

## **FACTSHEET**

**TITLE:** CHANGE OF ZONE NO. 2382B, an amendment to the STONY RIDGE PLANNED UNIT DEVELOPMENT, requested by David Moreland on behalf of BJ McLand, Inc., to allow an expansion of the area to allow a beer garden for the sale of alcoholic beverages for consumption on the premises, on property located at 3048 North 70<sup>th</sup> Street (Sportscasters Bar and Grill).

**STAFF RECOMMENDATION:** Conditional approval.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 05/25/05  
Administrative Action: 05/25/05

**RECOMMENDATION:** Conditional Approval (5-3: Sunderman, Carroll, Larson, Carlson and Bills-Strand voting 'yes'; Taylor, Krieser and Pearson voting 'no').

### **FINDINGS OF FACT:**

1. This proposed amendment to the Stony Ridge Planned Unit Development would allow an expansion of the area to allow an outdoor seating area for the sale of alcoholic beverages for consumption on the premises.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.3-6, concluding that the proposed expansion meets all the separation requirements for a special permit for on-sale. This expansion does not bring the use any closer to either the townhomes to the north or the apartments to the east. This request is more than 170' away from the nearest apartment building to the east, and more than 140' from the nearest townhouse to the north. It is also buffered by intervening landscaping and a garage to the east, and landscaping and a fence to the north. Adequate off-street parking is provided on-site in compliance with the parking ordinance and can accommodate the proposed expansion. The impact of the proposed expansion should not have a significant negative effect on the neighboring properties.
3. The applicants' testimony is found on p.8.
4. Testimony in opposition is found on p.8-9, and the record consists of a petition in opposition bearing 37 signatures of the members of the Stony Ridge Homeowners Association (p.16-19). The issues of the opposition include increased noise level, sanitation, trash, and overflow parking.
5. The applicants' response to the opposition is found on p.9, wherein the applicants agreed to keep the television sound off and to not have any speakers or stereo system in the beer garden.
6. On May 25, 2005, the majority of the Planning Commission agreed with the staff recommendation and voted 5-3 to recommend conditional approval, as set forth in the staff report. The conditions of approval are found on p.6-7.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** May 31, 2005

**REVIEWED BY:** \_\_\_\_\_

**DATE:** May 31, 2005

**REFERENCE NUMBER:** FS\CC\2005\CZ.2382B

# LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 25, 2005 PLANNING COMMISSION MEETING

**P.A.S.:** Change of Zone #2382B  
Stony Ridge Planned Unit Development (PUD)

**PROPOSAL:** A request to amend the PUD to allow an expansion of the area for the sale of alcoholic beverages for consumption on the premises.

**CONCLUSION:** This use is located within a Planned Unit Development (PUD) which includes both a commercial building and apartments. The proposed expansion meets all the separation requirements for a special permit for on-sale if they were applied, with the one exception that the existing licensed premises is less than 100' from a residential district. Applying a standard incorporated into a plan recently approved under the new PUD ordinance which requires the licensed premises to be more than 100' away from the nearest residential building, this request is more than 170' away from the nearest apartment building to the east, and more than 140' from the nearest townhouse to the north. It is also buffered by intervening landscaping and a garage to the east, and landscaping and a fence to the north. The impact of the proposed expansion is minimal and should not negatively affect neighboring properties.

<b>RECOMMENDATION:</b>	Conditional Approval
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## **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached ownership certificate.

**LOCATION:** 3048 North 70<sup>th</sup> Street

**EXISTING ZONING:** B-1 Local Business/P.U.D.

**EXISTING LAND USE:** Bar and Grill

## **SURROUNDING LAND USE AND ZONING:**

North:	Residential	R-4
South:	Commercial	B-1
East:	Residential	R-5
West:	Commercial, Residential	R-4, O-2

**HISTORY:** April 11, 1988 - CZ#2382 was approved for Stony Ridge PUD for a 4,800 square foot restaurant and 144 apartment units.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Comprehensive Plan designates commercial land uses in this area.

