



A89550

Inst # 2017004583 Thu Feb 02 10:38:14 CST 2017  
Filing Fee: \$34.00  
Lancaster County, NE Assessor/Register of Deeds Office RESOL  
Pages 5



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**\*File Against: Lots 1-11, Block 1, Lots 1-22, Block 2, Lots 1-4, Block 3, Lots 1-40, Block 4, and Lots 1-4, Block 5, Lots 1-4, Block 6, Vintage Heights 32nd Addition, Lincoln, Lancaster County, Nebraska, collectively referred to as the "32nd Addition Single Family Properties;" and Outlots A through F, Vintage Heights 32nd Addition**

16R-43

Introduce: 3-7-16

RESOLUTION NO. A- 89550

SPECIAL PERMIT NO. 1762E

1 WHEREAS, Pine Lake Development, LLC has submitted an application designated as  
2 Special Permit No. 1762E to amend the Vintage Heights Community Unit Plan to increase the  
3 number of dwelling units from 964 to 990, on property generally located at South 98<sup>th</sup> Street and  
4 Old Cheney Road and legally described as:

5 A tract of land composed of Outlot B, Vintage Heights 11<sup>th</sup> Addition;  
6 Outlot C, Vintage Heights 20<sup>th</sup> Addition; Outlot A, Vintage Heights  
7 23<sup>rd</sup> Addition; Outlot A, Vintage Heights 25<sup>th</sup> Addition; and Outlot A,  
8 Vintage Heights 26<sup>th</sup> Addition, Lincoln, Lancaster County, Nebraska;

9 WHEREAS, the Lincoln City-Lancaster County Planning Commission held a public hearing  
10 on January 20, 2016 on said application and conditionally approved said special permit; and

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

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

17 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln,  
18 Nebraska:

19 That the application of the Pine Lake Development, LLC, hereinafter referred to as  
20 "Permittee", to amend the Vintage Heights Community Unit Plan to increase the number of dwelling

Return to:  
Teresa @ City Clerk

1 units from 964 to 990, on the property described above, be and the same is hereby granted upon  
2 condition that construction of said community unit plan be in substantial compliance with said  
3 application, the site plan, and the following additional express terms, conditions, and requirements:

4 1. This permit approves a total of 990 dwelling units within the CUP, approximately 84  
5 of which are to be served by a sanitary sewer pump station.

6 2. Before receiving building permits:

7 a. The Permittee shall cause to be prepared and submitted to the Planning  
8 Department a revised site plan including 5 copies with the following  
9 revisions:

10 i. Due to block length, show a pedestrian easement in a 15 foot wide  
11 outlet between Lots 14 and 15, Block 28. Revise the grading plan to  
12 show the easement meets ADA standards.

13 ii. Show a pedestrian easement leading from the cul-de-sac (south of  
14 Beaumont Drive) to 98<sup>th</sup> Street. Revise the grading plan to reflect the  
15 sidewalk and show that the easement meets ADA standards.

16 iii. Add a pedestrian easement, in a minimum 15 foot wide outlet, from  
17 South 97<sup>th</sup> Street Circle to Nappa Ridge Drive to provide for  
18 pedestrian access to Kloefkorn Elementary School and as required  
19 by block length.

20 iv. Provide a street name for the cul-de-sac in Block 28.

21 v. Label the natural gas pipeline in Outlot B.

22 vi. Identify the Pipeline Planning Area as determined by the Health  
23 Department.

24 vii. Identify Outlot B, Vintage Heights 26<sup>th</sup> Addition on the CUP.

25 viii. Identify those lots on the CUP which are to be served by the pump  
26 station.

27 b. The Permittee shall revise the grading and drainage plan to the satisfaction  
28 of Public Works and Utilities.

29 c. The Permittee shall enter into an agreement with the City regarding the  
30 terms of the ownership, maintenance, operation, and cost responsibilities of  
31 the pump station.



LETTER OF ACCEPTANCE

City of Lincoln  
Lincoln, Nebraska

RE: **Special Permit 1762E**

To The City Clerk:

The undersigned, "Permittee" under **Special Permit 1762E** granted by **Resolution No. A-89550**, adopted by the City Council of the City of Lincoln, Nebraska, on **March 14, 2016**, 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 ordinance 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 this 30 day of JANUARY, 2016.

Pine Lake Development  
Permittee

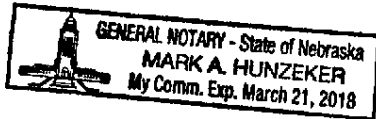
Robert D. Hampton  
Signature

MANAGER  
Title

STATE OF NEBRASKA )

COUNTY OF LANCASTER ) ss.

The foregoing instrument was acknowledged before me this 30 day of JANUARY, 2016, by ROBERT D. HAMPTON, MANAGER, on behalf of Pine Lake Development.



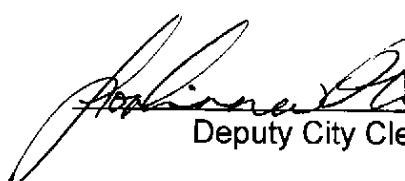
Mark A. Hunzeker  
Notary Public

# CERTIFICATE

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

I, Soulinnee Phan, 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. 1762E** approved by **Resolution No. A-89550**, adopted by the City Council on **March 14, 2016**, 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 11<sup>th</sup> day of May, 2016.

  
Deputy City Clerk

