

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

USE PERMIT NO. 108A

1           WHEREAS, Pioneer Greens LLC has submitted an application in  
 2 accordance with Section 27.27.080 of the Lincoln Municipal Code designated as Use  
 3 Permit No. 108A to amend Pioneer Greens Office Park to allow an additional ground  
 4 sign on property generally located at S. 84th Street and Pioneers Blvd., and legally  
 5 described to wit:

6                       Lots 2 and 11, Pioneer Greens 1st Addition, Lots 1-3,  
 7                       Pioneer Greens 5th Addition, Lots 1-7 and Outlot A, Pioneer  
 8                       Greens 6th Addition, Lighthouse Condominium Units A and  
 9                       B, and Pioneer Pond Condominium Units A and B, all  
 10                      located in the Northwest Quarter of Section 11, Township 9  
 11                      North, Range 7 East of the 6th P.M., Lancaster County,  
 12                      Nebraska;

13           WHEREAS, the real property adjacent to the area included within the site  
 14 plan for an additional sign within the commercial development center will not be  
 15 adversely affected; and

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

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

21           That the application of Pioneer Greens LLC, hereinafter referred to as  
 22 "Permittee", to amend Pioneer Greens Office Park to allow an additional ground sign on  
 23 the property legally described above be and the same is hereby granted under the

1 provisions of Section 27.69.044 of the Lincoln Municipal Code upon condition that  
2 construction and operation of said ground sign be in strict compliance with said  
3 application, the site plan, and the following additional express terms, conditions, and  
4 requirements:

5 1. This permit approves three signs within the Pioneer Greens Office Park in  
6 addition to any other signs already allowed by the sign regulations for the O-3 District:  
7 one at the intersection of 84<sup>th</sup> Street and Pioneers Boulevard located on the retaining  
8 wall, one located along 84<sup>th</sup> Street frontage midway between the intersection and the  
9 office park entrance, and one located along Pioneers Boulevard midway between the  
10 intersection and the office park entrance.

11 2. Before receiving building permits:

12 a. The Permittee must submit a revised and reproducible final plan  
13 including 5 copies.

14 b. The construction plans shall comply with the approved plans.

15 3. All development and construction shall have been completed in  
16 compliance with the approved plans.

17 4. All privately-owned improvements shall be permanently maintained by the  
18 owner or an appropriately established homeowners association approved by the City  
19 Attorney.

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

23 6. This resolution's terms, conditions, and requirements bind and obligate the  
24 Permittee, its successors and assigns.

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

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

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

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

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

\_\_\_\_\_  
Mayor