

RESOLUTION NO. A-\_\_\_\_\_

USE PERMIT NO. 146B

1           WHEREAS, West Gate Bank has submitted an application in accordance  
2 with Sections 27.27.080 and 27.69.044 of the Lincoln Municipal Code designated as  
3 Use Permit No. 146B for authority to modify the O-3 Zoning District sign regulations to  
4 permit the installation of an additional ground sign and to allow the sign area for ground  
5 signs to exceed the maximum allowed sign area on property generally located northeast  
6 of the intersection of Old Cheney Road and Highway 2, and legally described as follows:

7                     Lot 1, West Gate Bank Addition, Lincoln, Lancaster County,  
8                     Nebraska; and

9           WHEREAS, the real property adjacent to the area included within the site  
10 plan for these ground signs will not be adversely affected; and

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

14           NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of  
15 Lincoln, Nebraska:

16           That the application of West Gate Bank, hereinafter referred to as  
17 "Permittee", to install an additional ground sign and to allow the sign area for ground  
18 signs to exceed the maximum allowed sign area be and the same is hereby granted  
19 under the provisions of Sections 27.27.080 and 27.69.044 of the Lincoln Municipal  
20 Code upon condition that installation of said sign be in strict compliance with the  
21 application, the site plan, and the following additional express terms, conditions, and

1 requirements:

2 1. This permit approves adjustments to the sign requirements for the  
3 O-3 zoning district to allow an additional ground sign that exceeds both the maximum  
4 number and sign area for a ground sign in the O-3 zoning district.

5 2. Before receiving building permits:

6 a. The permittee must submit an acceptable reproducible final  
7 plan including five copies showing the following revisions:

8 i. Note #19 revised to state: Adjustments to Section  
9 27.69.044 of the Lincoln Municipal Code including  
10 sign height, area and number of signs were granted to  
11 allow the signs shown on this site plan. Signs  
12 otherwise shall comply with the requirements of sign  
13 code, including sight distance, at the time of sign  
14 permit.

15 ii. Revise the title block of the ground sign detail  
16 elevation to state: Ground signs at entrance.

17 iii. Delete the term "proposed" from the labels identifying  
18 all signs.

19 b. The construction plans must conform to the approved plans.

20 3. The site plan approved by this permit shall be the basis for all  
21 interpretations of setbacks and yards, and the locations of buildings, location of parking  
22 and circulation elements, and similar matters.

23 4. The terms, conditions, and requirements of this resolution shall be  
24 binding and obligatory upon the Permittee, its successors and assigns. The building  
25 official shall report violations to the City Council which may revoke this use permit or  
26 take such other action as may be necessary to gain compliance.

27 5. The Permittee shall sign and return the City's letter of acceptance

1 to the City Clerk within 30 days following approval of this use permit, provided, however,  
2 said 30-day period may be extended up to six months by administrative amendment.  
3 The City Clerk shall file a copy of the resolution approving this use permit and the letter  
4 of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by  
5 the Permittee.

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

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_ day of \_\_\_\_\_, 2006:

\_\_\_\_\_  
Mayor