



RESOLUTION NO. PC- 01401

SPECIAL PERMIT NO. 14015

p 17m

1 WHEREAS, Rokeby Holdings, LLC has submitted an application designated as
2 Special Permit No. 14015 for authority to develop a Community Unit Plan for 316 lots with a
3 maximum density of 760 dwelling units, together with a requested waiver to the Sanitary Sewer
4 Design Standards to allow sanitary sewers to run opposite street grades, on property generally
5 located at South 70th Street and Rokeby Road and legally described as:

6 Outlots "B" and "C", Grandview Estates Addition, and Lots 68 and 38 I.T.,
7 located in the South Half of Section 27, Township 9 North, Range 7 East of
8 the Sixth P.M., Lincoln, Lancaster County, Nebraska, and more particularly
9 described as follows:

10 Beginning at the southwest corner of Lot 68 I.T., said point being the
11 intersection of the north right-of-way line of Rokeby Road and the east
12 right-of-way line of South 70th Street; thence northerly, on the easterly
13 right-of-way line of South 70th Street and on the westerly line of Lot 68 I.T.,
14 and on an assumed bearing of north 00 degrees 42 minutes 59 seconds
15 east for a distance of 789.70 feet; thence continuing on the easterly right-
16 of-way line of South 70th Street south 89 degrees 57 minutes 46 seconds
17 east for a distance of 20.68 feet to the southwest corner of Outlot "B"
18 Grandview Estates Addition; thence continuing on the easterly right-of-way
19 line of South 70th Street and the westerly line of Outlot "B" with a curve
20 turning to the left with an arc length of 74.66 feet, with a radius of 8079.34
21 feet, with a chord bearing of north 01 degrees 14 minutes 24 seconds west,
22 with a chord length of 74.66 feet, to a point on the southerly right-of-way
23 line of Lilee Lane; thence continuing on the southerly right-of-way line of
24 Lilee Lane the following courses; north 37 degrees 30 minutes 05 seconds
25 east for a distance of 33.67 feet; thence north 82 degrees 44 minutes 18
26 seconds east for a distance of 68.39 feet; thence north 89 degrees 44
27 minutes 17 seconds east for a distance of 585.33 feet; thence with a curve
28 turning to the right with an arc length of 172.83 feet, with a radius of 367.00
29 feet, with a chord bearing of south 76 degrees 46 minutes 15 seconds
30 east, with a chord length of 171.24 feet to a point of intersection with the
31 westerly line of Outlot "C" Grandview Estates Addition; thence north 26
32 degrees 43 minutes 12 seconds east on the westerly line of Outlot "C" for a

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City Clerk #4600

1 distance of 66.00 feet to a point on the northerly right-of-way line of Lilee
2 Lane; thence continuing on the northerly right-of-way line of Lilee Lane and
3 on the westerly line of Outlot "C" with a curve turning to the left with an arc
4 length of 33.68 feet, with a radius of 433.00 feet, with a chord bearing of
5 north 65 degrees 30 minutes 30 seconds west, with a chord length of 33.67
6 feet; thence continuing on the westerly line of Outlot "C" the following
7 courses, north 22 degrees 15 minutes 48 seconds east for a distance of
8 141.83 feet; thence north 00 degrees 15 minutes 53 seconds west for a
9 distance of 221.76 feet to the northwest corner of Outlot "C"; thence south
10 89 degrees 57 minutes 47 seconds east on the north line of Outlot "C" and
11 the north line of Lot 68 I.T. for a distance of 1663.99 feet to the northeast
12 corner of Lot 68 I.T. and the northwest corner of Lot 38 I.T.; thence south
13 89 degrees 54 minutes 12 seconds east on the north line of Lot 38 I.T. for
14 a distance of 1353.88 feet to the northeast corner of Lot 38 I.T.; thence
15 south 00 degrees 05 minutes 39 seconds west on the east line of Lot 38
16 I.T. for a distance of 1322.62 feet to the southeast corner of Lot 38 I.T.;
17 thence north 89 degrees 51 minutes 50 seconds west on the south line of
18 Lot 38 I.T. for a distance of 1358.96 feet to the southwest corner of Lot 38
19 I.T.; thence north 00 degrees 18 minutes 51 seconds east on the west line
20 of Lot 38 I.T. for a distance of 33.00 feet to the southeast corner of Lot 68
21 I.T.; thence north 89 degrees 59 minutes 03 seconds west on the south line
22 of Lot 68 I.T. for a distance of 2577.96 feet to the point of beginning, and
23 having a calculated area of 109.22 acres more or less;

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

26 WHEREAS, the community as a whole, the surrounding neighborhood, and the real
27 property adjacent to the area included within the site plan for this community unit plan will not be
28 adversely affected by granting such a permit; and

29 WHEREAS, said site plan together with the terms and conditions hereinafter set forth
30 are consistent with the Comprehensive Plan of the City of Lincoln and with the intent and purpose
31 of Title 27 of the Lincoln Municipal Code to promote the public health, safety, and general welfare.

