

ORDINANCE RECORD

No. 728—REDFIELD & COMPANY INC., OMAHA

ORDINANCE NO. 1094

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, SARPY COUNTY, NEBRASKA:

Section 1. Approval of Rezoning. On June 18, 2009, the La Vista Planning Commission conducted a public hearing on the matter of rezoning the tract of land set forth in Section 2 of this ordinance and reported to the City Council that it recommended approval of the zoning of said tract be changed from "TA" Transitional Agriculture District to "R-3 PUD-1" High Density Residential District Planned Unit Development and "C-2 PUD-1" General Commercial District Planned Unit Development. On July 21, 2009, the City Council held a public hearing on said proposed change in zoning and found and determined that said proposed changes in zoning are advisable and in the best interests of the City. The City Council further found and determined that public hearings were duly held and notices, including published notice, written notice to adjacent property owners and notice posted at the properties, were duly given pursuant to Section 9.01 of the Zoning Ordinance. The City Council hereby approves said proposed changes in zoning as set forth in Sections 2 of this ordinance.

Section 2. Amendment of the Official Zoning Map. Pursuant to Article 3 of the Zoning Ordinance, the following described tract of land is hereby rezoned from "TA" Transitional Agriculture District to "R-3 PUD-1" High Density Residential District Planned Unit Development and "C-2 PUD-1" General Commercial District Planned Unit Development, and the Official Zoning Map of the City of La Vista is hereby amended to reflect the changes in zoning of the following described tracts of land from "TA" Transitional Agriculture District to "R-3 PUD-1" High Density Residential District Planned Unit Development and "C-2 PUD-1" General Commercial District Planned Unit Development:

"R-3 PUD-1" High Density Residential District Planned Unit Development

ALL OF LOT 13, AND PART OF LOT 14, CRESTVIEW HEIGHTS (2ND PLATTING), A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 14; AND ALSO PART OF HARRISON STREET RIGHT-OF-WAY, AND ALSO PART OF GERTRUDE STREET RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S87°53'23"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 14, A DISTANCE OF 1154.76 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 13, CRESTVIEW HEIGHTS (2ND PLATTING), SAID LINE ALSO BEING THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 12, CRESTVIEW HEIGHTS, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 14, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°06'37"E ALONG THE EAST LINE OF SAID LOT 13, CRESTVIEW HEIGHTS (2ND PLATTING), AND SAID NORTHERLY AND THE SOUTHERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 12, CRESTVIEW HEIGHTS, AND SAID NORTHERLY AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 498.53 FEET TO A POINT ON THE CENTERLINE OF SAID GERTRUDE STREET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF GERTRUDE STREET ON A CURVE TO THE LEFT WITH A RADIUS OF 990.00 FEET, A DISTANCE OF 148.88 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S76°11'52"W, A DISTANCE OF 148.74 FEET; THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF GERTRUDE STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 980.00 FEET, A DISTANCE OF 513.13 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S86°53'23"W, A DISTANCE OF 507.29 FEET; THENCE N78°06'37"W ALONG SAID CENTERLINE OF GERTRUDE STREET, A DISTANCE OF 255.09 FEET; THENCE N02°06'37"W, A DISTANCE OF 227.95 FEET; THENCE N87°53'23"E, A DISTANCE OF 20.00 FEET; THENCE N02°06'37"W, A DISTANCE OF 247.86 FEET TO A POINT ON THE NORTH LINE OF SAID NE1/4 OF SECTION 14; THENCE N87°53'23"E ALONG SAID NORTH LINE OF THE NE1/4 OF SECTION 14, A DISTANCE OF 880.37 FEET TO THE POINT OF BEGINNING.

SAID LOT 13 AND PART OF LOT 14, CRESTVIEW HEIGHTS (2ND PLATTING), AND PART OF HARRISON STREET RIGHT-OF-WAY, AND ALSO PART OF GERTRUDE STREET RIGHT-OF-WAY CONTAINS AN AREA OF 476,697 SQUARE FEET OR 10.943 ACRES, MORE OR LESS.

"C-2 PUD-1" General Commercial District Planned Unit Development

PART OF LOT 14, CRESTVIEW HEIGHTS (2ND PLATTING), A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 14; AND ALSO PART OF HARRISON STREET RIGHT-OF-WAY, AND GERTRUDE STREET RIGHT-OF-WAY; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID NE1/4 OF SECTION 14; THENCE N87°53'23"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NE1/4 OF SECTION 14, A DISTANCE OF 208.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°53'23"E ALONG SAID NORTH LINE OF SAID NE1/4 OF SECTION 14, A DISTANCE OF 382.47 FEET; THENCE S02°06'37"E, A DISTANCE OF 247.86 FEET; THENCE S87°53'23"W, A DISTANCE OF 20.00 FEET; THENCE S02°06'37"E, A DISTANCE OF 227.95 FEET TO A POINT ON THE CENTERLINE OF SAID GERTRUDE STREET; THENCE N78°06'37"W ALONG SAID CENTERLINE OF GERTRUDE STREET, A DISTANCE OF 129.60 FEET; THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF

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GERTRUDE STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 310.07 FEET, A DISTANCE OF 407.76 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N40°26'11"W, A DISTANCE OF 379.01 FEET; THENCE N02°45'45"W ALONG SAID CENTERLINE OF GERTRUDE STREET, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 147.13 FEET TO THE POINT OF BEGINNING.

SAID PART OF LOT 14, CRESTVIEW HEIGHTS (2ND PLATTING), AND ALSO PART OF HARRISON STREET RIGHT-OF-WAY, AND ALSO PART OF GERTRUDE STREET RIGHT-OF-WAY CONTAINS AN AREA OF 149,174 SQUARE FEET OR 3.425 ACRES, MORE OR LESS.

The amended version of the official zoning map of the City of La Vista is hereby adopted and shall be signed by the Mayor, attested to by the City Clerk and shall bear the seal of the City under the following words:

"This is to certify that this is the official zoning map referred to in Article 3 Section 3.02 of Ordinance No. 848 of the City of La Vista, Nebraska"

and shall show the date of the adoption of that ordinance and this amendment.

Section 3. Effective Date. This ordinance shall be in full force and effect upon the date passage, approval and publication as provided by law.

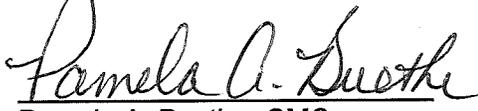
PASSED AND APPROVED THIS 4TH DAY OF AUGUST 2009.

CITY OF LA VISTA



Douglas Kindig, Mayor

ATTEST:



Pamela A. Bueche, CMC
City Clerk

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