

*Dan Galt*  
REGISTER OF DEEDS  
2001 JUL 17 P 4: 19  
LANCASTER COUNTY, NE

\$411.00

INST. NO 2001  
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01R-148

Introduce: 6-11-01

RESOLUTION NO. A- 80941

USE PERMIT NO. 103B

1 WHEREAS, Ridge Development Company has submitted an application  
2 in accordance with Section 27.27.080 of the Lincoln Municipal Code designated as Use  
3 Permit No. 103B for authority to construct 705,660 sq. ft. of retail, commercial, financial,  
4 and restaurant uses on property generally located at N. 27th Street and Folkways Blvd.,  
5 and legally described to wit:

6 Lots 1 through 10 and Outlot "A", King Ridge Addition; Lot 1  
7 and Outlots "B" through "K", King Ridge 1st Addition, all  
8 located in the Northwest Quarter of Section 6, Township 10  
9 North, Range 6 East, Lancaster County, Nebraska;

10 WHEREAS, the real property adjacent to the area included within the site  
11 plan for this commercial development will not be adversely affected; and

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

15 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
16 Lincoln, Nebraska:

17 That the application of Ridge Development Company, hereinafter referred  
18 to as "Permittee", to construct 705,660 sq. ft. of retail, commercial, financial, and  
19 restaurant uses on the property legally described above be and the same is hereby  
20 granted under the provisions of Section 27.31.100 of the Lincoln Municipal Code upon  
21 condition that construction and operation of said commercial development be in strict

LIBRARY

City Clerk  
Teresa

1 compliance with said application, the site plan, and the following additional express  
2 terms, conditions, and requirements:

- 3 1. This permit approves 705,660 square feet of commercial space.
- 4 2. Before receiving building permits:
  - 5 a. The Permittee must submit a revised and reproducible final  
6 plan.
  - 7 b. The construction plans must conform to the approved plans.
  - 8 c. Final plats within the area of this use permit must be  
9 approved by the City.
- 10 3. The City Council must approve the following:
  - 11 a. Change of Zone 3252.
  - 12 b. Preliminary Plat No. 00009, King Ridge 2nd Addition.
  - 13 c. A reduction of the required front yard setback on the lots  
14 adjacent to the south side of Folkways Blvd. and on the lots  
15 adjacent to north 27th Street south of Folkways Blvd.  
16 corresponding to the dedicated right-of-way.
- 17 4. All privately-owned improvements must be permanently maintained  
18 by the Permittee or an appropriately established owners association approved by the  
19 City Attorney.
- 20 5. The site plan approved by this permit shall be the basis for all  
21 interpretations of setbacks, yards, locations of buildings, location of parking and  
22 circulation elements, and similar matters.

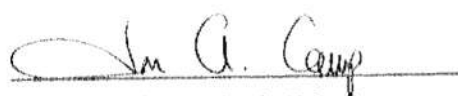
1           6.     The terms, conditions, and requirements of this resolution shall be  
2 binding and obligatory upon the Permittee, its successors and assigns. The building  
3 official shall report violations to the City Council which may revoke this use permit or  
4 take such other action as may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

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

11           8.     The site plan as approved with this resolution voids and  
12 supersedes all previously approved site plans, however all resolutions approving  
13 previous permits remain in force unless specifically amended by this resolution.

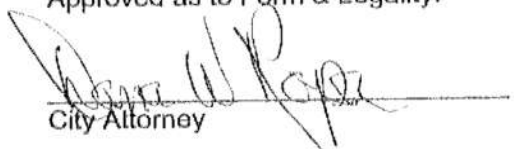
See further Council Proceedings  
on next page.

Introduced by:



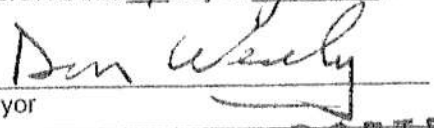
AYES: Camp, Cook, Friendt,  
McRoy, Seng, Svoboda, Werner  
NAYS: None.

Approved as to Form & Legality:

  
City Attorney

Staff Review Completed:

  
Administrative Assistant

Approved this 29 day of June 2001:  
  
Mayor

**ADOPTED**

JUN 25 2001

By City Council

**BILL 01R-148**

06/18/01 Council Proceedings:

CAMP

Moved to delay action on Bill 01R-148 for one week to 6/25/01.

Seconded by Seng & 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


To The City Council:

We, Tom White and John Brager of Ridge Development Company, a Nebraska corporation, referred to as Permittees in **Use Permit No. 103B**, granted by **Resolution No. A-80941**, adopted by the City Council of the City of Lincoln, Nebraska, on June 25, 2001, do hereby certify that we 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 12 day of July, 2001.

Ridge Development Company, a Nebraska corporation

By:   
Tom White, President of Development

By:   
John Brager, President of Construction

## C E R T I F I C A T E

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

I, Teresa J. Meier-Brock, 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 103B** approved by **Resolution No. A-80941** adopted by the City Council on **June 25, 2001** 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 17<sup>th</sup> day of July, 2001.

  
*Teresa J. Meier Brock*  
Deputy City Clerk

*Robert City Clerk*