

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1960

1 WHEREAS, Olsson Associates on behalf of the property owners, listed on
 2 Attachment "A" hereto, has submitted an application designated as Special Permit No.
 3 1960 for authority to develop Grandview Heights Community Unit Plan on property
 4 generally located at the northwest corner of N. 14th Street and Superior Street, and legally
 5 described to wit:

6 Lots 2 and 7 Grandview Heights, the remaining portion of Lots
 7 3 and 6 Grandview Heights, a vacated portion of Stanton
 8 Street right-of-way, Lots A through E, Lot H, Lots J and K, and
 9 the remaining portion of Lots L through P, all of the Replat of
 10 Lots 4 and 5 Grandview Heights, Lots 1 and 2 Grandview
 11 Heights 1st Addition, Lot 1 Luff 1st Addition, and Lot 1 Luff 2nd
 12 Addition, all located in the Northeast Quarter of Section 2,
 13 Township 10 North, Range 6 East of the 6th P.M., Lancaster
 14 County, Nebraska and more particularly described as follows:

15 Commencing at the southwest corner of Lot J Replat of Lots 4
 16 and 5 Grandview Heights, said point being 33.00 feet north of
 17 the south line of said Northeast Quarter, and 33.00 feet east
 18 of the west line of said Northeast Quarter, said point being the
 19 true point of beginning; thence on an assumed bearing of north
 20 00 degrees 08 minutes 20 seconds east along the west line of
 21 said Lots J and H Replat of Lots 4 and 5 Grandview Heights,
 22 and the west line of Lot 1 Luff 2nd Addition, said line being
 23 33.00 feet east of and parallel with the west line of said
 24 Northeast Quarter, a distance of 1618.41 feet to a west corner
 25 of said Lot 1; thence north 04 degrees 23 minutes 14 seconds
 26 east along a west line of said Lot 1, a distance of 422.31 feet
 27 to a northwest corner of said Lot 1; thence north 68 degrees 46
 28 minutes 27 seconds east along a northwest line of said Lot 1,
 29 a distance of 490.60 feet to a northwest corner of said Lot 1;
 30 thence south 00 degrees 55 minutes 36 seconds east along
 31 the east line of said Lot 1, a distance of 383.70 feet to a
 32 southeast corner of said Lot 1; thence south 71 degrees 31

1 minutes 31 seconds west along a southeast line of said Lot 1,
2 a distance of 151.21 feet to the northwest corner of the
3 remaining portion of Lot 3 Grandview Heights; thence south 89
4 degrees 35 minutes 36 seconds east along the north line of
5 said remaining portion of Lot 3, a distance of 435.00 feet to a
6 north corner of said remaining portion of Lot 3; thence north 00
7 degrees 10 minutes 17 seconds east along a west line of said
8 remaining portion of Lot 3, a distance of 160.63 feet to a
9 northwest corner of said remaining portion of Lot 3; thence
10 south 89 degrees 40 minutes 41 seconds east along a north
11 line of said remaining portion of Lot 3 and the north line of Lot
12 2 Grandview Heights, a distance of 425.54 feet to the
13 northeast corner of said Lot 2; thence south 00 degrees 17
14 minutes 28 seconds east along the east line of said Lot 2 and
15 its extension, a distance of 660.00 to a point of intersection
16 with the south line of the Northeast Quarter of the Northeast
17 Quarter of said Section 2; thence south 89 degrees 40 minutes
18 41 seconds east along the south line of the Northeast Quarter
19 of the Northeast Quarter of said Section 2, a distance of 37.00
20 feet to a point of intersection with the west line of Hilltop Road
21 right-of-way; thence along a curve in a clockwise direction
22 having a radius of 60.00 feet, arc length of 157.08 feet, delta
23 angle of 150 degrees 00 minutes 00 seconds, a chord bearing
24 of north 75 degrees 19 minutes 19 seconds east along the
25 north line of said right-of-way, and a chord length of 115.91
26 feet to a point; thence south 89 degrees 40 minutes 41
27 seconds east along the north line of said right-of-way, a
28 distance of 1134.82 feet to a point of intersection with the west
29 line of North 14th Street right-of-way; thence south 00 degrees
30 00 minutes 21 seconds west along the east line of Lot A Replat
31 of Lots 4 and 5 Grandview Heights, and its extension, said line
32 being 33.00 feet west of and parallel with the east line of said
33 Northeast Quarter, a distance of 688.00 feet to the southeast
34 corner of said Lot A; thence north 89 degrees 45 minutes 04
35 seconds west along the south line of said Lot A, a distance of
36 7.00 feet to the northeast corner of the remaining portion of Lot
37 P Replat of Lots 4 and 5 Grandview Heights; thence south 00
38 degrees 00 minutes 21 seconds west along the east line of
39 said remaining portion of Lot P, said line being 40.00 feet west
40 of and parallel with the east line of said Northeast Quarter, a
41 distance of 585.46 feet to a southeast corner of said remaining
42 portion of Lot P; thence south 45 degrees 38 minutes 38
43 seconds west along a southeast line of said remaining portion
44 of Lot P, a distance of 35.20 feet to a southeast corner of said
45 remaining portion of Lot P; thence north 89 degrees 44

