

RESOLUTION NO. A-_____

USE PERMIT NO. 154D

1 WHEREAS, Buffalo Grass, LLC, has submitted an application in accordance with
 2 Sections 27.28.080 of the Lincoln Municipal Code designated as Use Permit No. 154D to
 3 amend Wilderness Hills Use Permit in order to allow two additional on-premise signs beyond the
 4 requirements of the B-2 zoning district, to be placed in the roundabout on S. 30th Street, on
 5 property generally located southeast of the intersection of South 27th Street and Yankee Hill
 6 Road, and legally described as:

7 Outlots "B", "C", "E", "M" and "N", Lots 1 and 2, Block 1,
 8 Wilderness Hills Commercial Addition; Outlots "A", "B", "C", "F",
 9 and "H", Lots 1, 2, 3, 4, 5, and 6, Block 1, Wilderness Hills
 10 Commercial 1st Addition, Outlots "A", "B", "C", "D", and "E", Lots 1,
 11 2, 3, 4, and 5, Wilderness Hills Commercial 2nd Addition, all
 12 located in the Northwest Quarter of Section 30, Township 9 North,
 13 Range 7 East of the 6th P.M., City of Lincoln, Lancaster County,
 14 Nebraska; and

15 WHEREAS, the real property adjacent to the area included within the site plan for
 16 this amendment to the Wilderness Hills Use Permit will not be adversely affected; and

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

20 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
 21 Lincoln, Nebraska:

22 That the application of Buffalo Grass, LLC, hereinafter referred to as "Permittee",
 23 to amend Use Permit No. 154C in order to allow two additional on-premise signs beyond the
 24 requirements of the B-2 zoning district, to be placed in the roundabout on S. 30th Street on the
 25 property legally described above be and the same is hereby granted under the provisions of
 26 Section 27.28.080 of the Lincoln Municipal Code upon condition that construction and operation

1 of said ground sign be in substantial compliance with said application, the site plan, and the
2 following additional express terms, conditions, and requirements:

3 1. This permit approves two additional on-premise signs to be placed on the
4 roundabout. One sign will face north and the other will face south and will generally conform
5 with the elevation of the landscape/signage feature attached to the site plan.

6 2. Before receiving building permits the Permittee shall:

7 a. Cause to be prepared and submitted to the Planning Department for a
8 review and approval a revised and reproducible final site plan including
9 five copies which adds a note to the site plan stating: "This
10 resolution #----- permits two additional on premise signs to be
11 placed on the roundabout on S. 30th Street. One sign will face north
12 and the other will face south and will generally conform with the
13 elevation of the landscape/signage feature attached to this site
14 plan."

15 b. Provide information to the satisfaction of Public Works addressing
16 their concerns in their September 8, 2008 Memo.

17 c. Provide documentation from the Register of Deeds that the letter of
18 acceptance as required by the approval of the special permit has
19 been recorded.

20 d. The construction plans substantially comply with the approved
21 plans.

22 3. Before applying for a building permit all development and construction must
23 substantially comply with the approved plans.

24 4. All privately-owned improvements, including landscaping are to be permanently
25 maintained by the Permittee or an appropriately established homeowners association approved
26 by the City.

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

30 6. The terms, conditions, and requirements of this resolution shall run with the land
31 and be binding upon the Permittee, its successors and assigns.

1 7. The Permittee shall sign and return the letter of acceptance to the City Clerk
2 within 60 days following the approval of the special permit, provided, however, said 60-day
3 period may be extended up to six months by administrative amendment. The clerk shall file a
4 copy of the resolution approving the special permit and the letter of acceptance with the
5 Register of Deeds, filling fees therefor to be paid in advance by the Permittee.

6 8. The site plan as approved with this resolution voids and supersedes all
7 previously approved site plans, however all resolutions approving previous permits remain in
8 force except as specifically amended by this resolution.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2008: _____ Mayor
