

*Don Miller*  
COUNTY CLERK

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INST. NO 96

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96R-341

Introduce: 11-12-96

RESOLUTION NO. A- 77810

SPECIAL PERMIT NO. 1598

1 WHEREAS, Ridge Development Company has submitted an application  
2 designated as Special Permit No. 1598 for authority to develop Northern Lights  
3 Community Unit Plan consisting of 360 multi-family dwelling units on property  
4 generally located west of 84th Street between Leighton Ave. and Holdrege Street,  
5 and legally described to wit:

6 A portion of Lot 83 I.T., and a portion of Lot 82 I.T.,  
7 all located in the Southeast Quarter of Section 15,  
8 Township 10 North, Range 7 East of the 6th P.M.,  
9 Lancaster County, Nebraska, and more particularly  
10 described as follows:

11 Commencing at the southeast corner of the Southeast  
12 Quarter of said Section 15; thence on an assumed bearing  
13 of south 89 degrees 28 minutes 20 seconds west along the  
14 south line of said Section 15, a distance of 859.27 feet  
15 to a point; thence north 0 degrees 35 minutes 47 seconds  
16 west, a distance of 33.00 feet to a point on the south  
17 line of said Lot 83 I.T., said point being the true  
18 point of beginning; thence south 89 degrees 28 minutes  
19 20 seconds west along the south line of said Lot 83  
20 I.T., said line being 33.00 feet north of and parallel  
21 with the south line of said Section 15, a distance of  
22 325.66 feet to a point; thence north 0 degrees 38  
23 minutes 25 seconds west, a distance of 1094.48 feet to  
24 a point of curvature; thence around a curve in a  
25 clockwise direction having a delta angle of 17 degrees  
26 42 minutes 19 seconds, an arc distance of 187.57 feet,  
27 a radius of 606.99 feet, and a chord of north 8 degrees  
28 12 minutes 45 seconds east, a distance of 186.83 feet to  
29 a point of reverse curvature; thence around a curve in  
30 a counterclockwise direction having a delta angle of 12  
31 degrees 15 minutes 36 seconds, an arc distance of 125.34  
32 feet, a radius of 585.78 feet, and a chord of north 10  
33 degrees 56 minutes 06 seconds east, a distance of 125.10  
34 feet to a point of tangency; thence north 4 degrees 50  
35 minutes 57 seconds east, a distance of 293.47 feet to a  
36 point of curvature; thence around a curve in a clockwise  
37 direction having a delta angle of 15 degrees 17 minutes  
38 44 seconds, an arc distance of 96.10 feet, a radius of

*City Clerk*  
*(Joan)* 17

1 360.00 feet, and a chord of north 12 degrees 29 minutes  
2 49 seconds east, a distance of 95.82 feet to a point of  
3 tangency; thence north 20 degrees 08 minutes 41 seconds  
4 east, a distance of 333.32 feet to a point; thence north  
5 51 degrees 22 minutes 36 seconds east, a distance of  
6 148.99 feet to a point of intersection with an extension  
7 of the south line of Lot 64 I.T.; thence north 89  
8 degrees 18 minutes 42 seconds east along an extension of  
9 the south line of Lot 64 I.T., a distance of 280.42 feet  
10 to a point; thence south 0 degrees 35 minutes 47 seconds  
11 east, a distance of 937.25 feet to a point; thence north  
12 89 degrees 08 minutes 38 seconds east, a distance of  
13 488.18 feet to a point on the east line of said Lot 83  
14 I.T., said line being the west line of a right-of-way  
15 stub; thence south 71 degrees 31 minutes 42 seconds west  
16 along the southeast line of said Lot 83 I.T., said line  
17 being the northwest line of a right-of-way stub, a  
18 distance of 19.83 feet to a point; thence south 00  
19 degrees 02 minutes 13 seconds east along the east line  
20 of said Lot 83 I.T., said line being the west line of a  
21 right-of-way stub; thence south 71 degrees 36 minutes 07  
22 seconds east along the northeast line of said Lot 83  
23 I.T., said line being the southwest line of a right-of-  
24 way stub, a distance of 18.21 feet to a point; thence  
25 south 89 degrees 08 minutes 38 seconds west, a distance  
26 of 778.45 feet to a point; thence south 0 degrees 35  
27 minutes 47 seconds east, a distance of 1180.92 feet to  
28 the point of beginning, said tract contains a calculated  
29 area of 21.41 acres more or less;

