

RESOLUTION NO. A-_____

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,
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,

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

10 Beginning at a southeast corner of said Outlot A, said point
11 also being the northeast corner of Lot 1, Wilderness Woods
12 Office Park Addition; thence westerly along the north line of
13 said Lot 1, on an assumed bearing of north 64 degrees 40
14 minutes 15 seconds west, a distance of 190.75 feet; thence
15 north 32 degrees 36 minutes 24 seconds east, a distance of
16 23.57 feet; thence around a curve in a counter clockwise
17 direction, having a radius of 264.00 feet, a delta angle of 32
18 degrees 36 minutes 24 seconds, an arc length of 150.24
19 feet, a chord bearing of north 16 degrees 18 minutes 12
20 seconds east and a chord length of 148.22 feet; thence
21 north 00 degrees 00 minutes 00 seconds east, a distance of
22 41.94 feet; thence south 64 degrees 15 minutes 00 seconds
23 east, a distance of 267.71 feet to the easterly line of said
24 Outlot A; thence around a curve in a counter clockwise
25 direction, along said easterly line, said line also being the
26 westerly line of Lot 1, Wilderness Ridge 1st Addition, having
27 a radius of 725.00 feet, a delta angle of 16 degrees 36
28 minutes 03 seconds, an arc length of 210.06 feet, a chord
29 bearing of south 35 degrees 59 minutes 48 seconds west
30 and a chord length of 209.33 feet to the point of beginning;
31 and

32 Lot 85 I.T. in the Southwest Quarter of Section 24, Township
33 9 North, Range 6 East of the 6th P.M., City of Lincoln,
34 Lancaster County, Nebraska, said tracts contain a calculated
35 area of 16,818,448.81 square feet or 386.10 acres, more or
36 less;

37
38 WHEREAS, the real property adjacent to the area included within the site
39 plan for this amended community unit plan will not be adversely affected; and

40 WHEREAS, said site plan together with the terms and conditions
41 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:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2004:

Mayor