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

34 That the application of Rokeby Holdings, LLC^{p 19m}, hereinafter referred to as "Permittee" to
35 develop a Community Unit Plan for 316 lots with a maximum allowed density of 760 dwelling
36 units, together with a waiver to the Sanitary Sewer Design Standards to allow sanitary sewers to
37 run opposite street grades, be and the same is hereby granted under the provisions of Section

1 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon condition that construction of
2 said development be in substantial compliance with said application, the site plan, and the follow-
3 ing additional express terms, conditions, and requirements:

4 1. Before receiving building permits:

5 a. The Permittee shall cause to be prepared and submitted to the Planning
6 Department a revised and reproducible final plot plan including four copies with all required
7 revisions as listed below:

- 8 i. Propose alternate street names for Louise Court, Aravalli Lane,
9 Apennines Drive.
- 10 ii. Add a general note that states "No final platting, grading, installation of
11 improvements, or any disturbance will occur to the east of the natural
12 existing ridge line until time as the watershed study has been
13 completed and accepted by the City and the NRD."
- 14 iii. Amend Note #16 to include the sentence "No lot shall be platted within
15 110' of Rokeby Road until such time as the adjacent portion of Rokeby
16 Road has been improved, or funding for the adjacent paving is
17 complete."
- 18 iv. Reduce the right-of-way to 60' in width for Lilee Lane extending to the
19 east beginning at Dutch Mill Lane.
- 20 v. Demonstrate that the pedestrian easement in Block 11 complies with
21 the requirements of ADA, or provide justification for noncompliance to
22 the satisfaction of the Planning Director.
- 23
24 vi. Submit revised grading, drainage, and utility plans to the satisfaction of
25 Public Works and Utilities and Watershed Management.

26 b. City Council must approve associated requests AN#14004 and CZ#14017.

27 c. The construction plans shall comply with the approved plans.

28 d. Final plats shall be approved by the City.

29 2. Before occupying the dwelling units all development and construction shall
30 substantially comply with the approved plans.

31 3. All privately-owned improvements shall be permanently maintained by the
32 Permittee or an appropriately established owners association approved by the City Attorney.
33

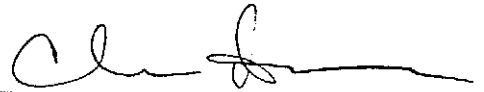
1 4. The physical location of all setbacks and yards, buildings, parking and circulation
2 elements, and similar matters must be in substantial compliance with the location of said items as
3 shown on the approved site plan.

4 5. The terms, conditions, and requirements of this resolution shall run with the land
5 and be binding upon the permittee, its successors and assigns.

6 6. The Permittee shall sign and return the letter of acceptance to the City Clerk. This
7 step should be completed within 60 days following the approval of the special permit. The City
8 Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance
9 with the Register of Deeds, filling fees therefore to be paid in advance by the Permittee. Building
10 permits will not be issued unless the letter of acceptance has been filed.

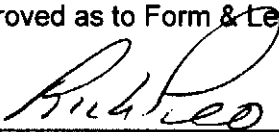
DATED: June 25, 2014.

ATTEST:



Chair

Approved as to Form & Legality:



Chief Assistant City Attorney

LETTER OF ACCEPTANCE

City of Lincoln
Lincoln, Nebraska

RE: **Special Permit No. 14015** - Grandview Estates First Addition CUP
(South 70th Street and Rokeby Road)

TO THE CITY CLERK:

The undersigned, "Permittee" under **Special Permit No. 14015, Grandview Estates First Addition Community Unit Plan**, granted by **Resolution No. PC-01401**, adopted by the Lincoln City-Lancaster County Planning Commission on June 25, 2014, hereby files this Letter of Acceptance and certifies to the City of Lincoln that the Permittee is fully aware of and understands all the conditions of said Resolution and that Permittee consents to and agrees to comply with the same.

Permittee further certifies that the person whose signature appears below has the authority to bind Permittee to the terms and conditions of this Letter of Acceptance, including Permittee's financial obligations under said Special Permit.

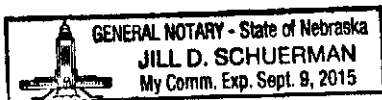
DATED the 16th day of July, 2014.

ROKEBY HOLDINGS, ^{LLP} ~~LLC~~, ^{2d} Permittee

By: [Signature]
Title: Partner

STATE OF Nebraska)
COUNTY OF Lancaster) ss.

The foregoing Instrument was acknowledged before me this 16th day of July, 2014, by Thomas G. Schleich, the Partner of Rokeby Holdings, LLC, as permittee.



[Signature]
Notary Public

CERTIFICATE

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

I, Sandy L. Dubas, 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. 14015** as adopted and approved by **Resolution No. PC-01401** of the Lincoln City-Lancaster County Planning Commission at its meeting held **June 25, 2014** 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 June, 2014.

Sandy L. Dubas
Deputy City Clerk