1 minutes 27 seconds west along the south line of said
2 remaining portion of Lot P and remaining portion of Lots O
3 through M Replat of Lots 4 and 5 Grandview Heights, said line
4 being 50.00 feet north of and parallel with the south line of said
5 Northeast Quarter, a distance of 919.58 feet to a south corner
6 of said remaining portion of Lot M; thence north 00 degrees 15
7 minutes 33 seconds east along a west line of said remaining
8 portion of Lot M, a distance of 50.00 feet to a south corner of
9 said remaining portion of Lot M; thence north 89 degrees 44
10 minutes 27 seconds west along a south line of said remaining
11 portion of Lot M, said line being 100.00 feet north of and
12 parallel with the south line of said Northeast Quarter, a
13 distance of 60.00 feet to a south corner of said remaining
14 portion of Lot M; thence south 00 degrees 15 minutes 33
15 seconds west along an east line of said remaining portion of
16 Lot M, a distance of 50.00 feet to a south corner of said
17 remaining portion of Lot M; thence north 89 degrees 44
18 minutes 27 seconds west along the south line of said
19 remaining portion of Lot M and L Replat of Lots 4 and 5
20 Grandview Heights, said line being 50.00 feet north of and
21 parallel with the south line of said Northeast Quarter, a
22 distance of 245.25 feet to a south corner of said Lot L; thence
23 north 66 degrees 59 minutes 17 seconds west along a south
24 line of said remaining portion of Lot L, a distance of 64.64 feet
25 to a south corner of said remaining portion of Lot L; thence
26 north 89 degrees 44 minutes 27 seconds west along a south
27 line of said remaining portion of Lot L, said line being 75.00
28 feet north of and parallel with the south line of said Northeast
29 Quarter, a distance of 275.42 feet to the southwest corner of
30 said remaining portion of Lot L; thence south 84 degrees 50
31 minutes 25 seconds west, a distance of 70.86 feet to a
32 southeast corner of the remaining portion of Lot 6 Grandview
33 Heights; thence south 66 degrees 17 minutes 33 seconds west
34 along a south line of said remaining portion of Lot 6, a distance
35 of 50.01 feet to a south corner of said remaining portion of Lot
36 6; thence south 80 degrees 15 minutes 55 seconds west along
37 a south line of said remaining portion of Lot 6, a distance of
38 86.40 feet to a south corner of said remaining portion of Lot 6;
39 thence north 89 degrees 44 minutes 27 seconds west along
40 the south line of the remaining portion of Lot 6, and the south
41 line of the remaining portion of Lots K and J Replat of Lots 4
42 and 5 Grandview Heights, said line being 33.00 feet north of
43 and parallel with the south line of said Northeast Quarter, a
44 distance of 793.49 feet to the point of beginning, said tract
45 contains a calculated area of 4,227,477.48 square feet or

1 97.05 acres, more or less;

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

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

7 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
8 Lincoln, Nebraska:

9 That the application of Olsson Associates on behalf of the property owners,
10 hereinafter referred to as "Permittee", to develop Grandview Heights Community Unit Plan,
11 on the property legally described above, be and the same is hereby granted under the
12 provisions of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon
13 condition that construction and operation of said be in strict compliance with said
14 application, the site plan, and the following additional express terms, conditions, and
15 requirements:

16 1. This permit approves 52 dwelling units.

17 2. This permit approves an exception to the design standards for
18 community unit plans to eliminate the requirement that adequate and appropriate
19 recreational area be provided to serve the needs of the development.

20 3. Before receiving building permits:

21 a. The Permittee must submit an acceptable, revised and
22 reproducible final plan including six copies.

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

24 c. Final plats within the area of this community unit plan must be

1 approved by the City.

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

4 5. All privately-owned improvements must be permanently maintained
5 by the owner or an appropriately established homeowners association approved by the City
6 Attorney.

7 6. The site plan approved by this permit shall be the basis for all
8 interpretations of setbacks, yards, locations of buildings, location of parking and circulatin
9 elements, and similar matters.

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

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2003:

Mayor