

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
AUGUST 18, 2015 AGENDA**

Subject:	Type:	Submitted By:
APPLICATION FOR PUD ORDINANCE AMENDMENT, ♦ FINAL PUD PLAN & CONDITIONAL USE PERMIT– COMFORT SUITES LOT 1, SOUTHPORT EAST REPLAT TWELVE (NE OF McDERMOTT PLZ. & EASTPORT PKWY.)	RESOLUTION (2) ORDINANCE (1) RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

An ordinance and two resolutions have been prepared to approve an amendment to the Southport East Replat Twelve PUD Ordinance, the Final PUD Plan for the project, and a Conditional Use Permit to allow for a Comfort Suites hotel on approximately 2.12 acres located northeast of McDermott Plaza and Eastport Parkway.

FISCAL IMPACT

None.

RECOMMENDATION

Approval, conditional on the satisfactory completion of the remaining design review issues prior to submittal for building permit.

BACKGROUND

An ordinance and two resolutions have been prepared to approve an amendment to the Southport East Replat Twelve PUD ordinance, the Final PUD Plan, and a Conditional Use Permit to allow for a Comfort Suites hotel. The application was submitted by J. Marcli Hotel Group, LLC; the property is currently owned by Ada McDermott Revocable Trust. The property is platted as Lot 1, Southport East Replat Twelve, generally located northeast of McDermott Plaza and Eastport Parkway.

The applicant has requested approval in order to allow for the construction a 4-story, 72-room hotel. Because this lot abuts the location of the new multi-sports complex to the east, the exhibits to the CUP document identify two access road layouts on the hotel property: one with a northern access drive which will initially be installed, and one which connects the property to the east and to the new street serving the sports complex. At the time the new street is installed, the CUP calls for the northern access road to be removed and the connections to the new street installed.

The proposed amendment to the PUD ordinance is intended to correct the height limit of the PUD overlay district (55 feet) to the height allowed in the C-3 District (90 feet).

A detailed staff report is attached.

The Planning Commission held a public hearing on July 16, 2015 and, through a vote of 8 in favor and one in abstention, recommended approval of the PUD ordinance amendment, the Final PUD Plan, and the Conditional Use Permit contingent on the satisfactory resolution of issues noted by staff.



**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 2015-CUP-02
2015-PUD-04

FOR HEARING OF: August 18, 2015
Report Prepared on August 5, 2015

I. GENERAL INFORMATION

- A. APPLICANT:** J. Marcli Hotel Group, LLC
- B. PROPERTY OWNER:** Ada McDermott Revocable Trust
- C. LOCATION:** NE Corner of McDermott Plaza and Eastport Parkway
- D. LEGAL DESCRIPTION:** Lot 1 Southport East Replat Twelve
- E. REQUESTED ACTION(S):** Planned Unit Development (PUD) Ordinance amendment, Final Planned Unit Development (PUD) Site Plan, and Conditional Use Permit (CUP) to allow for a hotel.
- F. EXISTING ZONING AND LAND USE:**
C-3 PUD, Highway Commercial/Office Park District Planned Unit Development, and Gateway Corridor District (Overlay District); the property is currently vacant.
- G. PROPOSED USES:** Developer wishes to construct a 72-room hotel.
- H. SIZE OF SITE:** 2.12 Acres.

II. BACKGROUND INFORMATION

- A. EXISTING CONDITION OF SITE:** The existing site is vacant ground that is relatively flat with a gradual downward slope to the north.
- B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** Vacant; C-3 PUD, Highway Commercial/Office Park District, Planned Unit Development and Gateway Corridor District (Overlay District)
 - 2. **West:** Commercial strip center; C-3 PUD, Highway Commercial/Office Park District, Planned Unit Development and Gateway Corridor District (Overlay District)
 - 3. **South:** Summer Kitchen Cafe; C-3 PUD, Highway Commercial/Office Park District, Planned Unit Development and Gateway Corridor District (Overlay District)

4. **East:** Vacant; TA Transitional Agriculture and Gateway Corridor District (Overlay District)

- C. **RELEVANT CASE HISTORY:** A PUD Ordinance (Ordinance 1036) that covers this property was approved on May 15, 2007. It allows for 10-foot setbacks (front, side, and rear) and a 55-foot maximum building height, among other regulations and guidelines.

III. ANALYSIS

- A. **COMPREHENSIVE PLAN:** The Future Land Use Map of the Comprehensive Plan designates this property for commercial uses. The proposed commercial use is consistent with the Future Land Use Map.
- B. **OTHER PLANS:** N/A
- C. **TRAFFIC AND ACCESS:**
 1. A traffic impact study was performed in 2006 as part of Southport East Replat Six which resulted in widening Eastport Parkway between McDermott Plaza and Giles Road. In that study the trip generation from this site was included in the analysis. At that time the study anticipated an 18,000 s.f. retail strip center on this parcel. The proposed 72-room hotel will have much less traffic than the previous assumption. Therefore, a traffic impact analysis is not needed for this proposal.
 2. The property will have access to McDermott Plaza which is a private roadway that exists from Eastport Parkway to Lot 2 Southport East Replat Twelve. Condition 2f of the Conditional Use Permit requires the removal of the northern access road on this site and the connection of two entrance points into the parking lot at locations depicted on the Site Plan upon development of Tax Lot 3 17-14-12 (proposed multi-sport project).
- D. **UTILITIES:** All utilities are available to the site.
- E. **PARKING REQUIREMENTS:**
 1. Zoning regulations require a total of 72 parking stalls (one space per rental unit); 3 of these stalls are required to be handicapped accessible. The Final PUD Site Plan depicts a total of 75 parking stalls and includes the required number of accessible stalls. No additional parking is anticipated to be needed.
- F. **LANDSCAPING:**
 1. The landscaping plan has been reviewed as part of the design review process that is required for developments within Southport East and the Gateway Corridor District. Comments regarding the landscaping

plan are stated within the design review letter from the City's Design Review Architect attached to this report.

G. BUILDING DESIGN:

1. The building design has been reviewed as part of the design review process that is required for developments within Southport East and the Gateway Corridor District. Comments are stated within the design review letter from the City's Design Review Architect attached to this report, followed by the latest response letter from the developer's architect. The applicant has revised the design review documents since the latest review letter and resubmitted to the City. These documents are included as exhibits to the CUP. Though the design was deemed close enough to proceed through City Council review. However, minor design review issues remain that do not affect that use as presented. These issues will need to be resolved prior to building permit issuance.

IV. REVIEW COMMENTS:

1. Condition 2e of the Conditional Use Permit requires the removal of the northern access road and the connection of two entrance points into the parking lot at locations depicted on the Site Plan upon development of Tax Lot 3 17-14-12 (multi-sports complex). Condition 2e also references an exhibit attached to the CUP that provides a revised site plan showing the layout after the construction of the entrance road related to the development of the multi-sports complex.
2. The existing PUD ordinance (Ordinance 1036) allows for a maximum building height of 55 feet. The elevation views depict a proposed height of 55'-11 1/2". Staff is recommending the removal of the 55' maximum building height requirement within the PUD ordinance as it was intended to provide relief from the previous maximum building height of 45-feet in the C-3 Zoning District. The current regulations for the C-3 Zoning District limit the height of structures to 90-feet.
3. The PUD ordinance provides for a 10 foot building setback from property lines and curbs of private roadways. The site plan complies with this requirement.

V. STAFF RECOMMENDATION – PUD ORDINANCE AMENDMENT:

Approval of the PUD Ordinance amendment as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. PLANNING COMMISSION RECOMMENDATION – PUD ORDINANCE AMENDMENT:

The Planning Commission held a public hearing on July 16, 2015 and recommended, through a vote of 8 in favor and one in abstention, approval of the PUD Ordinance amendment as the amendment request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VII. STAFF RECOMMENDATION – FINAL PUD SITE PLAN:

Staff confirms that the Final PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance. As such, staff recommends approval of the Final PUD Site Plan for a hotel, conditional on the satisfactory completion of the remaining design review issues prior to submittal for building permit.

VIII. PLANNING COMMISSION RECOMMENDATION – FINAL PUD SITE PLAN:

The Planning Commission held a public hearing on July 16, 2015 and recommended, through a vote of 8 in favor and one in abstention, approval conditional on the finalization of exhibits regarding the removal of the north entry drive and satisfactory completion of the design review prior to City Council review as the PUD Site Plan request is consistent with the Comprehensive Plan and the Zoning Ordinance.

IX. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

Staff confirms that the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance. As such, staff recommends approval of the Conditional Use Permit for a hotel, conditional on the satisfactory completion of the remaining design review issues prior to submittal for building permit.

X. PLANNING COMMISSION RECOMMENDATION – CONDITIONAL USE PERMIT

The Planning Commission held a public hearing on July 16, 2015 and recommended, through a vote of 8 in favor and one in abstention, approval conditional on the finalization of exhibits regarding removal of the north entry drive and the satisfactory completion of the design review prior to City Council review as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

XI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. City Engineer's Review Letter
3. Design Review Architect's Letter
4. Access Road Depiction
5. PUD Ordinance amendment
6. Final PUD Site Plan
7. Conditional Use Permit with exhibits

