

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1905

1 WHEREAS, Noel Chadd has submitted an application designated as Special
 2 Permit No. 1905 for authority to develop Garber Pointe Community Unit Plan on property
 3 located at North 1st Street and Garber Avenue, and legally described to wit:

4 Lot 81 I.T. located in the Northwest Quarter of Section 14,
 5 Township 10 North, Range 6 East of the 6th P.M., Lincoln,
 6 Lancaster County, Nebraska;

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

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

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

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

- 20 1. This permit approves 22 dwelling units.

- 1 2. The City Council must approve Change of Zone 3317.
- 2 3. Before receiving building permits:
 - 3 a. The Permittee must submit five copies of a revised and
 - 4 reproducible final site plan as approved.
 - 5 b. The construction plans must conform to the approved plans.
- 6 4. Before occupying this development all development and construction
- 7 must conform to the approved plans.
- 8 5. All privately-owned improvements, including landscaping, must be
- 9 permanently maintained by the Permittee, its successors and assigns.
- 10 6. The site plan approved by this permit shall be the basis for all
- 11 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
- 12 elements, and similar matters.
- 13 7. The terms, conditions, and requirements of this resolution shall be
- 14 binding and obligatory upon the Permittee, its successors, and assigns. The building
- 15 official shall report violations to the City Council which may revoke the special permit or
- 16 take such other action as may be necessary to gain compliance.
- 17 8. The Permittee shall sign and return the City's letter of acceptance to
- 18 the City Clerk within 30 days following approval of the special permit, provided, however,
- 19 said 30-day period may be extended up to six months by administrative amendment. The
- 20 City Clerk shall file a copy of the resolution approving the special permit and the letter of
- 21 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
- 22 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ___ day of _____, 2001:

Mayor