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HENRY L. WIEDRICH

CLINE WILLIAMS
WRIGHT JOHNSON & OLDFATHER, L.L.P.

ATTORNEYS AT LAW

ESTABLISHED 1857

233 SOUTH 13TH STREET
1900 U.S. BANK BUILDING
LINCOLN, NEBRASKA 68508-2095

(402) 474-6900

www.clinewilliams.com

January 20, 2021

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DONALD F. BURT (INACTIVE)
STEPHEN H. NELSEN (INACTIVE)

†ATTORNEYS ADMITTED IN COLORADO ONLY

VIA HAND DELIVERY:

David Cary

Director of Planning

Lincoln City/Lancaster County Planning Department

555 South 10th Street, Suite 213

Lincoln, NE 68508

Re: Southwest Village Planned Unit Development – Amendment to the PUD
Our File No.: 21609.004

Dear Mr. Cary:

This firm represents the Nebraska Horseman's Benevolent & Protective Association (HBPA), and I am pleased to submit the enclosed application. Pursuant to the Nebraska Racetrack Gaming Act, HBPA plans to develop casino on its property located at West Denton Road and South 1st Street in the Southwest Village Planned Unit Development.

The proposed casino resort will be approximately 165,000 square, which shall including gaming floor and approximately 196 hotel rooms, a restaurant, and event center space. Parking for the casino resort should be 1:1 per gaming station, requiring 1,200 parking stalls. The proposed plans include approximately 1,500 parking stalls, including overflow parking across 1st street.

In connection with the proposed casino, the applicant is requesting several amendments to the PUD, as described herein. HBPA desires to amend the PUD to add a casino use as a permitted condition use in the AG Area of the PUD so long as the use meets the requirements of the Nebraska Racetrack Gaming Act. The land use table for the AG Area would be amended to allow for the new proposed uses.

Enclosed please find the following:

1. City of Lincoln Application form
2. Amended PUD Cover sheet
3. Proposed Amendments to the PUD Development Plan
4. Application fee (\$3,295.00)

12910 PIERCE STREET
SUITE 200
OMAHA, NE 68144-1105
(402) 397-1700

1207 M STREET
P.O. BOX 510
AURORA, NE 68818
(402) 694-6314

416 VALLEY VIEW DRIVE
SUITE 304
SCOTT'S BLUFF, NE 69361
(308) 635-1020

215 MATHEWS STREET
SUITE 300
FORT COLLINS, CO 80524
(970) 221-2637

131 W. EMERSON STREET
HOLYOKE, CO 80734
(970) 854-2264

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In connection with the amendment to the PUD, the project will seek the following waivers:

1. Signage. The casino will require a significant signage waiver, including approximately 10,000 square feet of signage on the building and a 1,200 square foot monument sign.
2. Height. The applicant also seeks a height waiver for the casino to allow a height of up to 100 feet.
3. Additionally, the applicant will seek a building permit prior to the completion of the LOMR-F and requests and amendment to note 18 on the cover sheet. Olsson is currently processing the LOMR-F.

Erin Bright with Olsson shall be uploading the additional required docs to ProjectDox. If there are any questions, please do not hesitate to contact me.

Sincerely,



Andrew R. Willis
For the Firm

Enclosure