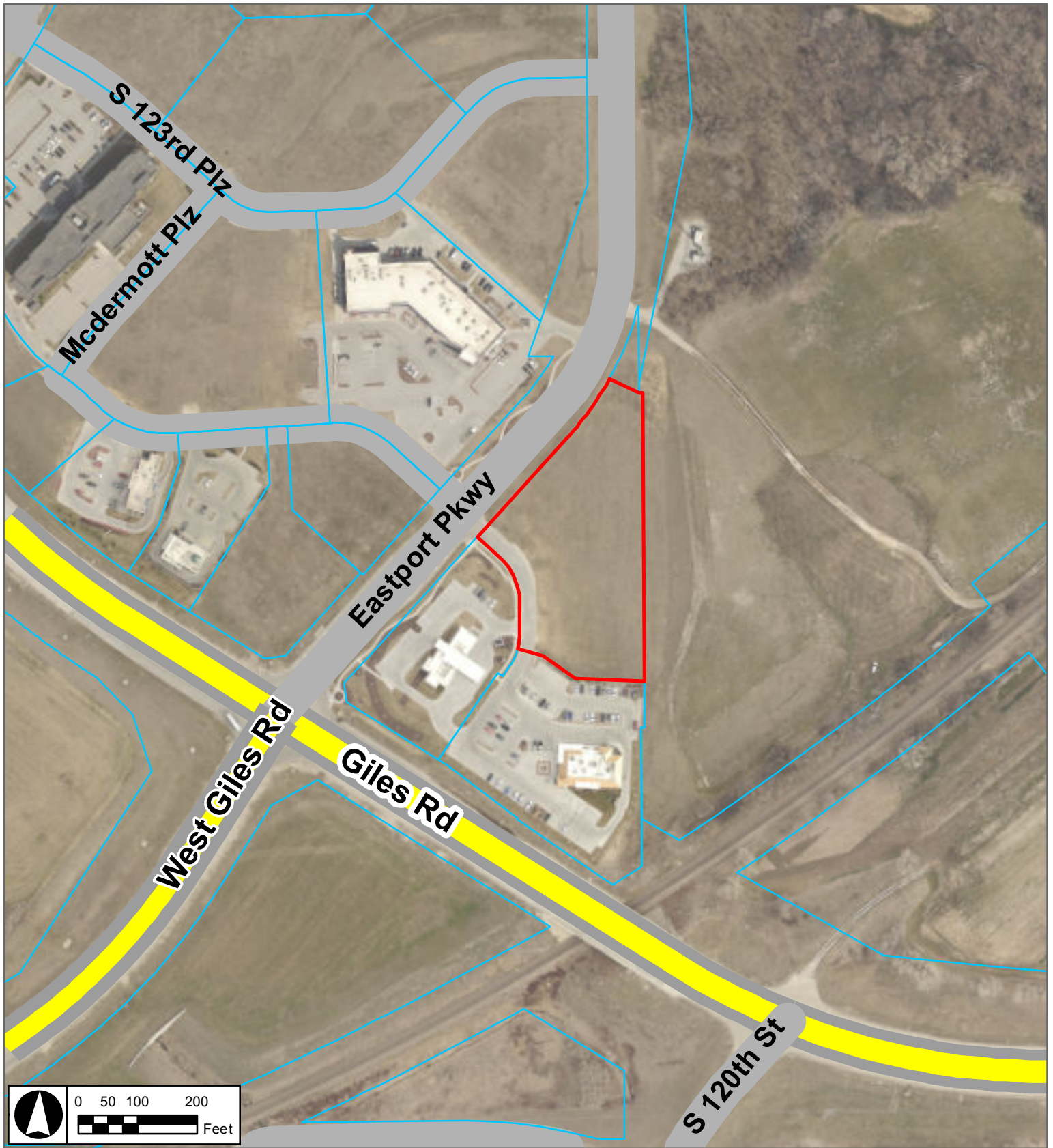
XII. COPIES OF REPORT TO:

1. Gregory Bruce Weilert, J. Marcil Hotel Group, LLC; Applicant
2. Michael McDermott, Ada McDermott Revocable Trust; Property Owner
3. Will Rogers, Associated Architects; Architect
4. Public Upon Request

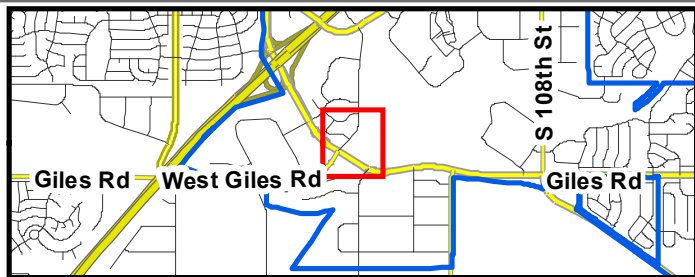
Prepared by:

Community Development Director

Date



Project Vicinity Map



Comfort Suites Vicinity Map

07/09/2015
CSB





January 16, 2015

Mr. Christopher Solberg
City Planner
City of La Vista
8116 Park View Blvd.
La Vista, NE 68128

RE: Conditional Use Permit & PUD Amendment
Southport East Replat 12, Lot 1
Proposed Comfort Inn & Suites

Chris:

I have reviewed the documents in your transmittal of January 6, 2015 showing a proposed site plan and building elevation views for a hotel on the above-referenced parcel. I offer the following comments:

CUP

In regards to the elements set forth in Article 6.05 of the zoning regulations:

6.05.01 No objections

6.05.02 No objections

6.05.03 Need to provide for access to the east at SE property corner dependent on land use that occurs to the east. The proposed driveway at the north end of the site will cross Outlot A of Southport East Replat Eleven. This outlot needs to be shown on the Site Plan. The outlot is owned by the same persons that own Tax Lot 3 east of the site. The applicant needs to contact the owner of Outlot A to obtain their concurrence in the proposed construction activity. Relative to providing for orderly development of surrounding property, as required by this element, this would be the appropriate time for the access at the north end of the site to be constructed in a manner that services this site and the property to the east. This may warrant a northbound right-turn bay on Eastport Parkway and should include consolidating the current access to the cell tower and property to the east into this location.

6.05.04 Need to see a conceptual storm water management plan.

6.05.05 A traffic impact study was performed in 2006 as part of Southport East Replat Six which resulted in widening Eastport Parkway between McDermott Plaza and Giles Road. In that study the trip generation from this site was included in the analysis. At that time the study anticipated an 18,000 s.f. retail strip center on this parcel. The proposed 72-room hotel will much less traffic than the previous assumption. Therefore, a traffic impact analysis is not needed for this proposal.

City Hall

8116 Park View Blvd.
La Vista, NE 68128-2198
p: 402-331-4343
f: 402-331-4375

Community Development

8116 Park View Blvd.
p: 402-331-4343
f: 402-331-4375

Fire

8110 Park View Blvd.
p: 402-331-4748
f: 402-331-0410

Golf Course

8305 Park View Blvd.
p: 402-339-9147

Library

9110 Giles Rd.
p: 402-537-3900
f: 402-537-3902

Police

7701 South 96th St.
p: 402-331-1582
f: 402-331-7210

Public Works

9900 Portal Rd.
p: 402-331-8927
f: 402-331-1051

Recreation

8116 Park View Blvd.
p: 402-331-3455
f: 402-331-0299

6.05.06 No objections
6.05.07 No objections
6.05.08 No objections
6.05.09 No objections
6.05.10 See item 6.05.05 above
6.05.11 See item 6.05.04 above

PUD

Section 4 of PUD Ordinance 1036 for this property requires site plan approval by the City.

Project will need to comply with design guidelines as set forth in Ordinance 1036.

The PUD allows for a maximum height of 55 feet. The elevation views show a maximum height of 55'-11 ½ ".

The PUD provides for 10 feet building setback from property lines and curbs of private roadways. The site plan complies with this requirement.

The site plan needs to include data showing at least 25% greenspace on the lot and at least 10% of the parking lot being greenspace. If these criteria are met, then the interior property line requirement for 10 feet of landscaping can be waived which would apply along the south and east property lines where less than 10 feet of landscaping is provided.

The PUD encourages public spaces and amenities. A curvilinear public sidewalk along Eastport Parkway and perhaps a seating area at the north end of the site could address this factor. The curvilinear sidewalk should allow for a right-turn bay at the future roadway to the east at the north end of the site.

The applicant should be reminded that they will need FAA approval. Please contact me with any questions about these comments.



John M. Kottmann, P.E.
City Engineer

July 14, 2015

Mr. Chris Solberg
City of La Vista
8116 Park View Blvd
La Vista, NE 68128

RE: Comfort Suites Design Review #2

Dear Chris:

This letter shall provide corrections and/or recommendations for the applicants design review and submittal package. Drawing dates vary with civil/site drawings dated April 21, 2015 and architectural drawings dated December 3, 2014. For tracking purposes I have noted deficiencies in the submittal package and the corresponding requirements outlined in the Southport East Design Guidelines.

Sheet AS.1:

1. All previous comments have been incorporated.
2. The monument sign is not shown on any other civil/site or landscaping drawings for coordination.

Sheet AS.2:

1. Detail 1 - Site furniture shown is limited to the smoking area bench. Is any other site furniture proposed? It seems like the pergola elements should have some bench seating available if they are contributing to the pedestrian experience of the walkways around the building.
2. Detail 2 - the trash enclosure as submitted still does not meet the requirements. The trash enclosure walls and the attached storage room shown as painted wood fencing are required to be brick to match the building construction. The gate configuration is satisfactory. All steel elements should be painted with a high durability product like Tnemec, Kynar, or power coated to match Sherwin Williams "Urbane Bronze" to be consistent with the building accents. (Refer to Appendix R. Refuse Screen Gate).
3. Detail 4, where does the flag poles occur on the site?
4. Detail 8, note 5 – finish on pergola appears to have has been changed to paint or maybe a semi-transparent wood stain. Submit a physical sample of Sherwin Williams "Bold Brick" applied on pressure treated wood for review and compliance with acceptable colors. (Refer to Appendix N. Minor Accent Color Ranges).

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City of La Vista
Comfort Suites Design Review #2
Page Two

5. No screening for the two transformers is indicated. One of the transformers appears to be right at the edge of the sidewalk so that transformer, if new, should be moved or, if existing, that portion of the walk should be reconsidered and moved to the northeast to bypass on the other side.

Sheet PAVING AND LAYOUT PLAN:

1. All previous comments have been incorporated.

Sheet GRADING PLAN:

1. All previous comments have been incorporated.

Sheet NOTES AND DETAILS:

1. PAVE DRAIN UNITS need to be submitted with physical samples for verification of color and appearance.
2. End-Of-Road Traffic Barricade detail is no longer required.

Sheet A3.1:

1. Note 5, brick is noted as Burnt Almond by Glen Gery, but physical sample received is identified as Brown Manganese Velour by Sioux City Brick. Please confirm which product is being used and if necessary submit Glen Gery sample.
2. Note 8, indicates white or almond guestroom windows. The sample submitted is white. Which color is being proposed?
3. Pre-finish gutters, scuppers, and downspouts to match the material they sit in. Downspouts at EIFS to Brick transitions will need to be field painted multi-color accordingly.
4. East Elevation – back side of entry tower element should be noted as 3, Mannered Gold.
5. Awnings are required to be fabric. Material sample received was paint on sheet metal. Submit actual sample of fabric awing material for approval. Recommend using an accent color for the awnings as there is a lot of dark brown happening on the base of the building without much contrast. Some more “Mannered Gold” could be a nice accent.
6. Are the soldier course brick bands an accent brick color or same as field? This appears to be an opportunity for some added detail and contrast.
7. Are the windows completely in brick going to have a sloped rowlock sill similar to head detail and some of the banding on the base?
8. Are the windows in the EIFS areas really going to have a brick soldier course head?
9. Exterior lighting locations are still not shown. Locations need to be shown for approval of how highlighting of entrances and other architectural features is being handled.
10. What color will the fourth floor patio railings be painted?