**BACKGROUND:** This request seeks to expand the licensed premises for on-site consumption of alcohol to include an outdoor seating area at the northwest corner of the building. A portion of the outdoor area is under an existing roof extension (approximately 425 square feet), and a portion of it extends west beyond that (approximately 375 square feet). The existing State liquor license only covers the inside of the building, and must also be amended to include the outdoor seating area.

The subject premises is located within the Stony Ridge PUD. Lincoln Municipal Code (LMC) Chapter 27.60 (PUD District) which was amended earlier this year requires that modifications to older PUD's be in accordance with the new ordinance. It allows minor amendments to be approved administratively by the Planning Director provided it meets certain conditions, including not exceeding 15% of the total floor area. However, this request is for a 19% increase and is not eligible.

In 1988 when Stony Ridge was approved, there was no requirement for a special permit for the sale of alcohol, and it was not addressed as part of the PUD. In those PUD's which included a restaurant like this one, the sale of alcohol for consumption on the premises was permitted and allowed without any further review. Because this amendment is to allow the expansion of a use now regulated by a special permit, and because it exceeds the 15% floor area cap for an administrative amendment, staff has determined a public hearing is necessary and requires City Council approval.

In 2004, the Van Dorn Acres PUD at South 84<sup>th</sup> and Van Dorn Streets was approved and included specific provisions to address the sale of alcohol within the development. A condition was added requiring that all alcohol sales must be more than 100' from any residential building. The distinction is that the separation distance referenced a residence versus a residential district (as with a special permit for the sale of alcohol) acknowledging the fact that the entire PUD was zoned R-3.

**ANALYSIS:**

1. The proposed expansion to allow an outdoor seating area extends the use to the west towards North 70<sup>th</sup> Street, and does not bring the use any closer to either the townhomes to the north or the apartments to the east. Adequate off-street parking is provided on site in compliance with the parking ordinance and can accommodate the proposed expansion. Primary access to the site is provided by two driveways onto North 70<sup>th</sup> Street. There are also internal connections to the adjacent parking lots for both the apartment site to the east and the bank to the south and they provide access to Adams Street. The additional demand upon the transportation system in this area will not be significant and can easily be accommodated by the improvements now in place. No additional utility improvements are required to accommodate this request.

2. This PUD was originally approved to include both the restaurant and the apartments. The site was planned to enhance compatibility between the uses. It provides good access to the restaurant while providing internal connections among parking lots, but in a manner that does not require the commercial traffic to intrude into the residential. A privacy fence, landscape screening, and the garages for the apartments serve to buffer the restaurant from the residential.

3. There are no specific criteria in the Zoning Ordinance for evaluating this amendment to the PUD. However, specific conditions are contained in the special permit for the sale of alcohol for consumption on the premises per LMC Section 27.63.680. Because the issue is whether the expansion of the area where alcohol can be consumed is compatible with the neighborhood, it is appropriate that the conditions of LMC Section 27.63.680 serve as the basis for review. Those conditions and findings are reviewed in the following section.

**4. SPECIAL PERMIT REQUIREMENTS PER LINCOLN MUNICIPAL CODE (LMC) 27.63.680:** Alcoholic beverages may be sold for consumption on the premises in the B-1, B-3, H-1, H-2, H-3, H-4, I-1, I-2 and I-3 zoning districts upon the approval of a special permit. Alcoholic beverages may also be sold for consumption on the premises as an accessory use to a golf course or country club as part of a separate special permit under Section 27.63.130 approving the golf course or country club in any district where recreational facilities are allowed as a permitted use, permitted conditional use, or permitted special use. A special permit for such use may be granted subject to the requirements of the respective districts, all applicable ordinances, and the following conditions:

**(a) Parking shall be provided on-site at the ratio of one space per 100 square feet of gross floor area.**

Including the proposed 800 square foot expansion, 54 spaces are required for the 5,315 square feet of usable floor area. 68 spaces are provided on site, 14 in excess of the number required.

**(b) The sale of alcoholic beverages for consumption off the premises shall not be permitted without issuance of a permit under LMC Section 27.63.685 of this code.**

This section is not applicable to this review as LMC Section 27.60.010 of the PUD ordinance states that a separate special permit for the sale of alcohol is not required. If approved, this amendment allows only an expansion of an area for the sale of alcohol for consumption on the premises.

