

Change of Zone 04055

ORDINANCE NO. \_\_\_\_\_

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

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

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

9           Lots 2 and 3, and a portion of Lots 1 and 4, Block 1, North Creek  
 10 Business Park located in the Southeast and Southwest Quarters  
 11 of Section 36, Township 11 North, Range 6 East of the 6th P.M.,  
 12 City of Lincoln, Lancaster County, Nebraska and being more  
 13 particularly described as follows:

14           Beginning at the northeast corner of said Lot 3 also being on the  
 15 south right-of-way line of Fletcher Avenue; thence on said south  
 16 right-of-way line for the next four calls, easterly on a 1,740.00 foot  
 17 radius curve to the right, an arc length of 56.57 feet (long chord  
 18 bears north 78 degrees 53 minutes 31 seconds east, 56.56 feet);  
 19 thence south 54 degrees 03 minutes 12 seconds east, 34.97 feet;  
 20 thence south 08 degrees 02 minutes 55 seconds east, 10.96 feet;  
 21 thence north 81 degrees 43 minutes 09 seconds east, 30.01 feet;  
 22 thence south 08 degrees 24 minutes 11 seconds east, 259.86 feet  
 23 to the south line of said Block 1; thence on the south line of said  
 24 Block 1 for the next four calls, south 58 degrees 48 minutes 56  
 25 seconds west, 151.56 feet; thence south 79 degrees 22 minutes  
 26 21 seconds west, 262.39 feet; thence south 65 degrees 18  
 27 minutes 20 seconds west, 568.48 feet; thence north 46 degrees  
 28 19 minutes 41 seconds west, 161.98 feet to the south right-of-way  
 29 line of Fletcher Avenue; thence on said south right-of-way line for  
 30 the next six calls thence north 43 degrees 38 minutes 13 seconds  
 31 east, 29.99 feet; thence north 46 degrees 27 minutes 33 seconds

1 west, 17.01 feet; thence north 00 degrees 38 minutes 45 seconds  
2 west, 28.02 feet; thence northeasterly on a 1,740.00 foot radius  
3 curve to the right, an arc distance of 292.32 feet (long chord bears  
4 north 50 degrees 08 minutes 30 seconds east, 291.97 feet);  
5 thence northeasterly on a 1,740.00 foot radius curve to the right,  
6 an arc distance of 314.91 feet (long chord bears north 60 degrees  
7 08 minutes 46 seconds east, 314.49 feet); thence easterly on a  
8 1,740.00 foot radius curve to the right, an arc distance of 383.52  
9 feet (long chord bears north 71 degrees 37 minutes 38 seconds  
10 east, 382.75 feet) to the point of beginning, containing 309,619.84  
11 square feet (7.11 acres) more or less;

12 be and it hereby is transferred from the H-3 Highway Commercial District to the R-4 Residential  
13 District and is hereby made a part of the R-4 Residential District and governed by all the  
14 provisions and regulations pertaining to the R-4 Residential District.

15 Section 2. That this ordinance shall take effect and be in force from and after its  
16 passage and publication according to law.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

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

Approved this \_\_\_ day of \_\_\_\_\_, 2005:

\_\_\_\_\_  
Mayor