Sheet R3.1:

1. Most of the previous comments have been addressed and are satisfactory. Below are the items previously commented upon that still need modification:
 - a. Consistency of awnings needs to be reviewed again.
 - i. The height (approximately 10'-6" AFF) does not reinforce the intent of providing pedestrian scale or functionally shade the windows. They should be lowered to directly above the window heads.
 - ii. Awnings have been omitted at the pergolas on the west and east elevations but included at the north elevation. Recommend adding them at all lower level window locations so consistency of design is not unclear.
 - iii. The storefront windows at the west and north elevation are so tall that the awnings above are out of place and seem to be lending to the problem of all the other awnings being too high. A different solution like a metal canopy or aluminum sunshade outrigger at a mid-level mullion, something other than an awning, may need to be proposed here to allow the awnings to work better around the rest of the building.
 - b. Pergola element appears to have been set a standard 8' height per the detail on sheet AS.2. Recommend reviewing height to possibly be more integrated with the architectural lines behind it. The scale of the people and vehicles in the rendering seems off so this may be contributing to the pergola feeling understated.

Sheet L1:

1. Previous comments on plant list sizes have been incorporated.
2. Landscaping at the storm water detention structure is hatched as sod. Coordinate with civil and revise landscaping design to propose plantings that will perform well in this location.
3. Several plantings along the east property line are shown into the adjacent property. Revise so all plantings are on the Comfort Suites property.
4. Strip of sod shown under pergola location on west side seems like it will be hard to maintain and would do better as additional plantings and mulch.
5. Plantings at the rock garden and monument sign are not shown (assuming there will be some?). Watch plantings at monument sign for size at full growth.

Sheet ESP1.2:

1. Parking lot pole fixtures "AA & AA1" now comply with the fixture type required but no specific information demonstrating the colors, poles, etc. was submitted. Refer again to Appendix H. and I. for site specific lighting requirements.
2. Wall pack fixture "CC" needs to be re-specified with a lens configuration that provides full cut off so the light source is not visible. Recommend Cooper's InVUE and McGraw-Edison architectural wall mount luminaires. Locations for these fixtures need to be shown on the exterior elevations. Refer again to the Southport guidelines page 7-2, II.F. Building Lighting. The overall project lighting needs to be expanded past the parking lot

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City of La Vista
Comfort Suites Design Review #2
Page Four

and main entrance. Highlighting needs to occur at architectural elements like the building corners, pergolas, and any other architectural features.

Please feel free to contact me regarding additional clarifications or questions.

(402) 431-6317 direct
sheaney@schemmer.com

Sincerely,

THE SCHEMMER ASSOCIATES, INC.
ARCHITECTS | ENGINEERS | PLANNERS

A handwritten signature in black ink, appearing to read "Scott P. Heaney", written over a horizontal line.

Scott P. Heaney, AIA
Senior Project Architect



ASSOCIATED ARCHITECTS

August 11, 2015

To,
Chris Solberg
City of La Vista
8116 Park View Blvd,
La Vista, NE 68128

Re: Comfort Suites, La Vista, NE

Dear Chris,

This letter and attached revised drawings shall provide responses to design review #2 dated July 14, 2015.

Sheet AS.1

2. Monument sign is now shown on civil and landscape plans. On landscape plan, the monument sign is covered partially by tree foliage. Tree locations shown are approximate and will be located appropriately in the field.

Sheet AS.2

1. No exterior seating except for smoker's bench. Smokers bench will be Keystone Ridge McConnell Series in turtle green color called for by City of La Vista Guidelines. No expected pedestrian traffic. Breakfast seating furniture will be Grosfillex Havana line in Espresso color. The tables will be Grosfillex Molded Melamine Tabletop with Catalan top. No umbrellas will be used or other patio furniture.

2. Detail 2 on sheet AS.2 revised to show brick on trash enclosure walls and high durability product on all steel elements to match Sherwin Williams "Urbane Bronze".

3. There will be no Flag poles in this project. Flag pole details deleted from sheet

Sheet AS.2.

4. Finish on pergola is chosen from approved colors from "Appendix N, Minor Accent Color Ranges". It is a Sherwin Williams paint and not a semi-transparent wood stain.

5. There is only one transformer located on east side of the building. Screening will either be metal grating powder coated to Urbane Bronze. Height will be based on transformer size. Shop drawings will be submitted for approval prior to installation.

Sheet A3.1

1. Brick will be Brown Brick by Sioux City Brick in Manganese Velour finish. Please see revised finish schedule.
2. White guestroom windows
3. Note added to sheet A3.1.
4. Back side of entry tower color changed to color # 3, Mannered Gold.
5. Would like to keep all awning in Urbane Bronze instead of a lighter color. Will provide sample of canvas material painted in Urbane Bronze finish.
6. Same as field.
7. There is no space between the window sill and the PTAC grill to install sloped rowlock. There will be no banding at the base.
8. The window heads in EIFS area have been changed to Mannered Gold.
9. Exterior lighting locations now shown on building elevations.
10. Patio railing will be Urbane Bronze

Sheet R3.1

1. a.
 - I. Awning height lowered to be directly over window head.
 - II. The placement of awning is per franchise prototype requirements. The awning are placed over the windows were the building jogs out on east and west sides and on north and south elevations as per prototype. The awning are not placed based on relevancy to the pergolas.
 - III. Awnings have been lowered.

Sheet L1

See revised landscape plan.

Sheet ESP1.1

See revised photometric plans. See detail 9 on sheet AS.2 for color, poles, etc.

Thank you for your feedback. Should you have any questions or need additional information, please call me.

Sincerely,
Will Rogers,
Associated Architects, Ltd.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LA VISTA, NEBRASKA, AMENDING ORDINANCE NO. 1036 BY REPEALING THE FINAL PUD DEVELOPMENT PLAN ON FILE IN THE OFFICE OF THE CITY CLERK; ESTABLISHING NEW STANDARDS AND CONDITIONS FOR DEVELOPMENT UNDER THE FINAL PLANNED UNIT DEVELOPMENT PLAN; TO PROVIDE FOR SEVERABILITY; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

Section 1. In accordance with Section 5.15 of the La Vista Zoning Ordinance No. 848, the final PUD-1 (Planned Unit Development) plan for Southport East Replat Seven is amended for the following described real estate, to wit:

LEGAL DESCRIPTION

LOTS 1-3, SOUTHPORT EAST REPLAT SEVEN, BEING A REPLATTING OF LOT 1, SOUTHPORT EAST, A SUBDIVISION LOCATED IN PART OF THE SOUTH ½ OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA, GENERALLY LOCATED NE OF EASTPORT PARKWAY & GILES ROAD.

Section 2. This document provides for a PUD plan for development of a planned commercial center that will service not only the city, but also the surrounding market area. Such commercial center is characterized by attached and free-standing retail, lodging, office, dining and entertainment establishments served by parking areas, and uniquely located on a tract of land that has an area of approximately 5.456 acres. The regulations contained in this Ordinance will facilitate development in a planned, orderly fashion so as to protect the public health, safety, and general welfare. All grading, installation of infrastructure, development and build out shall be in strict accordance with the provisions of this Ordinance, except as shall be amended by the City Council in the required manner. The underlying commercial zoning district regulations shall continue to be applicable, except as provided for in this Ordinance and the attached exhibits.

Section 3. Definitions

Unless a contrary intent is clearly indicated herein, the following words and phrases shall have the following meanings, regardless of whether or not capitalized:

- A. "Developer" shall mean R.S. Land, Inc.; its successors and assigns.
- B. "Gateway Corridor District" or "La Vista Gateway Corridor District" shall mean the City's overlay zoning district establishing basic site and building development criteria to be implemented within the boundaries of the overlay district.
- C. "Landscaping Easement" shall mean that area adjacent to the street right-of-way providing for required street trees and landscape material.
- D. "Open Space" shall mean anything on the site except buildings, parking lots and vehicular circulation areas, generally pervious, but may include well landscaped pedestrian plazas.
- E. "Planned Unit Development Plan" shall mean a plan developed and approved that outlines certain provisions for the property and its uses. Such plan shall consist of the final plat, design guidelines, conceptual PUD Site Plan and PUD Plan narrative.
- F. "Plat" or "the Plat," shall mean the final plat approved by the City Council.
- G. "Southport East Design Guidelines" shall mean the specific guidelines jointly developed, agreed to and amended by Developer and City for the Subdivision for the purpose, among others, of creating cohesiveness and ensure quality of materials, aesthetics and maintenance upon which all tenants and owners can rely and to ensure view continuity and creation of a sense of place through the use of common elements of site and architecture, a copy of which is attached to Ordinance No. 1021 as Exhibit "C".
- H. "Subdivision" shall mean the 5.456 acres of land described in Section 1 above, to be known as "Southport Village."

Section 4. Conceptual PUD Site Plan

A conceptual site plan for each parcel shall be submitted to the City for approval prior to any

lot development within said parcel.

Section 5. Allowed Uses

Unless otherwise provided in this Ordinance, all Permitted Uses and Permitted Conditional Uses allowed within the C-3 Highway Commercial/Office Park District shall be allowed in Southport Village except as modified below:

- A. The following uses shall be prohibited:
 - i. Automobile/motor vehicle sales
 - ii. Uses listed as exempt from property taxes under Neb. RS 77-202.

Section 6. Building Design Guidelines and Criteria

A copy of the Southport East Design Guidelines in the form approved and amended by the City as Exhibit “C” to Ordinance No. 1021, with the exception of Section 5.C. regarding Roofs, which is attached to this ordinance as Exhibit “1”, and Appendix E regarding Interior Property Line Plantings, which is attached to this ordinance as Exhibit “2”. All applications shall adhere to requirements of the approved PUD Plan and Design Guidelines. Prior to issuance of a building permit, the City, Developer and the applicant shall have mutually agreed upon a specific design plan that complies with such criteria. The Southport East Design Guidelines take the place of the City’s Commercial Building Design Guide and Criteria dated September 17, 2013. The City Administrator shall make the final determination in the event of a conflict.