**©) The designated area specified in a license issued under the Nebraska Liquor Control Act of any building approved for such activity must be located no closer than 100 feet from a day care facility, park, church, state mental health institution, or a residential district (except where such use is accessory to a golf course or country club).**

The area of the proposed expansion is 83' from the R-5 district boundary to the east. The existing building was shown as a restaurant on the approved plan for the Stony Ridge PUD approved in 1988. Van Dorn Acres, a recently approved PUD included a provision that requires all buildings involved in the sale of alcohol to be at least 100' away from any residential building. The distinction is that the separation distance is measured to a residential building and not a residential district. This standard was written this way because the entire PUD was zoned R-3. If that standard is applied in this case, the building is more than 150' away from both the nearest townhome or apartment building. The area of the proposed outdoor seating is also maintains more than a 150' separation from the townhouses to the north, and is approximately

175' from the nearest apartment building to the east.

The proposed expansion for the outdoor seating is at the northwest corner of the building. This corner of the building is recessed, and the entrance door is underneath an overhanging roof extension and opens onto North 70<sup>th</sup> Street. The PUD site plan was designed to provide landscape screening along the north and east property lines, and also located the garage which extends almost the entire length of the common property line between the restaurant and apartments.

**(d) Any lighting on the property shall be designed and erected in accordance with all applicable lighting regulations and requirements.**

No additional lighting is proposed in conjunction with the proposed expansion.

**(e) Vehicle stacking for a drive-through window used as any part of the permitted business operation shall not be located in any required building setback from a residential district.**

A drive-through window is not shown as part of this application.

**(f) The use shall not have any amplified outside sound or noise source, including bells, buzzers, pagers, microphones, or speakers within 150 feet of any residential district. This shall not apply to sound sources audible only to the individual to whom they are directed, such as personal pagers, beepers, or telephones.**

No such devices are shown as part of this application.

**(g) No access door to the business, including loading or unloading doors, shall face any residential district if such doors are within 150 feet of the residential district. This shall not apply to emergency exit doors required by building or safety codes. No door facing a residential district shall be kept open during the operation of the establishment.**

The existing front access door opens onto North 70<sup>th</sup> Street. No new doors are proposed as part of this expansion.

**(h) Vehicular ingress and egress to and from the property shall be designed to avoid, to the fullest extent possible as determined by the City Council, disruption of any residential district. Particular attention shall be given to avoiding designs that encourage use of residential streets for access to the site instead of major streets.**

Primary access to the premises is from two driveways onto North 70<sup>th</sup> Street neither of which are considered a "residential street" at this location. An internal connection to the apartment complex parking lot and another to the bank's parking lot to the south provide access to Adams Street. All drives and connections are existing.

**(i) All other regulatory requirements for liquor sales shall apply, including licensing by the state.**

**(j) The City Council may consider any of the following as cause to revoke the special permit approved under these regulations:**

**(1) Revocation or cancellation of the liquor license for the specially permitted premises; or**

**(2) Repeated violations related to the operation of the permittee's business.**

**(3) Repeated or continuing failure to take reasonable steps to prevent unreasonable disturbances and anti-social behavior on the premises related to the operation of the permittee's business including, but not limited to, violence on site, drunkenness, vandalism, solicitation, or litter.**

**Planning Commission approval is required for this use.**

**5. DEPARTMENT RESPONSES:**

**POLICE:** The Police Department had no objection to this request.

**PUBLIC WORKS:** Public Works and Utilities had no objection to this request.

**HEALTH:** As an advisory note, the Health Department recommends that if smoking is allowed in the outdoor patio area, that at least 20% of the area of the total square footage of the walls and ceiling be open to ensure adequate ventilation.

**CONDITIONS:**

Site Specific:

1. This approval permits the expansion of the area designated for the sale of alcohol for consumption on the premises as shown on the site plan.

