

Change of Zone 05077

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and made a
2 part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the Lincoln
3 Municipal Code, by changing the boundaries of the districts established and shown thereon.

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

5 Section 1. That the "Lincoln Zoning District Maps" attached to and made a part of Title
6 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries
7 of the districts established and shown on said Maps as follows:

8 Lots 74 and 75, Irregular Tracts, located in the Southeast Quarter
9 of Section 20, Township 10 North, Range 6 East of the 6th P.M.
10 Lancaster County, Nebraska;

11 be and they hereby are designated as an overlay Planned Unit Development District pursuant to
12 and in accordance with Chapter 27.60 of the Lincoln Municipal Code entitled "Planned Unit
13 Development District" and governed by all the provisions and regulations pertaining to the
14 underlying H-3 Highway Commercial District except as modified in Section 2 below.

15 Section 2. Thunderstone, LLC's Development Plan for Thunderstone Planned Unit
16 Development as set forth in its application and the site plan be and the same is hereby
17 approved upon condition that construction and operation of said Planned Unit Development by
18 Thunderstone, LLC, its successors and assigns, be in strict compliance with said application,
19 the site plan, and the following express terms and conditions and requirements:

- 20 1. This approval permits 45,000 square feet of commercial/
21 manufacturing and warehouse floor areas.

1 2. Before receiving building permits the construction plans must comply with
2 the approved plans.

3 3. Before occupying the building all development and construction shall
4 have been completed in compliance with the approved plans.

5 4. The site plan accompanying this permit shall be the basis for all
6 interpretations of setbacks, yards, locations of buildings, location of parking and circulation
7 elements, and similar matters.

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

10 6. The City Clerk shall file a copy of this ordinance approving the
11 Development Plan for Thunderstone Planned Unit Development and the Thunderstone, LLD's
12 letter of acceptance with the Register of Deeds. Thunderstone, LLC, shall pay the recording fee
13 in advance.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2006: _____ Mayor