Section 7. Conditions of the PUD-1 District

Section 5.15 of the La Vista Zoning Ordinance No. 848 includes the Planned Unit Development Overlay District (PUD) and establishes certain regulations and guidelines pertaining to accompanying information required on a plat, site plan and/or conditional use permit. The Southport Village development shall comply with Section 5.15.04 of the Zoning Ordinance.

A. General Conditions

The Conceptual PUD Site Plan incorporate commercial uses (office, retail, lodging and restaurants) on Lots 1-3.

In addition, the following general site plan criteria shall be integrated into and made part of the Southport Village PUD Plan.

- i. All subdivisions, public streets, public street rights-of-way and general development shall adhere to the standards and design criteria set forth in the La Vista Subdivision Regulations and the most current design standards adopted by the City of La Vista pertaining thereto unless otherwise stated within this PUD Plan and Southport East Design Guidelines.
- ii. Unless otherwise specified herein, the development of the Southport Village PUD shall comply with the applicable La Vista Zoning District Regulations or any other applicable City Codes.

B. Land Use Design Criteria

Unless provided otherwise in this PUD Plan, all general use regulations, performance standards and provisions set forth in the La Vista Zoning Ordinance for the C-3, Gateway Corridor and PUD-1 zoning districts shall apply to any development within the identified area. The negative elements of such uses as loading docks, heating, ventilation, or air conditioning (HVAC) units, or similar electrical or mechanical appurtenances shall be designed to be screened and buffered from view by the general public through the use of architectural features or earth berming and landscaping.

- i. The intent of the design and layout for Lots 1-3, Southport East Replat Seven is to develop retail and office center(s) and/or individual businesses.
 - a. Building Height. Within these lots, permitted building heights will be ~~a maximum of fifty-five (55) feet above the average finished grade of the ground at the perimeter of the building governed by the underlying C-3 zoning district regulations.~~
 - b. Building Setback. No part of any free standing or multiple-attached building shall be erected within ten (10) feet of the property line. The

front yard, side yard and rear yard set backs abutting a shared access easement will be no closer than (10) feet from the back of the private street curb..

- c. Open Space/Buffer. The minimum required open space for each lot in this Parcel shall be equal to at least twenty-five percent (25%) of the gross area of the lot. Parking areas, except for driveways shall be effectively screened from general public view by incorporating the natural landscape and topography with the introduction of permanent earth berming of no less than two (2) feet above the top of curb of the adjacent public street. In any case, all parking areas shall include landscape areas, islands, screens, etc., equal to not less than ten percent (10%) of the total paved area. Such landscaped areas may be included as part of the 25% total open space. Landscaped islands within the parking area shall have ground cover of sodded grass, shrubs or other acceptable living plant material, unless the City specifically approves an alternate ground cover as part of the site plan review. Appendix E of the Southport East Design Guidelines regarding interior property line plantings and minimum 10 foot green space may be waived if the requirements of this section have been satisfied.
- d. Landscaping. Landscape will include the integration of recommended overstory and understory trees, shrubs and ornamental grasses per the Southport East Design Guidelines. A complete and detailed landscape plan is required prior to building permit approval to assure compliance with the vision of Southport Village development and its approved guidelines.
- e. Signage. All signs identifying the project may be permitted with approval of a sign permit based upon the adopted sign regulations and Southport East Design Guidelines.
- f. Public Spaces. Feature lakes, detention pond areas, easements for public amenities, sidewalks within open areas, pedestrian plazas and paved outdoor spaces (excluding parking lots) are encouraged to link commercial areas with pedestrian plazas and to create interaction.

C. Commercial, Office and Mixed Use Site Design Guidelines

Off-street parking should be behind or beside the building when possible. Buildings should be arranged to create view corridors between pedestrian destinations within and adjacent to the site including building entrances and open spaces. The corners of street intersections and/or shared access easements, particularly site entries, should be distinguished by special landscape or architectural treatments. The use of alternate paving materials to designate pedestrian traffic areas from vehicular use areas and travel lanes is strongly encouraged. Overhead doors and loading docks shall be totally screened from public streets. When possible, the integration of storm drainage and detention should be designed to enhance the public space.

D. Access and Off-Street Parking

- i. Access. Driveways shall be located so that no undue interference with the free movement of road traffic will result, to provide the required sight distance, and to provide the most-favorable driveway grade. Access points within the development shall be limited to what is shown on the final plat and subdivision agreement. Any deviation from this shall require the approval of the City.
- ii. Off-Street Parking. Parking on lots in the identified area shall be provided based on Section 7.06 of the Zoning Ordinance, or the aggregate ratio of four and a half (4.5) off-street parking spaces per one thousand (1,000) square feet of gross leasable floor area of multi-tenant flex buildings, unless off-site/public parking is utilized with approval of the city.
 - a. Landscaping.
 - (1) Off-street parking areas containing twenty-five (25) or more parking spaces shall provide internal landscaping, other than that required in a buffer zone or along street frontages, and shall be protected by a concrete curb.

- (2) Landscape islands a minimum of seven (7) feet in width shall be provided at the end of all parking rows. In addition, landscape islands a minimum of seven (7) feet in width shall be provided throughout the parking lots such that no parking space is farther than one hundred twenty (120) feet away from any landscaped space.
- (3) Required trees shall be located to minimize potential damage to vehicles, to insure adequate sight distance, and the maneuvering of emergency vehicles within the development and each lot.
- (4) The internal landscaped areas shall be located to direct traffic, dispersed throughout the lot to improve site aesthetics, and installed so that, when mature, it does not obscure traffic signs, fire hydrants, lighting, drainage patterns on site or adjacent properties, or obstruct vision for safety of ingress or egress.
- (5) Parking areas shall be screened, recessed, or otherwise constructed and located so as to prevent the glare from automobile headlights illuminating adjacent properties and to minimize negative views from public streets.
- (6) Parking area lighting shall be in accordance with the Southport East Design Guidelines. A lighting plan shall be submitted for review in conjunction with the building design and landscaping plan.
- (7) Off-street loading areas shall not interfere with or impede the circulation or flow of traffic.

E. Signage

All signs may be permitted with approval of a sign permit based upon the adopted sign regulations, except as modified by the Southport East Design Guidelines.

Section 8. Amendment to this PUD Plan. Application for amendments to this PUD Plan may be made by the Developer as long as the applicant owns property within the Subdivision. This shall overwrite Section 5.15.09 of the Zoning Ordinance. Minor modifications may be made to the common area improvements with administrative approval by the City Administrator or designee. Major amendments shall be reviewed as per Section 5.15.05 of the Zoning Ordinance. Surrounding property owners within the Subdivision will be notified of proposed major amendments and be given an opportunity to provide comments.

Section 9. This Ordinance shall be in full force and effect after its passage approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 18TH DAY OF AUGUST, 2015.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

5. SOUTHPORT'S STYLE

I. GENERAL STYLE REQUIREMENTS

- A. Every building within the Southport development shall have an eclectic style that is weighted towards the historical which will give the development life and vitality from the complexity and detail of building forms, richness of materials and detailing, and commonality of materials and colors. Office buildings within Southport can develop a contemporary interpretation of the historically eclectic style. See the *Building Elements* section of this document for further clarification.

II. SPECIFIC STYLE REQUIREMENTS

- A. All buildings shall have a recognizable base, mid-façade (or middle), and cornice. Proportionally the mid-façade shall comprise the largest percentage of the building, followed by the base, which, in turn, is followed by the cornice.
1. A **recognizable base** can be achieved by, but not limited to:
 - a. Change in plane between the base and mid-façade
 - b. Change of material from the mid-façade.
 2. A **recognizable mid-façade** (middle) shall:
 - a. Be comprised of the main primary building material(s).
 3. A **recognizable cornice** can be achieved by, but not limited to:
 - a. Change in plane between the cornice and mid-façade.
 - b. Change of material from the mid-façade.

B. WINDOWS/ MULLIONS

1. In keeping with the historically weighted eclectic style selected for the Southport development, it is desirable that all window openings would be smaller scaled "punched" windows. Horizontal strip windows will not be allowed. However, in understanding the needs of modern day business, the following will also be allowed:
 - a. Office buildings: The mid-façade (middle) could entirely or partially be comprised of a curtain-wall window system.
 - b. Retail Buildings: May have larger scaled "store-front" type openings.
 - c. Flex Space Buildings: May have larger scaled "store-front" type openings.
2. All window mullions shall be natural aluminum in color.