General:

2. Before receiving building permits:
  - 2.1 The construction plans comply with the approved plans.

Standard:

3. The following conditions are applicable to all requests:

- 3.1 Before the sale of alcohol for consumption on the premises, all development and construction is to comply with the approved plans.
- 3.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 3.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 3.4 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

Brian Will, AICP  
441-6362, [bwill@lincoln.ne.gov](mailto:bwill@lincoln.ne.gov)  
Planner  
May 11, 2005

**OWNER:** BJ McLand, Inc.  
2600 Jane Lane  
Lincoln, NE 68512  
(402) 466-6679

**APPLICANT:** David Moreland  
1639 Sunset Road  
Lincoln, NE  
(402) 489-9455

**CONTACT:** Kevin Hittle  
123 South 84<sup>th</sup> Street  
Lincoln, NE  
(402) 483-2893

# CHANGE OF ZONE NO. 2382B

## AMENDMENT TO STONY RIDGE PLANNED UNIT DEVELOPMENT

### PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 25, 2005

Members present: Sunderman, Carroll, Larson, Taylor, Krieser, Carlson, Pearson and Bills-Strand.

Staff recommendation: Conditional approval.

Ex Parte Communications: None.

This application was removed from the Consent Agenda and had separate public hearing.

### Proponents

1. **David Moreland**, 1639 Sunset Road, and **Doug McLeese**, 2600 Jane Lane, co-owners of Sportscasters Bar and Grill, explained that this is a proposal to construct a 750 sq. ft. beer garden to the north and northwest of the existing facility. The purpose is to have a licensed area that both smoking and nonsmoking customers can enjoy. This will not remove any parking stalls. Access to the beer garden would be only from the inside of the building and occupancy of the beer garden would be less than 50 people. There is an overhang on the northwest corner of the building. They intend to construct a 6' vinyl fence in front of the parking lot, making the beer garden an enclosed open air area.

### Opposition

1. **Richard Albers** testified in opposition on behalf of the Stony Ridge Homeowners Association, which are the apartment buildings just to the north of this property. Most of the residents are elderly. All of the members of the Homeowners Association have signed a petition in opposition. Their concerns are whether there will be outside sound sources that will carry into the neighborhood. As it is now, the property owner whose bedroom abuts the edge of this property does not open her windows at all because of the noise that comes from the parking lot of this establishment. Others on the street which runs east/west perpendicular to 70<sup>th</sup> have also heard the noise.

Another concern is whether there will be seating in this outdoor area or will it only be a smoking area? Will the television be on during sports games? Would that noise carry over into the homeowners association? There have already been incidents where patrons have used the back yards of the homeowners for bathroom purposes.

There is also a concern about overflow parking. The neighbors have seen overflow parking from events at the bar which has gone to the south and filled up the Pinnacle Bank parking lot. The owners have stopped people from parking at the apartment complex across the street, but there are times when there is a need for more parking and the homeowners believe it could overflow around the corner into their street.

**2. Ed Clapper**, 7108 Stony Ridge Road, testified that the beer garden, which will be open air, is only 150 feet from the bedroom windows of the units on the south side of Stony Ridge Road. He has had occasion to listen to the boisterous disturbances that occur in the bar's parking lot from 11:30 p.m. and after. He believes the televisions on game days and nights will be bothersome to the homeowners association residents. He also pointed out that this establishment is located at a busy intersection.

### Staff questions

Carroll noted that the north side of the building is 136 feet from the property line, and, according to the staff report, 150' is required for noise. Brian Will of Planning staff clarified that it is 150' if the door opens onto a residential district. In this case, the door opens onto 70<sup>th</sup> Street, so the 150' separation does not apply. Noise is a separate issue. The Lincoln Municipal Code does have noise limits and the Health Department is the enforcement agency. The bar would be held to the noise standards at the property line. The application did not show any sound or noise devices, etc., therefore it is assumed that they are not part of this application and are not approved as part of the application.

### Response by the Applicant

Moreland stated that they do want to put televisions in the beer garden but they would agree not to have any sound. There will not be a speaker or stereo system outside. They are more than willing to work with the neighborhood. They will also put up a sign in the beer garden about respecting the neighbors.

