

no 29
CRPO66
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File Against: Lot 2, Crown Pointe Estates 6th Addition, Lincoln, Lancaster County, Nebraska.

08-49

Introduce: 4-21-08

Change of Zone 02751B

ORDINANCE NO. 19082

1 AN ORDINANCE amending the development plan for the Van Dorn Acres
2 Planned Unit Development to amend the sign regulations for the commercial portion of the R-3
3 PUD to allow an additional ground sign, to reduce the minimum frontage requirement for a
4 ground sign from 300 feet to 245 feet, and to allow menu boards in the R-3 Residential District,
5 on property generally located at S. 84th Street and Van Dorn Street.

6 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

7 1. This approval adjusts the development plan sign requirements in the
8 commercial area to allow signs per the B-2 zoning district, to adjust the minimum frontage for a
9 ground sign from 300 feet to 260 feet and to allow menu boards.

10 2. The Permittee, SFI Limited Partnership 47, its successor or assigns, shall
11 cause to be prepared and submitted to the Planning Department a revised and reproducible
12 final site plan including 5 copies with all required revisions and documents as listed below
13 before receiving sign permits.

14 A. Revise the site plan Sheet 1 of 8 to include the following revisions:

- 15 i. Revise General Note #12 to include the following
- 16 sentence: "Pole signs are not allowed."
- 17 ii. Revise the frontage measurement in Waiver #4 to state
- 18 "...from 300' to 260'..."

19 B. The construction plans substantially comply with the approved
20 plans.

21 3. Before erecting the signs their development and construction is to
22 substantially comply with the approved plans.

Return to:
Teresa @ City Clerk

1 4. All privately-owned improvements shall be permanently maintained by the
2 Permittee or an appropriately established homeowners association approved by the City
3 Attorney.

4 5. The physical location of all setbacks and yards, buildings, parking and
5 circulation elements, and similar matters must be in substantial compliance with the location of
6 said items as shown on the approved site plan.

7 6. This ordinance's terms, conditions, and requirements bind and obligate
8 the Permittee, its successors and assigns.

9 7. The Permittee shall sign and return the letter of acceptance to the City
10 Clerk within 60 days following the approval of the change of zone, provided, however, said 60-
11 day period may be extended up to six months by administrative amendment. The clerk shall file
12 a copy of the ordinance approving the change of zone and the letter of acceptance with the
13 Register of Deeds, filling fees therefor to be paid in advance by the Permittee.

14 8. The site plan as approved with this ordinance voids and supersedes all
15 previously approved site plans, however all ordinances approving previous permits remain in
16 force unless specifically amended by this ordinance.

17 9. That this ordinance shall take effect and be in force from and after its
18 passage and publication according to law.

Introduced by:

Jonathan Cook

AYES: Camp, Cook, Emery,
Eschliman, Marvin, Spatz,
Svoboda; NAYS: None.

Approved as to Form & Legality:

John V. Hendry
City Attorney

PASSED
MAY 05 2008
BY CITY COUNCIL

Approved this 5th day of May, 2008:
[Signature]
Mayor

LETTER OF ACCEPTANCE

City of Lincoln
Lincoln, Nebraska

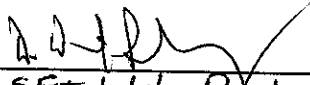
RE: **Change of Zone 2751B**

To The City Clerk:

The undersigned, "Permittee" under **Change of Zone 2751B** granted by **Ordinance 19082**, passed by the City Council of the City of Lincoln, Nebraska, on **May 5, 2008**, hereby files this Letter of Acceptance and certifies to the City of Lincoln that the Permittee is fully aware of and understands all the conditions of said Resolution and that Permittee consents to and agrees to comply with the same.

Permittee further certifies that the person whose signature appears below has the authority to bind Permittee to the terms and conditions of this Letter of Acceptance, including Permittee's financial obligations under said Change of Zone.

Dated this 28 day of May, 2008.


_____, Permittee
By: SFI Ltd. Partnership 47
By: Rockledge Oaks Inc, its general part
Title: Vice President

CERTIFICATE

I, Teresa J. Meier, Deputy City Clerk of the City of Lincoln, Nebraska, do certify that the above & foregoing is a true & correct copy of Ordinance #19082 - Change of Zone 2751B - Application of SFI Partnership to amend the sign regulations for the commercial portion of Van Dorn Acres Planned Unit Development to allow an additional ground sign & a free-standing menu board on property generally located at S. 84th St. & Van Dorn St., as the original appears of record in my office, & is now in my charge remaining as City Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand officially & affixed the seal of the City of Lincoln, Nebraska, this 13th day of May, 2008.

Teresa J. Meier
Deputy City Clerk