C. ROOFS

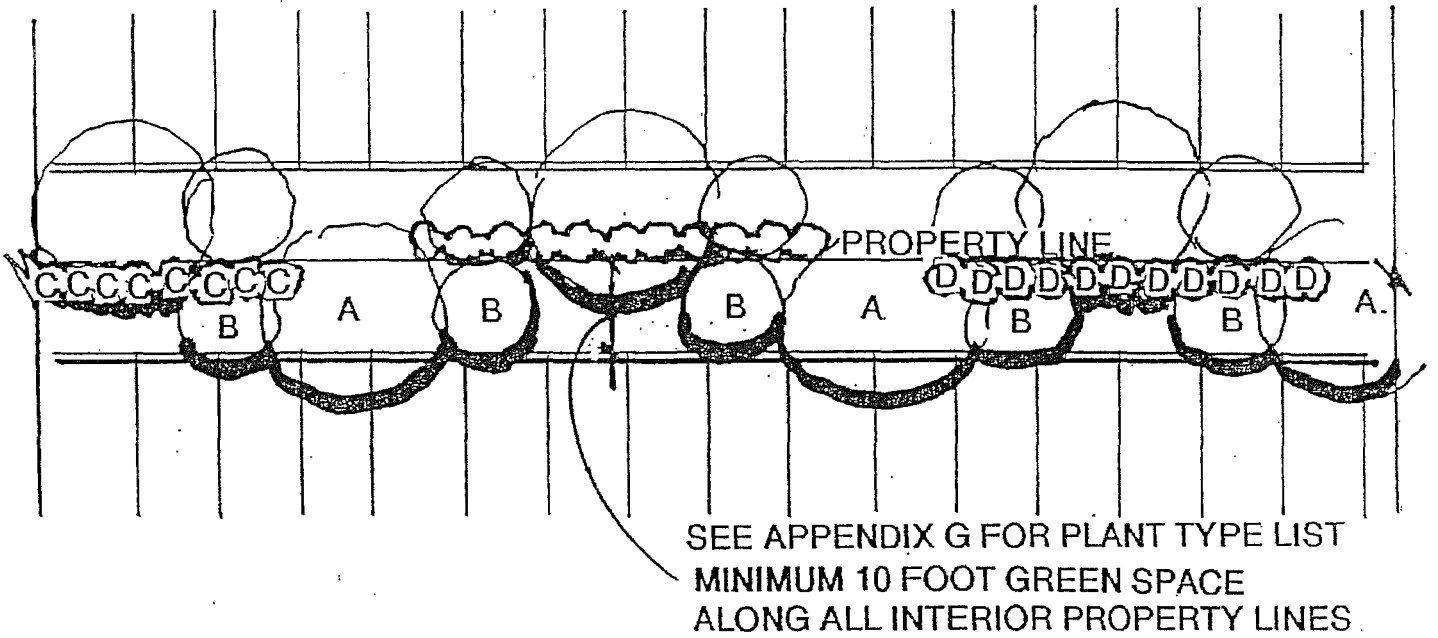
1. All buildings shall have either flat roofs or pitched roofs.
 - a. Flat roofs shall have a slope of less than 1/12. They may be either adhered or ballasted. If adhered the membrane shall be in the lighter color ranges.
 - b. Pitched Roofs shall have a slope of 6/12 or greater. They shall be comprised of standing seam metal roofing of a color range that is complimentary to the main body color of the building façade and that is approved by the City.

D. DIVERSITY OF BUILDING MATERIALS

- Every building shall have a minimum of (3) and a maximum of (5) primary and/or secondary building materials.
1. **Office Building Requirements**

16. APPENDIX E: Interior Property Line Plantings

APPENDIX E may be waived for Lots 1-3, Southport East Replat Seven if the requirements of the PUD Plan Section 7.B.c, Open Space/Buffer, have been satisfied.



Scale 1"= 20'-0"

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA, DETERMINING CONDITIONS FOR APPROVAL OF THE FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR LOT 1, SOUTHPORT EAST REPLAT TWELVE, A SUBDIVISION LOCATED IN THE SE 1/4 OF SECTION 18, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

WHEREAS, the owners of the above described piece of property have made application for approval of a final planned unit development plan for Lot 1, Southport East Replat Twelve; and

WHEREAS, the City Planner and the City Engineer have reviewed the final planned unit development plan; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval conditional on the finalization of exhibits regarding the removal of the north entry drive and satisfactory completion of the design review prior to City Council review.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of La Vista, Nebraska, that the final Planned Unit Development (PUD) plan for Lot 1, Southport East Replat Twelve, located in the SE 1/4 of Section 18, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, generally located northeast of McDermott Plaza and Eastport Parkway be, and hereby is, approved subject to the following items:

1. Finalization of the exhibits regarding the removal of the north entry drive; and
2. Completion of design review.

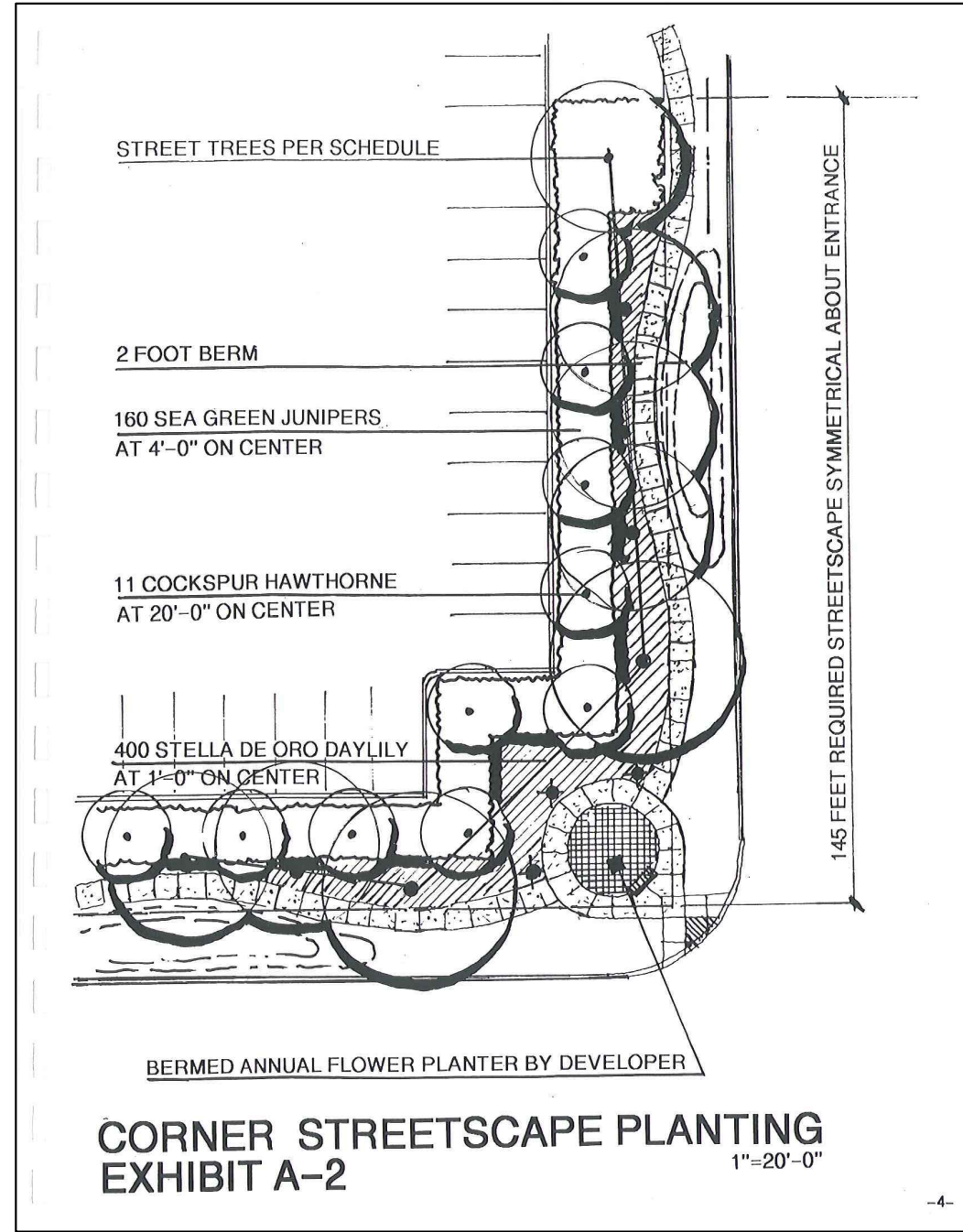
PASSED AND APPROVED THIS 18TH DAY OF AUGUST 2015.

CITY OF LA VISTA

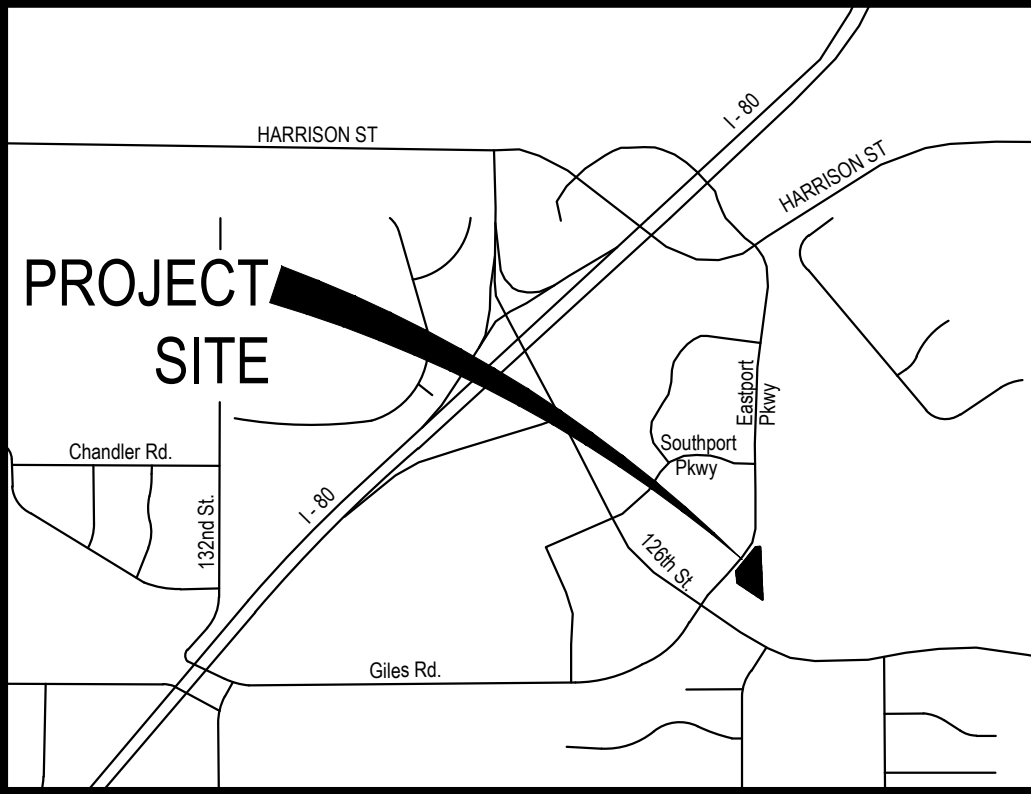
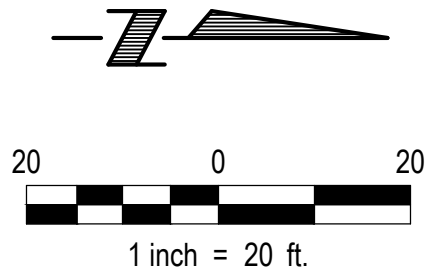
Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