This establishment has been at this location for twelve years. Pearson inquired as to how many meetings the applicants have had with the neighborhood association. Moreland stated that there have been none. Pearson suggested it might be a good idea to initiate some meetings with the neighborhood and help them resolve some of their issues. McLeese stated that they have had no neighborhood complaints in the twelve years. Pearson urged that the applicants need to initiate communication with the neighbors since this establishment is responsible for the noise. McLeese also pointed out that the applicants have heard from a lot of these neighbors as customers and they like the way they are doing business. Moreland stated that they did meet with the neighbors a week ago and the lines of communication are now open. He has advised the neighbors to call the applicant if there is ever a problem. He would also be glad to attend their monthly neighborhood meetings.

Carlson confirmed that the applicants are aware that they are agreeing that the outside area cannot have any amplified sound or noise. Both Moreland and McLeese agreed. The televisions will have no sound. There will be seating for 50 people with tables and chairs.

Bills-Strand has experienced outside establishments with several televisions without the sound and she believes it works fine.

### **ACTION BY PLANNING COMMISSION:**

May 25, 2005

Larson moved approval, with conditions, seconded by Carroll.

Larson does not see this as a problem if they are not going to have any sound from the televisions. There is quite a bit of separation between the area and the neighbors.

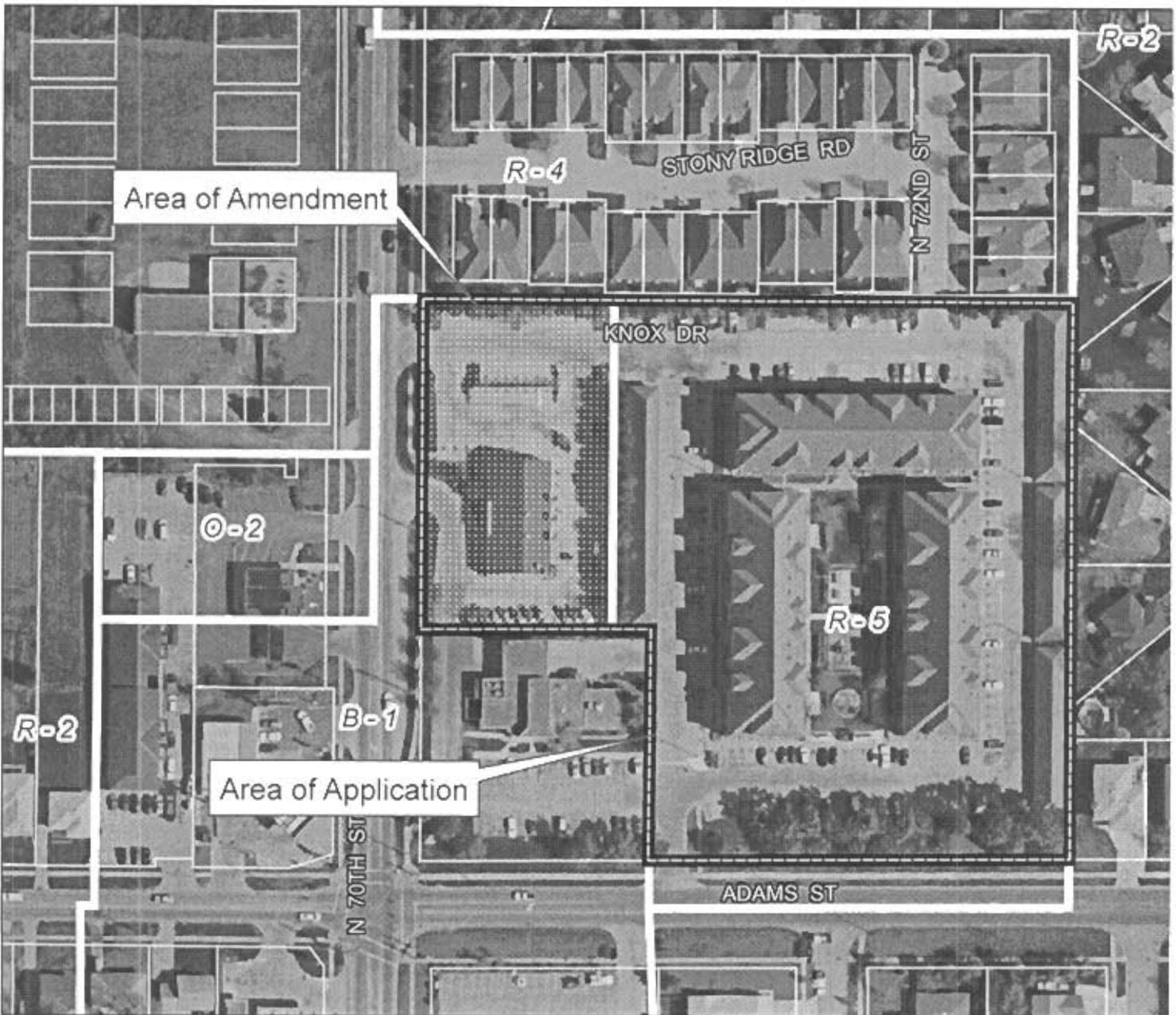
Carlson recalled that last year, the Commission had considerable discussion about this design standard that changed into law as far as separation from the residential district. The rule is the rule and they meet the rule for the area to the north so he will support the motion and hope they follow through on their word.

