

RESOLUTION NO. A-_____

USE PERMIT NO. 72A

1 WHEREAS, Maple Meadows Condo Association has submitted an application
 2 designated as Use Permit No. 72A to reduce the front yard setback in the R-T Residential
 3 Transition District from 25 feet to 15 feet in order to install a free-standing sign located 15 feet
 4 from the front property line and change the landscaping plan, on property generally located at
 5 4910 Normal Boulevard, legally described as follows:

6 Lot 1, Maple Meadows Addition, including Maple Meadows
 7 Condominium Units 1, 2 and 3, located in the Southeast Quarter
 8 of Section 32, Township 10 North, Range 7 East of the 6th P.M.,
 9 Lincoln, Lancaster County, Nebraska;

10 WHEREAS, the real property adjacent to the area included within the site plan for
 11 this use permit will not be adversely affected; and

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

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

17 That the application of Maple Meadows Condo Association, hereinafter referred
 18 to as "Permittee", to reduce the front yard setback in the R-T Residential Transition District from
 19 25 feet to 15 feet in order to install a free-standing sign located 15 feet from the front property

1 line and change the landscaping plan, be and the same is hereby granted upon condition that
2 construction and operation be in substantial compliance with said application, the site plan, and
3 the following additional express terms, conditions, and requirements:

4 1. This permit approves the reduction of the front yard setback to 15 feet for
5 a free standing sign.

6 2. Before receiving building permits, the Permittee shall cause to be
7 prepared and submitted to the Planning Department a revised and reproducible final plot plan
8 including five copies with all required revisions and documents as listed below:

9 a. Submit a revised landscape plan to the satisfaction of the
10 Planning Director that at a minimum meets the Design Standards
11 for parking lot screening requirements.

12 b. Revise General Note #8 to state, "Signs need not be shown on
13 this site plan, but need to be in compliance with chapter 27.69 of
14 the Lincoln Zoning Ordinance, and must be approved by Building
15 & Safety Department prior to installation. Freestanding signs are
16 permitted up to 15 feet from the front lot line".

17 c. Update the Legal Description.

18 d. Remove Lot 2 from the Use Permit site plan. This lot is now a
19 special permit parking lot.

20 3. All privately-owned improvements, including landscaping are to be
21 permanently maintained by the Permittee or an appropriately established association approved
22 by the City.

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

26 5. The terms, conditions, and requirements of this resolution shall run with
27 the land and be binding on the Permittee, its successors, and assigns.

1 6. The parking lot landscape screening must be completed no later than one
2 year after the approval of this special permit.

3 7. The terms, conditions, and requirements of this resolution shall run with
4 the land and be binding upon the Permittee, its successors, and assigns.

5 8. The Permittee shall sign and return the letter of acceptance to the City
6 Clerk. This step should be completed within 60 days following the approval of the use permit.
7 The City Clerk shall file a copy of the resolution approving the use permit and the letter of
8 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
9 Permittee. Building permits will not be issued unless the letter of acceptance has been filed.

10 9. The site plan as approved with this resolution voids and supersedes all
11 previously approved site plans, however all resolutions approving previous permits remain in
12 force unless specifically amended by this resolution.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2015:

Mayor