

RESOLUTION NO. A-_____

USE PERMIT NO. 134

1 WHEREAS, Ridge Development Company has submitted an application
2 in accordance with Section 27.31.100 of the Lincoln Municipal Code designated as Use
3 Permit No. 134 for authority to construct 316,450 sq. ft. of office and commercial space,
4 on property generally located between S. 27th Street and S. 40th Street, north of
5 Yankee Hill Road, and legally described to wit:

6 A portion of O’Hanlon Drive right-of-way, a portion of Lot 32
7 I.T., and a portion of Outlot “C”, Pine Lake Heights South
8 Addition, all located in the Southwest Quarter of Section 19,
9 Township 9 North, Range 7 East of the 6th P.M., City of
10 Lincoln, Lancaster County, Nebraska, and more particularly
11 described as follows:

12 Beginning at the southwest corner of said Lot 32 I.T., said
13 point being 50.00 feet north of the south line of said
14 Southwest Quarter, and 107.58 feet east of the west line of
15 said Southwest Quarter, said point being the true point of
16 beginning; thence along the west line of said Lot 32 I.T. on
17 an assumed bearing of north 01 degrees 14 minutes 30
18 seconds west, a distance of 10.00 feet to a south corner of
19 said Lot 32 I.T.; thence south 88 degrees 45 minutes, 30
20 seconds west along a south line of said Lot 32 I.T., a
21 distance of 22.38 feet to a southwest corner of said Lot 32
22 I.T.; thence north 45 degrees 38 minutes 19 seconds west
23 along a southwest line of said Lot 32 I.T., a distance of
24 34.98 feet to a southwest corner of said Lot 32 I.T.; thence
25 north 00 degrees 02 minutes 09 seconds west along a west
26 line of said Lot 32 I.T., a distance of 22.38 feet to a south
27 corner of said Lot 32 I.T.; thence south 89 degrees 57
28 minutes 51 seconds west along a south line of said Lot 32
29 I.T., a distance of 10.00 feet to a southwest corner of said
30 Lot 32 I.T.; thence north 00 degrees 02 minutes 08 seconds
31 west along the west line of said Lot 32 I.T., Outlot “C”,
32 O’Hanlon Drive right-of-way, said line being 50.00 feet east
33 of and parallel with the west line of said Southwest Quarter,

1 a distance of 1,322.06 feet to a point of intersection with the
2 centerline of O'Hanlon Drive; thence north 89 degrees 57
3 minutes 52 seconds east along the centerline of O'Hanlon
4 Drive, a distance of 312.00 feet to a point of curvature;
5 thence along a curve in a clockwise direction, having a
6 radius of 300.00 feet, arc length of 152.00 feet, delta angle
7 of 53 degrees 44 minutes 27 seconds, a chord bearing of
8 south 63 degrees 09 minutes 55 seconds east, and a chord
9 length of 271.18 feet to a point of reverse curvature; thence
10 along a curve in a counter clockwise direction, having a
11 radius of 800.00 feet, arc length of 754.34 feet, delta angle
12 of 54 degrees 01 minutes 32 seconds, a chord bearing of
13 south 63 degrees 18 minutes 27 seconds east, and a chord
14 length of 726.70 feet to a point; thence south 00 degrees 48
15 minutes 05 seconds east, a distance of 904.75 feet to a
16 point of intersection with the south line of said Lot 32 I.T.;
17 thence south 88 degrees 45 minutes 30 seconds west along
18 the south line of said Lot 32 I.T., said line being 50.00 feet
19 north of and parallel with the south line of said Southwest
20 Quarter, a distance of 1,157.73 feet to the point of
21 beginning, said tract contains a calculated area of
22 1,411,250.64 square feet or 32.40 acres, more or less;

23 WHEREAS, the real property adjacent to the area included within the site
24 plan for this office and commercial space will not be adversely affected; and

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

28 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
29 Lincoln, Nebraska:

30 That the application of Ridge Development Company, hereinafter referred
31 to as "Permittee", to construct 316,450 sq. ft. of office and commercial space on the
32 property legally described above be and the same is hereby granted under the
33 provisions of Section 27.31.100 of the Lincoln Municipal Code upon condition that

1 construction and operation of said office and commercial space be in strict compliance
2 with said application, the site plan, and the following additional express terms,
3 conditions, and requirements:

4 1. This permit approves 316,450 square feet of office and commercial
5 floor area on Lots 1-8, Block 15.

6 2. A waiver to the setback between B-2 and O-3 from 15' to 0' is
7 hereby approved.

8 3. Before receiving building permits:

9 a. The construction plans must conform to the approved plans,
10 and all revisions as required for approval of the preliminary
11 plat.

12 b. Final plats within the area of this Use Permit must be
13 approved by the City.

14 4. Before occupying the buildings, all development and construction
15 must be completed in conformance with the approved plans.

16 5. All privately-owned improvements must be permanently maintained
17 by the owner or an appropriately established property owners association approved by
18 the City Attorney.

19 6. The site plan approved by this permit shall be the basis for all
20 interpretations of setbacks, yards, locations of buildings, location of parking a circulation
21 elements, and similar matters.

22 7. The terms, conditions, and requirements of this resolution shall be
23 binding and obligatory upon the Permittee, its successors and assigns. The building

1 official shall report violations to the City Council which may revoke this use permit or
2 take such other action as may be necessary to gain compliance.

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ___ day of _____, 2002: _____ Mayor