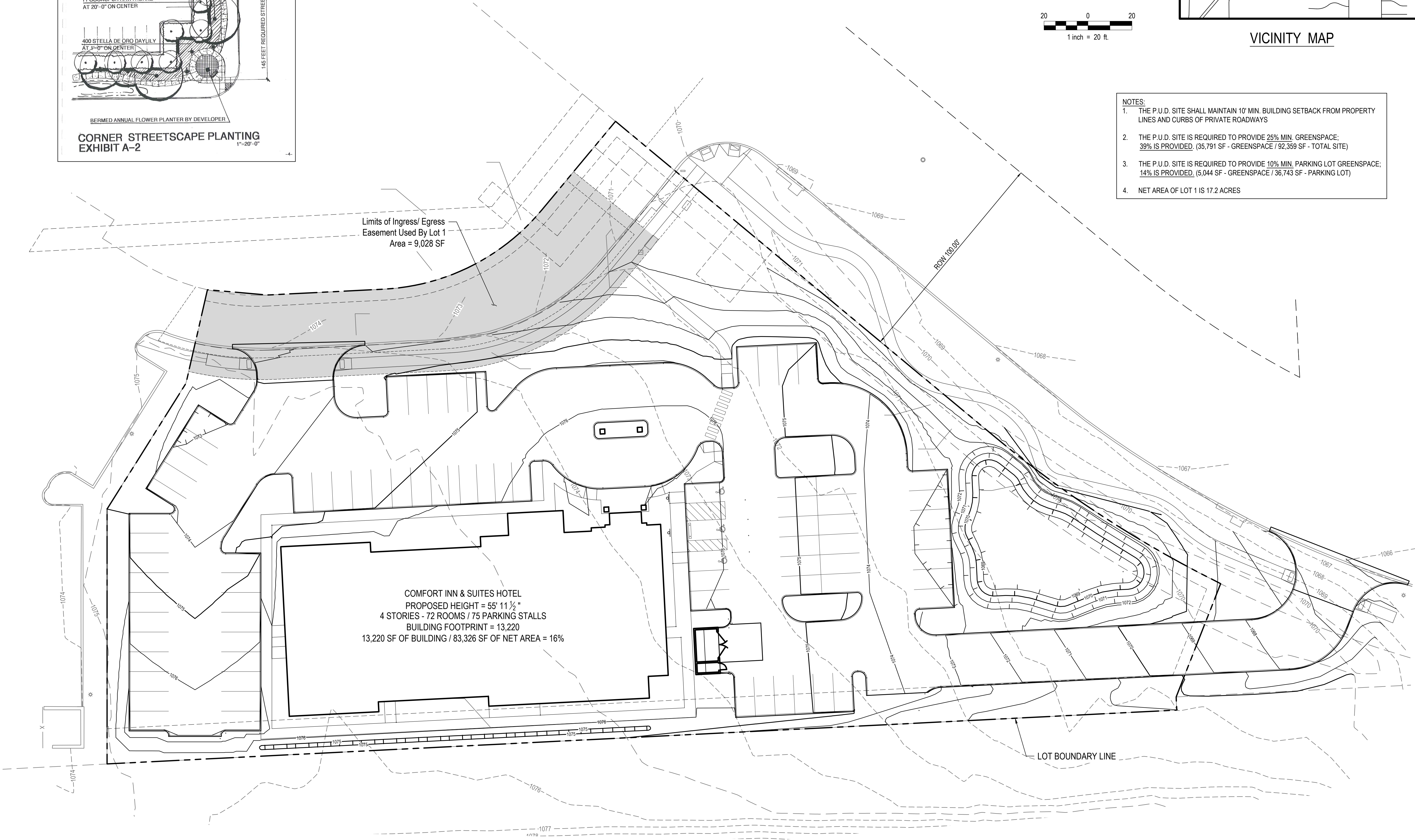


SITE PARKING TABLE							
LOT AREA							
LOT NO.	SQ. FT.	ACRES	BUILDING TYPE	BUILDING SIZE	REQUIRED PARKING	PROVIDED PARKING	PARKING RATIO
LOT 1 REPLAT 12	92,359	2.120	HOTEL	72 ROOMS	72 Stalls	75 Stalls	1.04 Stalls / Room



VICINITY MAP

- NOTES:
1. THE P.U.D. SITE SHALL MAINTAIN 10' MIN. BUILDING SETBACK FROM PROPERTY LINES AND CURBS OF PRIVATE ROADWAYS
 2. THE P.U.D. SITE IS REQUIRED TO PROVIDE 25% MIN. GREENSPACE; 39% IS PROVIDED. (35,791 SF - GREENSPACE / 92,359 SF - TOTAL SITE)
 3. THE P.U.D. SITE IS REQUIRED TO PROVIDE 10% MIN. PARKING LOT GREENSPACE; 14% IS PROVIDED. (5,044 SF - GREENSPACE / 36,743 SF - PARKING LOT)
 4. NET AREA OF LOT 1 IS 17.2 ACRES



COMFORT INN & SUITES HOTEL
PROPOSED HEIGHT = 55' 11 1/2"
4 STORIES - 72 ROOMS / 75 PARKING STALLS
BUILDING FOOTPRINT = 13,220
13,220 SF OF BUILDING / 83,326 SF OF NET AREA = 16%

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services


Engineering Answers

COMFORT INN AND SUITES
SOUTHPORT EAST LOT 1 REPLAT 12
8121 EASTPORT PARKWAY
SARPY COUNTY, NEBRASKA

PLANNED UNIT DEVELOPMENT
SITE PLAN

Proj No:	P2000.030.121
Date:	7/8/2015
Designed By:	PJG
Drawn By:	BJW
Scale:	1"=20'
Sheet:	1 of 9

Revisions
Date Description
Date Description

330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eag.com

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE EXECUTION OF A CONDITIONAL USE PERMIT FOR J. MARCLI HOTEL GROUP, LLC, TO ALLOW FOR A HOTEL ON LOT 1, SOUTHPORT EAST REPLAT TWELVE.

WHEREAS, J. Marcli Hotel Group, LLC has applied for a conditional use permit for to allow for a hotel, specifically Comfort Suites Hotel, on Lot 1, Southport East Replat Twelve, located northeast of McDermott Plaza and Eastport Parkway; and

WHEREAS, the La Vista Planning Commission has reviewed the application and recommends approval; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit for such purposes, subject to the following conditions:

1. Finalization of exhibits regarding removal of the north entry drive; and
2. Satisfactory completion of remaining design review issues prior to submittal for a building permit.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of La Vista hereby authorize the execution of a Conditional Use Permit in form and content submitted at this meeting, for J. Marcli Hotel Group, LLC to allow for a hotel, specifically Comfort Suites Hotel, on Lot 1, Southport East Replat Twelve.

PASSED AND APPROVED THIS 18TH DAY OF AUGUST, 2015.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Bueche, CMC
City Clerk

City of La Vista Conditional Use Permit

Conditional Use Permit for Hotel

This Conditional Use Permit issued this 18th day of August, 2015, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, J. Marcli Hotel Group, LLC ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate a hotel upon the following described tract of land within the City of La Vista zoning jurisdiction:

Lot 1, Southport East Replat Twelve, a subdivision as surveyed, platted and recorded in the City of La Vista, Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating a hotel; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "AS.1" hereto for a hotel, said use hereinafter being referred to as "Permitted Use or Use".

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
 - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures, parking, access points, and drives shall be provided to the City and attached to the permit as Exhibit "AS.1".
 - b. The hours of operation will be 24 hours a day seven days a week.
 - c. There shall not be any outside storage of materials. All trash receptacles, benches and planters shall be placed on property and securely fastened to building or concrete.
 - d. The premises shall be developed and maintained in accordance with the site plan (Exhibit "AS.1") as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval.
 - e. Upon development of Tax Lot 3 17-14-12 owner will construct two parking lot entrances to the adjacent roadway along the east property line at the locations depicted in the CUP Site Plan, Exhibit "AS.1". At that time, the developer will also demolish the northern access road and adjust the landscaping as per Exhibits "AS1-2E" and "LS1-2E". All references to Exhibits "AS.1" and "L1" within this Permit will thereafter refer to "AS1-2E" and "LS1-2E" accordingly.

- f. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties.
 - g. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, FAA and ADA.
 - h. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
 - i. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
3. In respect to the Gateway Corridor Overlay District and Southport East Design Guidelines:
- a. Building Exterior (Style and Building Materials)
 - i. The elevation plans (Exhibits “A3.1” and “R3.1”) and material submitted indicate a combination of brick and E.I.F.S. with a recognizable base, mid-façade and cornice.
 - ii. All windows shall be “punched” style.
 - iii. The project has incorporated four of the six optional building elements to the exterior design of the building as prescribed by the Southport East Design Guidelines. Site furniture and arbors are illustrated on the Site Plan and Site Details (Exhibits “AS.1” and “AS.2”) as well as the site furniture cut sheets (Exhibits “F1” through “F4”). Awnings and a square columns are illustrated on the elevation plans (Exhibits “AS3.1” and “R3.1”).
 - b. Mechanical Units
 - i. According to the building elevations (Exhibits “A3.1” and “R3.1”), there are louvers integrated below the windows at each individual room. Such louvers shall be painted to match the surrounding wall finishes.
 - ii. The ground units, electrical transformers, and gas meters are to be screened from view by a mixture of shrubs and grasses as depicted in the landscape plan (Exhibit “L1”).
 - c. Trash Enclosure
 - i. The Site Plan (Exhibit “AS.1”) and Site Details (Exhibit “AS.2”) indicates screening (trash enclosure) around the refuse dumpsters. The walls of the trash enclosure are to be constructed of masonry units to match the material on the main structure. Two gates with steel frames will be utilized on the enclosure.
 - d. Landscaping and Site Treatment
 - i. The Landscape Plan (Exhibit “L1”) has identified the required landscaping to the site and shall be incorporated accordingly.
 - ii. Any changes to the landscape plan must be approved by the City of La Vista.
 - iii. All sidewalks along Eastport Parkway shall be serpentine. Sidewalks along McDermott Plaza shall connect to existing sidewalk connections on Lot 2 Southport East Replat Twelve.
 - e. Exterior Light Fixtures
 - i. All exterior light fixtures used on this project for parking lots shall be in accordance with the Southport East Design Guidelines. Parking lot lights (Exhibit “ESP1.1” and “ESP1.2”) shall be located according to the Site Lighting Plan (Exhibit “ESP1.1”).
 - ii. All additional exterior light fixtures must be submitted for approval.