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

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

36 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
37 Lincoln, Nebraska:

38 That the application of Ridge Development Company, hereinafter  
39 referred to as "Permittee", to develop Northern Lights Community Unit Plan

1 consisting of 360 multi-family dwelling units be and the same is hereby granted  
2 under the provisions of Section 27.63.320 and Chapter 27.65 of the Lincoln  
3 Municipal Code upon condition that development of said community unit plan be in  
4 strict compliance with said application, the site plan, and the following  
5 additional express terms, conditions, and requirements:

6 1. This permit approves the development of a maximum of 360  
7 dwelling units.

8 2. Before receiving building permits:

9 a. The permittee must submit and receive approval of the  
10 following:

11 i. A coordinated development and occupancy schedule  
12 for approval by the Director of Planning.

13 ii. A landscape (screen) plan for approval by the  
14 Director of Planning.

15 iii. A recreation plan for approval by the Director of  
16 Planning.

17 iv. A permanent reproducible final site plan as  
18 approved by the City Council.

19 v. Ornamental street lights for private roadways and  
20 pedestrian way easements approved by LES.

21 b. The construction plans must conform to the approved  
22 plans.

23 c. The required easements as shown on the site plan must be  
24 recorded with the Register of Deeds.

25 d. The City Council must approve:

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- i. Comprehensive Plan Amendment #9404
- ii. Change of Zone #2943
- iii. Annexation #95005

3. Before occupying this Community Unit Plan all development and construction must conform to the approved plans.

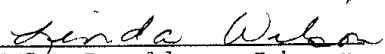
4. All privately-owned improvements, including landscaping and recreational facilities, must be permanently maintained by the owner or an appropriately established homeowners association approved by the City.

5. The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

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

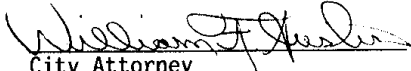
7. The Permittee shall sign and return the City's letter of acceptance to the City Clerk within 30 days following approval of this special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The City Clerk shall file a copy of the resolution approving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

Introduced by:

  
AYES: Donaldson, Johnson, Seng,  
Shoecraft, Wilson, Young;  
NAYS: None;  
ABSENT: Haar.

96R-341

Approved as to Form & Legality:

  
City Attorney

Staff Review Completed:

  
Administrative Assistant

11/18/96 Council Proceedings:

WILSON Moved to delay action on Bill 96R-341 for one week to 11/25/96.  
Seconded by Young & carried by the following vote: AYES:  
Donaldson, Haar, Johnson, Seng, Shoecraft, Wilson, Young; NAYS: None.

11/25/96 Council Proceedings:

SENG Moved to delay action on Bill 96R-341 for one week to 12/2/96.  
Seconded by Wilson & carried by the following vote: AYES:  
Donaldson, Haar, Johnson, Seng, Shoecraft, Wilson, Young; NAYS: None.

APPROVED

DEC 6, 1996

  
MAYOR

ADOPTED

DEC 2 1996

By City Council

LETTER OF ACCEPTANCE

City Council  
City of Lincoln  
Lincoln, Nebraska

To The City Council:

I, Thomas E. White, authorized representative of Ridge Development Company, referred to as Permittee in **Special Permit No. 1598**, granted by **Resolution No. A-77810**, adopted by the City Council of the City of Lincoln, Nebraska, on **December 2, 1996**, do hereby certify that I 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 20<sup>th</sup> day of December, 1996.

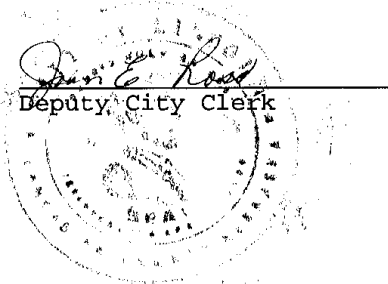
Ridge Development Company  
Permittee  
Thomas E. White

C E R T I F I C A T E

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

I, Joan E. Ross, 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. 1598** approved by **Resolution No. A-77810** as passed and approved by the Lincoln City Council at its meeting held **December 2, 1996**, 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 23<sup>rd</sup> day of December, 1996.



*Ret to City Clerk*