City of Lincoln  
Lincoln, Nebraska

FILED  
CITY CLERK  
'03 MAY 16 AM 10:10  
CITY OF LINCOLN  
NEBRASKA

To The City Council:

I, **Joseph Knopp**, Permittee under **Special Permit 2003** granted by **Resolution No. A-82095** adopted by the Lincoln City Council on **May 12, 2003** 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 15 day of May, 2003.

  
\_\_\_\_\_  
Joseph Knopp

## CERTIFICATE

STATE OF NEBRASKA            )  
COUNTY OF LANCASTER        ) ss:  
CITY OF LINCOLN                )

I, Teresa J. Meier, 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 2003** approved by **Resolution No. A-82095** adopted by the City Council on **May 12, 2003** 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 12<sup>th</sup> day of May, 2003.

