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*File against legal description on pages 4 & 5.

RESOLUTION NO. PC-01053

SPECIAL PERMIT NO. 1692D

1 WHEREAS, Large Partnership Ltd. has submitted an application designated as
2 Special Permit No. 1692D for authority to amend Wilderness Ridge Community Unit
3 Plan to waive the required lot width to depth ratio on property generally located at the
4 southwest corner of S. 27th Street and Yankee Hill Road and legally described as:

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

1 9th Addition; Outlot "A", Wilderness Ridge 9th Addition; Lots
2 1 through 2, Block 1, Wilderness Ridge 10th Addition; Lots 1
3 through 3, Block 1, Wilderness Ridge 11th Addition; Lots 1
4 through 26, Block 2, Wilderness Ridge 11th Addition; Outlots
5 "A", "B", and "C", Wilderness Ridge 11th Addition; Lot 1,
6 Block 1, Wilderness Ridge 12th Addition; Lots 1 through 17,
7 Block 1, Wilderness Ridge 13th Addition, Outlot "A",
8 Wilderness Ridge 13th Addition; Lots 1 through 4, Block 1,
9 Wilderness Ridge 14th Addition; and Lot 85 I.T. in the
10 Southwest Quarter of Section 24, Township 9 North, Range
11 6 East of the 6th P.M., City of Lincoln, Lancaster County,
12 Nebraska; said tracts contain a calculated area of
13 16,818,448.81 square feet or 386.10 acres, more or less;

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

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

19 WHEREAS, said site plan together with the terms and conditions hereinafter
20 set forth are consistent with the comprehensive plan of the City of Lincoln and with the
21 intent and purpose of Title 27 of the Lincoln Municipal Code to promote the public
22 health, safety, and general welfare.

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

25 That the application of Large Partnership Ltd., hereinafter referred to as
26 "Permittee", to amend Wilderness Ridge Community Unit Plan to waive the required lot
27 width to depth ratio be and the same is hereby granted under the provisions of Section
28 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon condition that

1 construction of said community unit plan be in strict compliance with said application,
2 the site plan.

3 The foregoing Resolution was approved by the Lincoln City-Lancaster County
4 Planning Commission on this 23 day of May, 2007.

ATTEST:


Chair

Approved as to Form & Legality:


Chief Assistant City Attorney

LEGAL DESCRIPTION

Wilderness Ridge

A Legal Description for tracts of land located in Section 25, Township 9 North, Range 6 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska, More particularly described as follows:

Lots 1 through 70, Block 1, Wilderness Ridge Addition
Lots 1 through 20, Block 2, Wilderness Ridge Addition
Lots 23 through 65, Block 2, Wilderness Ridge Addition
Lots 1 through 40, Block 3, Wilderness Ridge Addition
Outlot "A", Wilderness Ridge Addition
Outlot "B", Wilderness Ridge Addition
Outlot "C", Wilderness Ridge Addition
Outlot "F", Wilderness Ridge Addition
Outlot "G", Wilderness Ridge Addition
Outlot "H", Wilderness Ridge Addition
Outlot "J", Wilderness Ridge Addition
Outlot "M", Wilderness Ridge Addition

Outlot "A", Wilderness Ridge 1st Addition

Lots 1 through 2, Block 1, Wilderness Ridge 2nd Addition
Outlot "A", Wilderness Ridge 2nd Addition

Lots 1 through 22, Block 1, Wilderness Ridge 3rd Addition
Lots 26 through 33, Block 1, Wilderness Ridge 3rd Addition
Lots 1 through 22, Block 2, Wilderness Ridge 3rd Addition
Lots 1 through 6, Block 3, Wilderness Ridge 3rd Addition
Lot 1, Block 4, Wilderness Ridge 3rd Addition
Lot 1, Block 5, Wilderness Ridge 3rd Addition
Lots 1 through 9, Block 6, Wilderness Ridge 3rd Addition
Lot 1, Block 7, Wilderness Ridge 3rd Addition
Outlot "A", Wilderness Ridge 3rd Addition

Lots 1 through 2, Block 1, Wilderness Ridge 4th Addition

Lot 1, Block 1, Wilderness Ridge 5th Addition
Lots 6 through 20, Block 1, Wilderness Ridge 5th Addition
Lots 24 through 27, Block 1, Wilderness Ridge 5th Addition
Lots 1 through 5, Block 2, Wilderness Ridge 5th Addition
Lots 11 through 18, Block 2, Wilderness Ridge 5th Addition
Outlot "A", Wilderness Ridge 5th Addition

Lots 1 through 35, Block 1, Wilderness Ridge 6th Addition
Outlot "A", Wilderness Ridge 6th Addition

Lots 1 through 3, Block 1, Wilderness Ridge 7th Addition

Lots 1 through 22, Block 1, Wilderness Ridge 9th Addition
Outlot "A", Wilderness Ridge 9th Addition

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WILR10 Lots 1 through 2, Block 1, Wilderness Ridge 10th Addition

Lots 1 through 3, Block 1, Wilderness Ridge 11th Addition

Lots 1 through 26, Block 2, Wilderness Ridge 11th Addition

WILR11 Outlot "A", Wilderness Ridge 11th Addition

Outlot "B", Wilderness Ridge 11th Addition

Outlot "C", Wilderness Ridge 11th Addition

WILR12 Lot 1, Block 1, Wilderness Ridge 12th Addition

Lots 1 through 17, Block 1, Wilderness Ridge 13th Addition

Outlot "A", Wilderness Ridge 13th Addition

WILR13 Lots 1 through 4, Block 1, Wilderness Ridge 14th Addition

WILR14

And

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.

LETTER OF ACCEPTANCE

City of Lincoln
Lincoln, Nebraska

RE: **Special Permit No. 1692D – Amendment to
Wilderness Ridge Community Unit Plan**
(S. 27th Street and Yankee Hill Road)

TO THE CITY CLERK:

The undersigned, "Permittee" under **Special Permit No. 1692D**, an amendment to the **Wilderness Ridge Community Unit Plan**, granted by **Resolution No. PC-01053**, adopted by the Lincoln City-Lancaster County Planning Commission on May 23, 2007, 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 13 day of June, 2007.

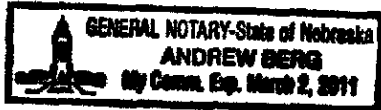
"Permittee"

By: **LARGE PARTNERSHIP, LTD.**, a
Nebraska limited partnership, Member

By: 
Richard L. Large, General Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 13 day of June, 2007, by Richard L. Large, General Partner of Large Partnership, Ltd., a Nebraska limited partnership, on behalf of the limited partnership.





Notary Public

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 1692D** as adopted and approved by **Resolution No. PC-01053** of the Lincoln City-Lancaster County Planning Commission at its meeting held **May 23, 2007** 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 1st day of June, 2007.

Teresa J. Meier
Deputy City Clerk