- f. Signage
 - i. All signs shall comply with the City's sign regulations. Wall signage shall be individual can letters in accordance with the Southport East Design Guidelines.
- 4. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
 - a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval, if the violation continues after written notice from the City to Owner and a reasonable time for Owner to cure such violation.
 - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
 - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
- 5. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
 - c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.
- 6. If the permitted use is not commenced within one (1) year from September 1, 2015, this Permit shall be null and void and all rights hereunder shall lapse, without prejudice to owner's right to file for an extension of time pursuant to the La Vista Zoning Ordinance.
- 7. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
- 8. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

- 1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to

terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.

2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address: Gregory Bruce Weilert
J. Marcli Hotel Group LLC
16361 Barton Street
Overland Park, KS 66062

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By _____
Douglas Kindig, Mayor

Attest:

Pam A. Buethe
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: _____

Title: _____

Date: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

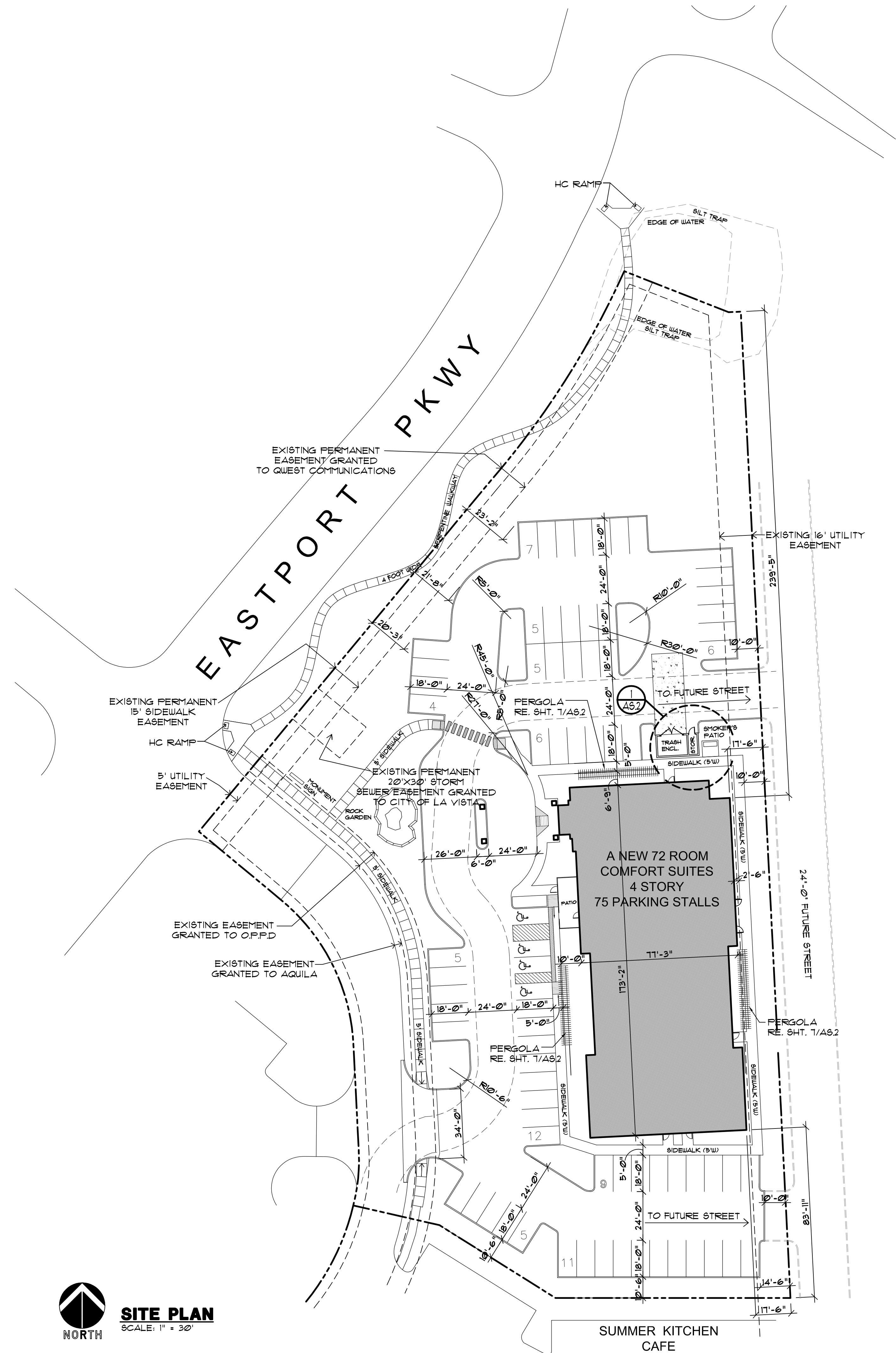
Notary Public

STATE OF KANSAS)
) ss.
COUNTY OF _____)

Notary Public

SITE PLAN

SCALE: 1" = 30'



ASSOCIATED
P.O. BOX 33034
DENVER, COLORADO 80233

ARCHITECTS
PHONE: (303) 691-5353
FAX: (303) 691-5018
EMAIL: AA@ASSOCIATEDARC.COM



A NEW 72 ROOM COMFORT INN & SUITES FOR:
J. MARCLI HOTEL GROUP, LLC
72238-7276 S 120TH ST
LA VISTA, NE 68128

REVISIONS

DATE: 12-03-14

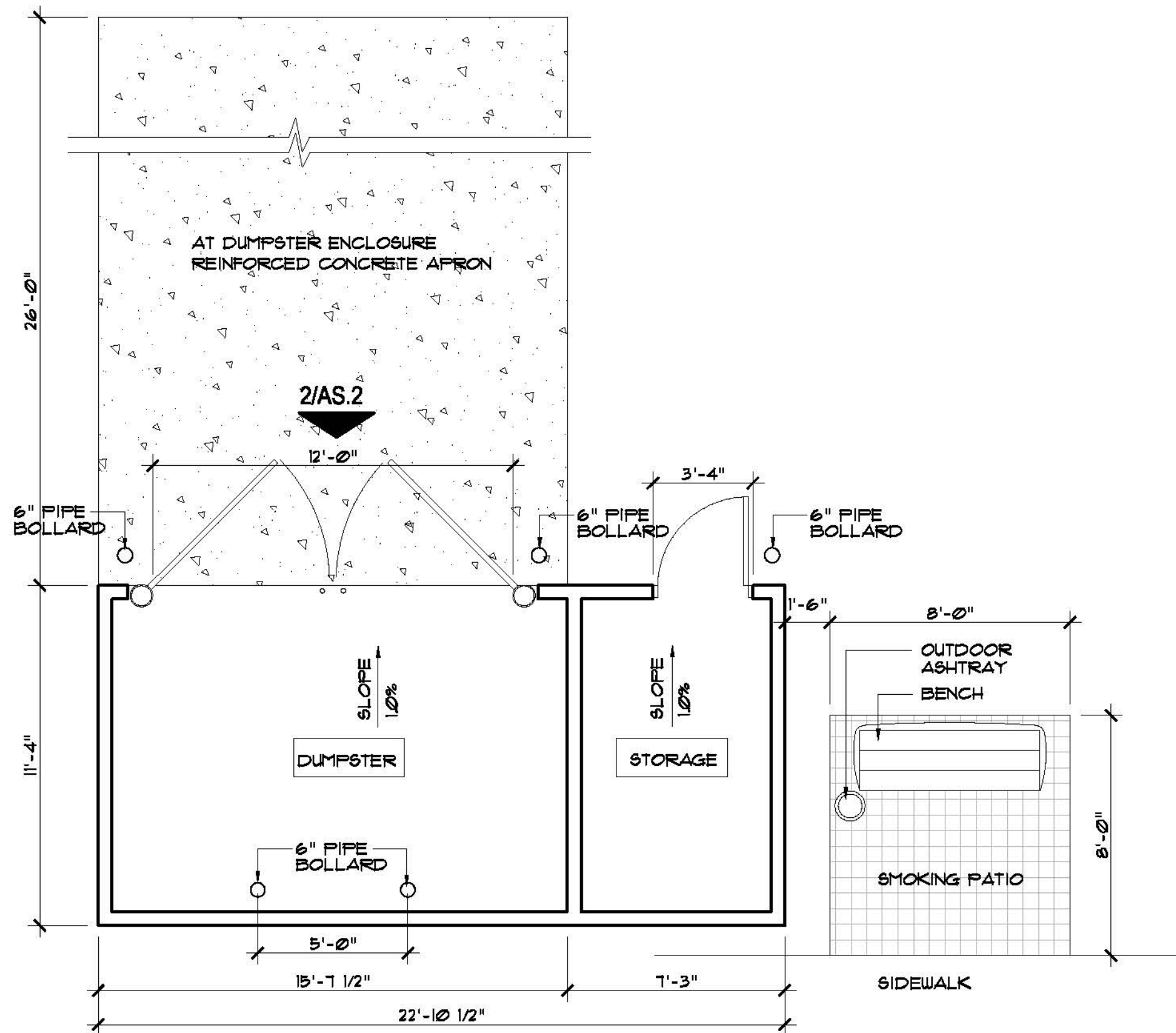
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P11P PP

