



04070865

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2004 OCT 28 P 4: 15
LANCASTER COUNTY, NE

INST. NO 2004
070865

Wilri	BLOCK
Wilri 1	CODE
Wilri 2	CHECKED
Wilri 3	ENTERED
Wilri 4	EDITED
Wilri 5	
Wilri 6	
Wilri 7	
Wilri 8	
Wilri 9	
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IT *[signature]*

04R-226

Introduce: 8-30-04

RESOLUTION NO. A- 82992
SPECIAL PERMIT NO. 1692C

1 WHEREAS, Wilderness Ridge, L.L.C. has submitted an application
 2 designated as Special Permit No. 1692C for authority to amend Wilderness Ridge
 3 Community Unit Plan to expand the Wilderness Woods Golf Course to include a
 4 parking lot, on property generally located southwest of South 27th Street and Yankee
 5 Hill Road, legally described as:

6 Lots 1 through 70, Block 1, Wilderness Ridge Addition; Lots
 7 1 through 20 and Lots 23 through 65, Block 2, Wilderness
 8 Ridge Addition; Lots 1 through 40, Block 3, Wilderness
 9 Ridge Addition; Lot 1, Block 5, Wilderness Ridge Addition;
 10 Outlot A, Wilderness Ridge Addition; Outlot B, Wilderness
 11 Ridge Addition; the remaining portion of Outlot C,
 12 Wilderness Ridge Addition; Outlot F, Wilderness Ridge
 13 Addition; Outlot G, Wilderness Ridge Addition; Outlot H,
 14 Wilderness Ridge Addition; Outlot J, Wilderness Ridge
 15 Addition; Outlot M, Wilderness Ridge Addition; Lot 1,
 16 Wilderness Ridge 1st Addition; the remaining portion of
 17 Outlot A, Wilderness Ridge 1st Addition; Lots 1 and 2, Block 1,
 18 Wilderness Ridge 2nd Addition; Outlot A, Wilderness Ridge
 19 2nd Addition; Lots 1 through 22 and Lots 26 through 33,
 20 Block 1, Wilderness Ridge 3rd Addition; Lots 1 through 22,
 21 Block 2, Wilderness Ridge 3rd Addition; Lots 1 through 6,
 22 Block 3, Wilderness Ridge 3rd Addition; Lot 1, Block 4,
 23 Wilderness Ridge 3rd Addition; Lot 1, Block 5, Wilderness
 24 Ridge 3rd Addition; Lots 1 through 9, Block 6, Wilderness
 25 Ridge 3rd Addition; Lot 1, Block 7, Wilderness Ridge 3rd
 26 Addition; Outlot A, Wilderness Ridge 3rd Addition; Outlot B,
 27 Wilderness Ridge 3rd Addition; Lots 1 and 2, Wilderness
 28 Ridge 4th Addition; Lot 1, Lots 6 through 20, and Lots 24
 29 through 27, Block 1, Wilderness Ridge 5th Addition; Lots 1
 30 through 6 and Lots 11 through 18, Block 2, Wilderness
 31 Ridge 5th Addition; Outlot A, Wilderness Ridge 5th Addition;
 32 Outlot B, Wilderness Ridge 5th Addition; Lots 1 through 35,
 33 Block 1, Wilderness Ridge 6th Addition; Outlot A,

* Teresa
City Clerk

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Wilderness Ridge 6th Addition; Lots 1 through 3, Wilderness Ridge 7th Addition; Lots 1 through 3, Wilderness Ridge 8th Addition; Lots 1 through 22, Wilderness Ridge 9th Addition; Outlot A, Wilderness Ridge 9th Addition; Lots 1 and 2, Wilderness Ridge 10th Addition; the remaining portion of Outlot B, Wilderness Woods Office Park; the remaining portion of Outlot D, Wilderness Woods Office Park; together with a portion of Outlot A, Wilderness Woods Office Park; more particularly described as follows:

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Beginning at a southeast corner of said Outlot A, said point also being the northeast corner of Lot 1, Wilderness Woods Office Park Addition; thence westerly along the north line of said Lot 1, on an assumed bearing of north 64 degrees 40 minutes 15 seconds west, a distance of 190.75 feet; thence north 32 degrees 36 minutes 24 seconds east, a distance of 23.57 feet; thence around a curve in a counter clockwise direction, having a radius of 264.00 feet, a delta angle of 32 degrees 36 minutes 24 seconds, an arc length of 150.24 feet, a chord bearing of north 16 degrees 18 minutes 12 seconds east and a chord length of 148.22 feet; thence north 00 degrees 00 minutes 00 seconds east, a distance of 41.94 feet; thence south 64 degrees 15 minutes 00 seconds east, a distance of 267.71 feet to the easterly line of said Outlot A; thence around a curve in a counter clockwise direction, along said easterly line, said line also being the westerly line of Lot 1, Wilderness Ridge 1st Addition, having a radius of 725.00 feet, a delta angle of 16 degrees 36 minutes 03 seconds, an arc length of 210.06 feet, a chord bearing of south 35 degrees 59 minutes 48 seconds west and a chord length of 209.33 feet to the point of beginning; and

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Lot 85 I.T. in the Southwest Quarter of Section 24, Township 9 North, Range 6 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska, said tracts contain a calculated area of 16,818,448.81 square feet or 386.10 acres, more or less;

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

WHEREAS, said site plan together with the terms and conditions hereinafter set forth are consistent with the intent and purpose of Title 27 of the Lincoln

1 Municipal Code to promote the public health, safety, and general welfare.

2 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
3 Lincoln, Nebraska:

4 That the application of Wilderness Ridge, L.L.C., hereinafter referred to as
5 "Permittee", to to amend Wilderness Ridge Community Unit Plan to expand the
6 Wilderness Woods Golf Course to include a parking lot on property legally described
7 above be and the same is hereby granted under the provisions of Section 27.63.320
8 and Chapter 27.65 of the Lincoln Municipal Code upon condition that development of
9 said community unit plan be in strict compliance with said application, the site plan, and
10 the following additional express terms, conditions, and requirements:

- 11 1. This permit approves expansion of the Wilderness Woods Golf
12 Course to include a parking lot.
- 13 2. Before receiving building permits:
 - 14 a. The Permittee must submit five copies of the final plan that
15 are acceptable.
 - 16 b. The construction plans must conform to the approved plans.
- 17 3. Before use of the parking lot, all development and construction
18 must be completed in conformance with the approved plans.
- 19 4. All privately-owned improvements must be permanently maintained
20 by the Permittee or an appropriately established homeowners association approved by
21 the City Attorney.
- 22 5. The site plan approved by this permit shall be the basis for all
23 interpretations of setbacks, yards, locations of buildings, location of parking and

1 circulation elements, and similar matters.

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

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

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

Introduced by:

Jonathan Cook

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

Approved as to Form & Legality:

David W. Papp
City Attorney

Approved this 28th day of Sept., 2004:
Celeste J. King
Mayor

ADOPTED

SEP 20 2004

BY CITY COUNCIL

04R-226

9/13/04 Council Proceedings:

CAMP Delayed action for 1 week to 9/20/04 on Bill No. 04R-226.

 Seconded by Svoboda & carried by the following vote: AYES: Camp, Cook,
Friendt, McRoy, Newman, Svoboda, Werner; NAYS: None.

LETTER OF ACCEPTANCE

City Council
City of Lincoln
Lincoln, Nebraska

TO THE CITY COUNCIL:

We, Thomas E. White and John C. Brager, President of Ridge Development Company, and John F. Schleich, Vice-President of Southview, Inc., Managers of Wilderness Ridge L.L.C., Permittees in **Special Permit 1692C** granted by **Resolution A-82992** adopted by the City Council of the City of Lincoln, Nebraska, on September 20, 2004 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 27 day of October, 2004.

WILDERNESS RIDGE, L.L.C.

By: RIDGE DEVELOPMENT COMPANY,
a Nebraska corporation, Manager

By: Thomas E. White
Thomas E. White
President of Development

By: John C. Brager
John C. Brager
President of Construction

By: SOUTHVIEW, INC., a Nebraska
Corporation, Manager

By: John F. Schleich
John F. Schleich, Vice-President

CERTIFICATE

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

I, Teresa J. Meier, 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 1692C** approved by **Resolution A-82992** adopted by the City Council on **Sept. 20, 2004** 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 28th day of October, 2004.

Teresa J. Meier
Deputy City Clerk

