

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1930

1 WHEREAS, Thompson Creek L.L.C. as submitted an application designated
 2 as Special Permit No. 1930 for authority to develop Thompson Creek Community Unit Plan
 3 for approximately 352 dwelling units and waivers of the required lot area for single family
 4 dwellings, lot width requirements, to allow multiple family dwellings with a height of 40 feet,
 5 and to waive the front, side and rear setbacks, on property located east of South 56th
 6 Street and Union Hill Road, and legally described to wit:

7 A portion of Lot 35 Irregular Tract in the South Half of the
 8 Northwest Quarter of Section 21, Township 9 North, Range 7
 9 East of the 6th P.M., Lancaster County, Nebraska, and more
 10 fully described by metes and bounds as follows:

11 Referring to the southwest corner of said South Half of the
 12 Northwest Quarter; thence north 89 degrees 58 minutes 01
 13 second east (an assumed bearing) on the south line of said
 14 South Half, a distance of 50.00 feet to a point on the east right-
 15 of-way line of South 56th Street and the point of beginning;
 16 thence north 00 degrees 00 minutes 00 seconds west on said
 17 line, a distance of 517.32 feet; thence south 90 degrees 00
 18 minutes 00 seconds east, a distance of 160.42 feet; thence
 19 south 00 degrees 00 minutes 00 seconds west, a distance of
 20 17.50 feet; thence south 89 degrees 59 minutes 59 seconds
 21 east, a distance of 62.43 feet to the point of curvature of a
 22 curve to the right, having a central angle of 19 degrees 47
 23 minutes 51 seconds, a radius of 323.00 feet, an arc length of
 24 111.61 feet, a chord length of 111.05 feet and a chord bearing
 25 south 80 degrees 06 minutes 04 seconds east; thence on said
 26 curve, a distance of 111.61 feet to the point of tangency;
 27 thence north 25 degrees 05 minutes 42 seconds east, a
 28 distance of 307.59 feet; thence north 15 degrees 12 minutes
 29 17 seconds east, a distance of 145.62 feet to the point of
 30 curvature of a curve to the left, having a central angle of 15
 31 degrees 13 minutes 43 seconds, a radius of 564.00 feet, an

1 arc length of 149.91 feet, a chord length of 149.46 feet and a
2 chord bearing south 82 degrees 24 minutes 35 seconds east;
3 thence on said curve, a distance of 149.91 feet; thence north
4 89 degrees 58 minutes 34 seconds east, a distance of 146.83
5 feet; thence south 87 degrees 58 minutes 33 seconds east, a
6 distance of 27.12 feet; thence north 00 degrees 01 minutes 26
7 seconds west, a distance of 259.97 feet; thence south 89
8 degrees 58 minutes 29 seconds west, a distance of 314.67
9 feet to the point of curvature of a curve to the right, having a
10 central angle of 171 degrees 23 minutes 32 seconds, a radius
11 of 60.00 feet, an arc length of 179.48 feet, a chord length of
12 119.66 feet and a chord bearing north 04 degrees 21 minutes
13 07 seconds west; thence on said curve, a distance of 179.48
14 feet to the point of tangency; thence north 00 degrees 00
15 minutes 00 seconds east, a distance of 60.69 feet, to a point
16 on the north line of said South Half; thence north 89 degrees
17 58 minutes 34 seconds east, a distance of 2085.03 feet;
18 thence south 00 degrees 12 minutes 05 seconds west, on the
19 east line of said South Half, a distance of 1318.39 feet; thence
20 south 89 degrees 58 minutes 01 seconds west, on the south
21 line of said South Half, a distance of 2579.51 feet to the point
22 of beginning and containing a calculated area of 67.650 acres
23 more or less;

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

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

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

31 That the application of Thompson Creek L.L.C., hereinafter referred to as
32 "Permittee", to develop Thompson Creek Community Unit Plan, on the property legally
33 described above, be and the same is hereby granted under the provisions of Section
34 27.63.320 and Chapter 27.65 of the Lincoln Municipal Code upon condition that

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

- 4 1. This permit approves 352 dwelling units.
- 5 2. The required lot area for single family dwellings is hereby waived.
- 6 3. The required lot width is hereby waived.
- 7 4. The required height of multiple family dwellings is hereby waived to
8 allow a height of 40 feet.
- 9 5. The required front, side, and rear yard setbacks are hereby modified
10 to allow the specific setbacks to be approved by administrative amendment.
- 11 6. Before receiving building permits:
 - 12 a. The Permittee must revise the site plan to show a connection
13 of Union Hill Road from Greycliff Drive to Garrison Drive.
 - 14 b. The Permittee must submit a revised final plan along with five
15 copies to the Planning Department.
 - 16 c. The construction plans must conform to the approved plans.
 - 17 d. Final plats within the area of Thompson Creek Community Unit
18 Plan must be approved by the City.
- 19 7. Before occupying the dwelling units all development and construction
20 must be completed in conformance with the approved plans.
- 21 8. All privately-owned improvements must be permanently maintained
22 by the Permittee or an appropriately established homeowners association approved by the
23 City Attorney.

1 9. The site plan approved by this permit shall be the basis for all
2 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
3 elements, and similar matters.

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

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

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2002: _____ Mayor
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