Taylor is concerned about the impact in terms of when there is a score there is going to be a considerable amount of noise; however, with the distances involved, he cannot make a good enough case against it. So he will support the motion.

Pearson commented that she likes outdoor seating but, unfortunately, this takes 50 people who used to be confined inside walls and puts them outside where there is going to be a lot more noise impact. The noise impact now is negligible because everyone is inside. If this were more of a commercial center, she does not believe it would be a problem, but there will be 50 people outside within 130' and within 100' of multi-family residential, with people smoking, whooping and hollering. She does not believe this is appropriate being bounded by two residential properties.

Bills-Strand indicated that she will vote in support because when we banned smoking from our buildings, we created a need to accommodate people who smoke and it is better to have them in fenced areas than in parking lots.

Motion to approve the staff recommendation of conditional approval carried 5-3: Sunderman, Carroll, Larson, Carlson and Bills-Strand voting 'yes'; Taylor, Krieser and Pearson voting 'no'. This is a recommendation to the City Council.



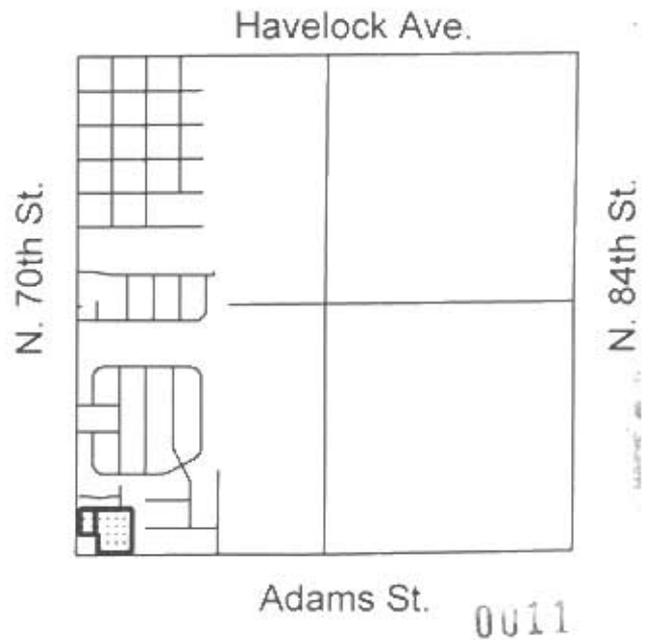
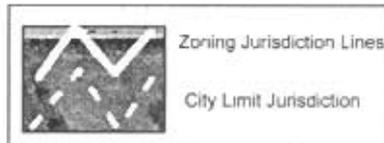
2002 aerial

# Change of Zone #2382B PUD N. 70th & Adams St.

## Zoning:

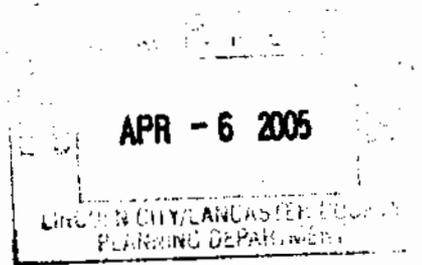
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
Sec. 10 T10N R7E





The owners of B.J. McLand, Inc. (building and land) and McMore, Inc., D.B.A. Sportscaster's Bar and Grill are applying for a special zoning permit to build an outdoor dining area/ beer garden to be located at 3048 North 70th Street, Lincoln, Nebraska.





# CERTIFICATE OF OWNERSHIP

TO WHOM IT MAY CONCERN:

FILE NO: 12911

The undersigned, hereby certifies the following real property title data to be true and correct as taken from the records of LANCASTER County, Nebraska regarding title to the following described real estate:

**Lot 1, Block 1, Stony Ridge First Addition, Lincoln, Lancaster County, Nebraska**

MOST RECENT CONVEYANCE:

Grantee: D.G. Hyland, Inc., a Nebraska Corporation, now known as B.J. McLand, Inc., a Nebraska Corporation  
Inst. No.: 92-25820  
Date of Instrument: June 4, 1992  
Date Filed: June 9, 1992

This certificate is a contract between the abstractor and the person requesting the certificate. This certificate does provide a report of the information available in the public record of the County in which the subject real estate is located on the date shown below. This certificate does not pass on the marketability of title, nor as to the legality or sufficiency of any instrument or proceeding in the chain of title to said real estate. This certificate is not an opinion of title or a guaranty of title. The liability of the producer of this document is limited to fee charged for it.

EFFECTIVE DATE: APRIL 5, 2005 AT 8:00 A.M.

UNION TITLE COMPANY

BY: Marissa A. Oetter  
REGISTERED ABSTRACTER  
CERTIFICATE OF AUTHORITY NO. 581

0015

**PETITION AGAINST THE EXPANSION OF SPORTSCASTERS BAR AND GRILL**

We the members of the Stony Ridge Homeowners Association hereby express our concerns over the proposed CHANGE OF ZONE NO. 2382B, to amend the Stony Ridge Planned Unit Development, to expand the premises authorized for the sale of alcohol for consumption on the premises. (This would add an outdoor Beer Garden, with an increased capacity of up to 47 patrons, to the present Sportscasters Bar and Grill.)

**1. INCREASED NOISE LEVEL**

- A. The proposed Beer Garden would be located near to the homes of elderly Association members.
- B. There is likely to be loud, amplified music, particularly from sub-woofer speakers, from live bands and/or recorded music which could continue late into the evening.
- C. Outdoor drinking very often promotes loud rowdy behavior that also can continue late into the evening.

**2. SANITATION**

- A. Spilled drinks and food in the Outdoor Beer Garden will attract rodents and insects, as will empty containers and trash on surrounding properties.
- B. There will be increased use of Association members' backyards as outdoor toilets. Association members have already observed persons urinating there.

**3. TRASH**

- A. Increased incidences of beer bottles and cans and food containers and other trash being thrown onto Association member's yards, as is now happening.
- B. Increased number of cigarette butts thrown into the lawns bordering 70<sup>th</sup> Street.

**4. OVERFLOW PARKING**

- A. There is no more room on the Bar property for additional parking.
- B. On busy occasions, bar patron's vehicles are already filling the parking lots of nearby commercial properties.
- C. Increasing the capacity of patrons on the Bar property will cause patrons to park in the Stony Ridge Apartments parking lots and will overflow into the Association's private streets, which are not designed for such parking.

Therefore we, the undersigned respectfully request that the Planning Commission deny the application for CHANGE OF ZONE NO. 2382B.

STONY RIDGE HOMEOWNERS ASSOCIATION

NAME

ADDRESS

*Nicole Severson* *[Signature]* 7000 Stony Ridge Rd  
 NICOLE SEVERSON & JEREMY SEVERSON 7000 STONY RIDGE ROAD

*Ruby m Robb* 7001 Stony Ridge Rd.  
 RUBY ROBB 7001 STONY RIDGE ROAD

*Sandra Anderson* 7008 Stony Ridge Rd.  
 SANDRA ANDERSON 7008 STONY RIDGE ROAD

*Janet Smejdir*  
 JANET SMEJDIR 7009 STONY RIDGE ROAD

*Ann White* 7016 Stony Ridge Rd  
 ANN WHITE 7016 STONY RIDGE ROAD

*Bonnie Karsting* 7017 Stony Ridge Rd  
 BONNIE KARSTING 7017 STONY RIDGE ROAD

*Cathy Vanderbeek* 7024 Stony Ridge Rd  
 CATHY VANDERBEEK 7024 STONY RIDGE ROAD

*Agnes Mahan* 7025 Stony Ridge Road  
 AGNES (A.V.) MAHAN 7025 STONY RIDGE ROAD

*Jack & Vicki L Truax* 7032 Stony Ridge Road  
 JACK TRUAX & VICKI TRUAX 7032 STONY RIDGE ROAD

STONY RIDGE HOMEOWNERS ASSOCIATION

<u>NAME</u>	<u>ADDRESS</u>
<i>Harrison Fehr</i> Marge Fehr HARRISON & MARGE FEHR	7033 STONY RIDGE ROAD
<i>Dorothy R. Kuhns</i> DOROTHY KUHS	<i>7040 Stony Ridge Rd.</i> 7040 STONY RIDGE ROAD
<i>Velora M. Lannin</i> <i>Dale P. Lannin</i> DALE LANNIN & VELORA LANNIN	7041 STONY RIDGE ROAD
<i>Darlene F. Robison</i> DARLENE ROBISON	<i>7100 Stony Ridge Road</i> 7100 STONY RIDGE ROAD
<i>Marie Smith</i> MARIE SMITH	<i>7101 Stony Ridge</i> 7101 STONY RIDGE ROAD
<i>Edwin D. Clapper</i> EDWIN CLAPPER & JERRY CLAPPER	<i>Jeraldine Clapper 7108 Stony Ridge Rd</i> 7108 STONY RIDGE ROAD
<i>Silvia Staehr</i> SILVIA STAEHR	7109 STONY RIDGE ROAD
<i>Kurt Bauer</i> KURT BAUER	<i>7124 Stony Ridge Rd.</i> 7124 STONY RIDGE ROAD
<i>Evelyn Woods</i> EVELYN WOODS	<i>7125 Stony Ridge Road</i> 7125 STONY RIDGE ROAD

STONY RIDGE HOMEOWNERS ASSOCIATION

<u>NAME</u>	<u>ADDRESS</u>
Esther M. Albers Richard E. Albers	7132 Stony Ridge Road
RICHARD ALBERS & ESTHER ALBERS	7132 STONY RIDGE ROAD
Chester H. Fee Cathleen M. Fee	7133 Stony Ridge Rd
CHET FEE & CATHLEEN FEE	7133 STONY RIDGE ROAD
Regina Schwarz	7140 Stony Ridge Rd.
REGINA SCHWARZ	7140 STONY RIDGE ROAD
A. Flachman	7141 Stony Ridge Rd.
ARDITH FLACHMAN	7141 STONY RIDGE ROAD
Darlene Hall	3150 72 Street
DARLENE HALL	3150 N. 72 <sup>ND</sup> STREET
Jean Simpson	3146 N. 72nd St.
JEAN SIMPSON	3146 N. 72 <sup>ND</sup> STREET
Henrietta Hartman	3142 N. 72nd St.
HENRIETTA HARTMAN	3142 N. 72 <sup>ND</sup> STREET
Jean Rolofson Barb McIntosh	3138 N. 72nd St
JEAN ROLOFSON & BARBARA MCINTOSH	3138 N. 72 <sup>ND</sup> STREET
Glenn W. Sliter Margaret L. Sliter	3134 N. 72 St.
GLENN SLITTER & MARGARET SLITTER	3134 N. 72 <sup>ND</sup> STREET
June Nielsen	3130 N 72 <sup>nd</sup> St
JUNE NIELSON	3130 N. 72 <sup>ND</sup> STREET