TITLE:
SITE PLAN

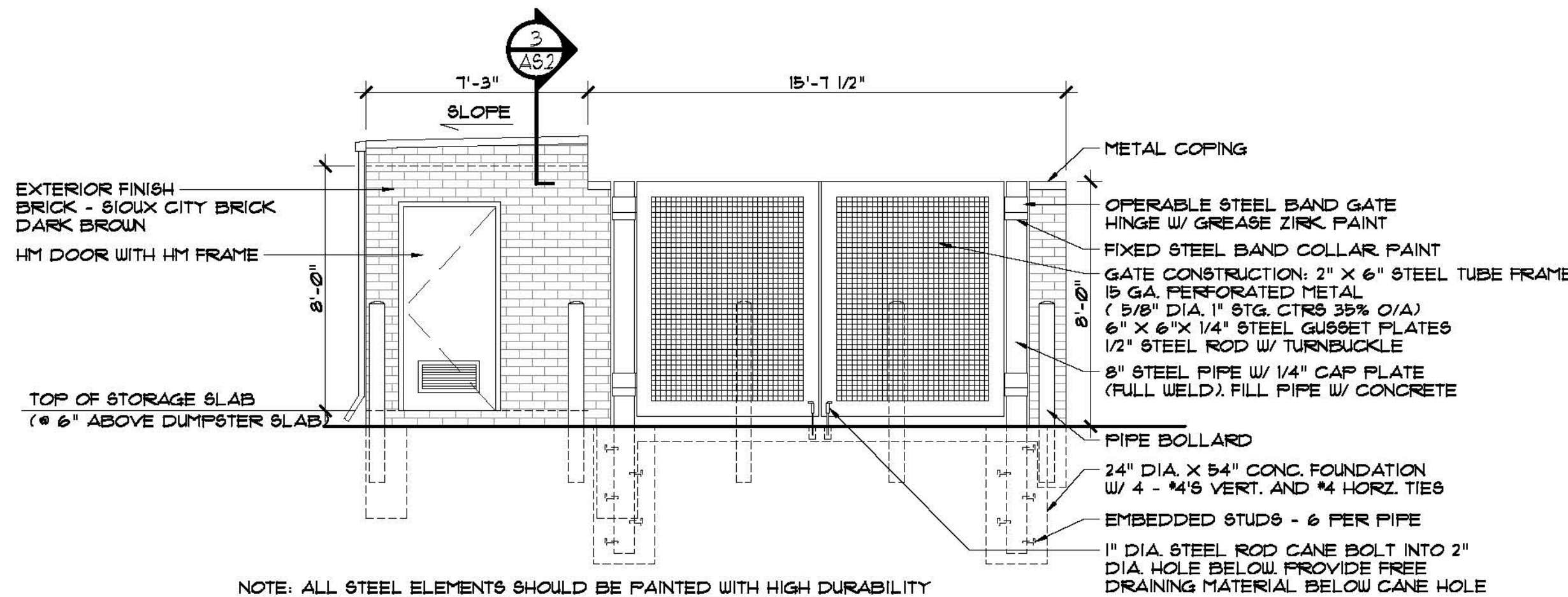
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15002-SITE

SHEET NO. 1

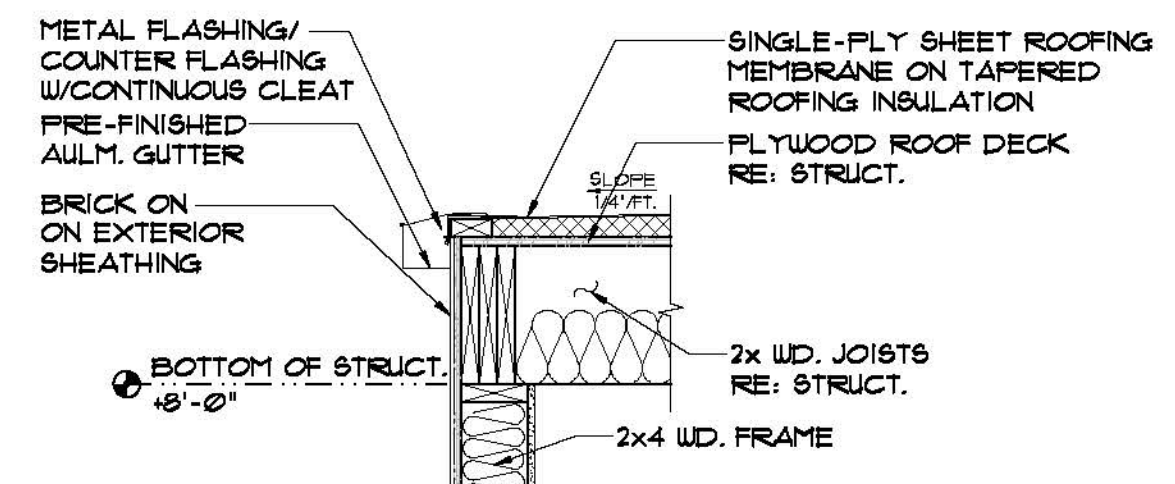
AS.1



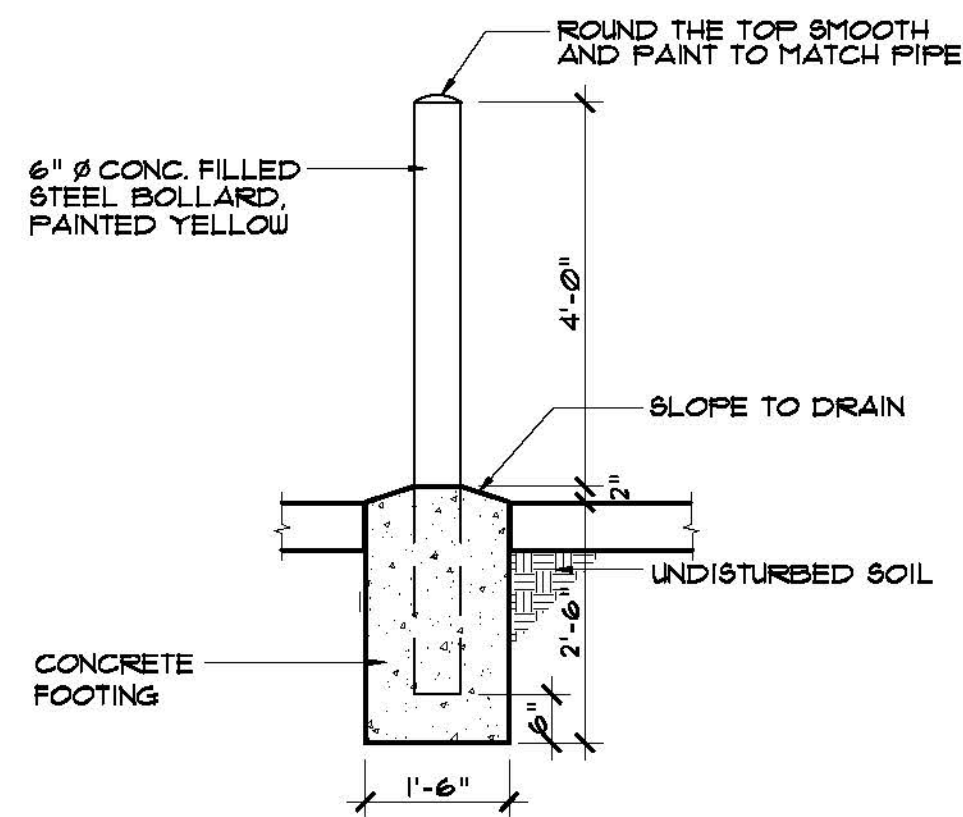
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



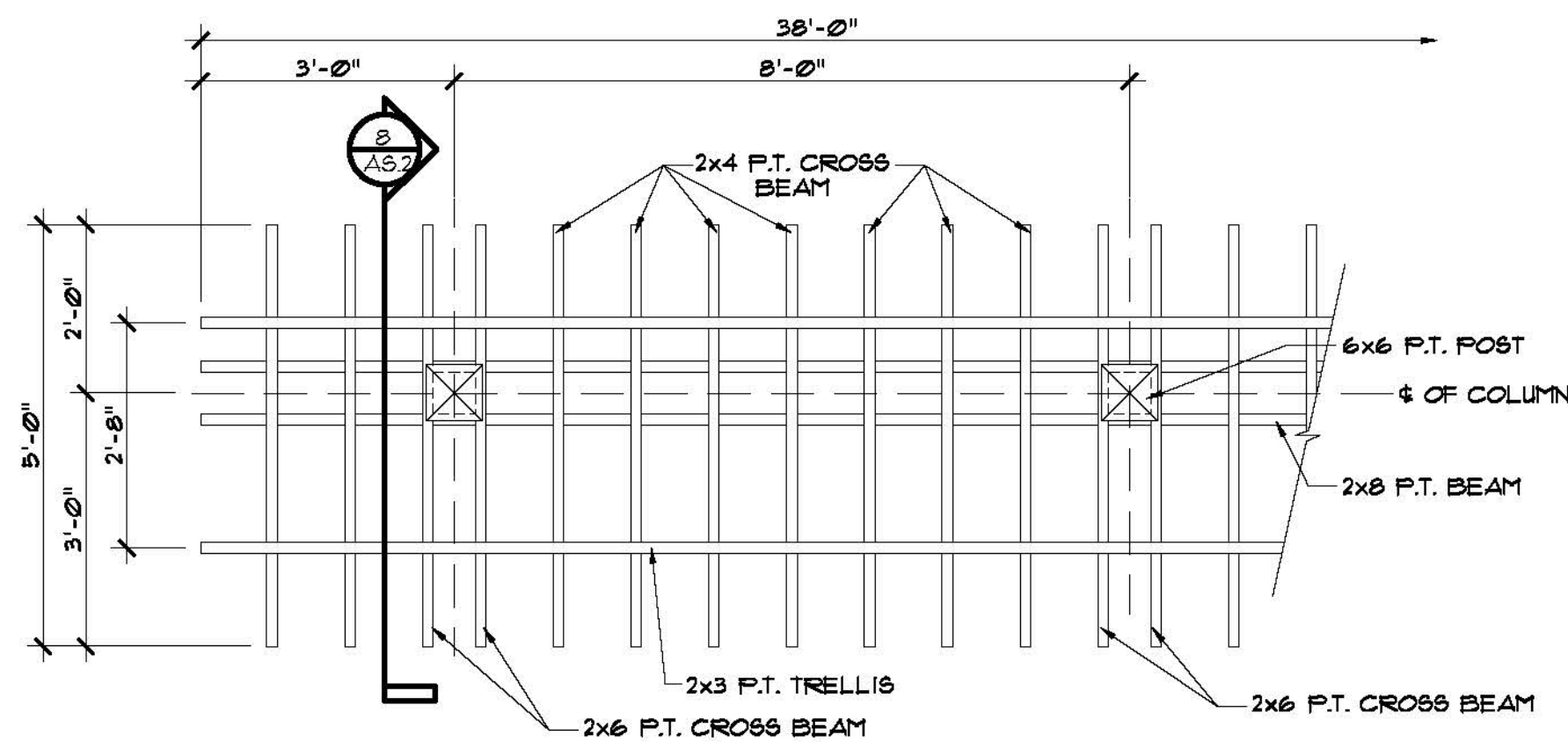
2 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



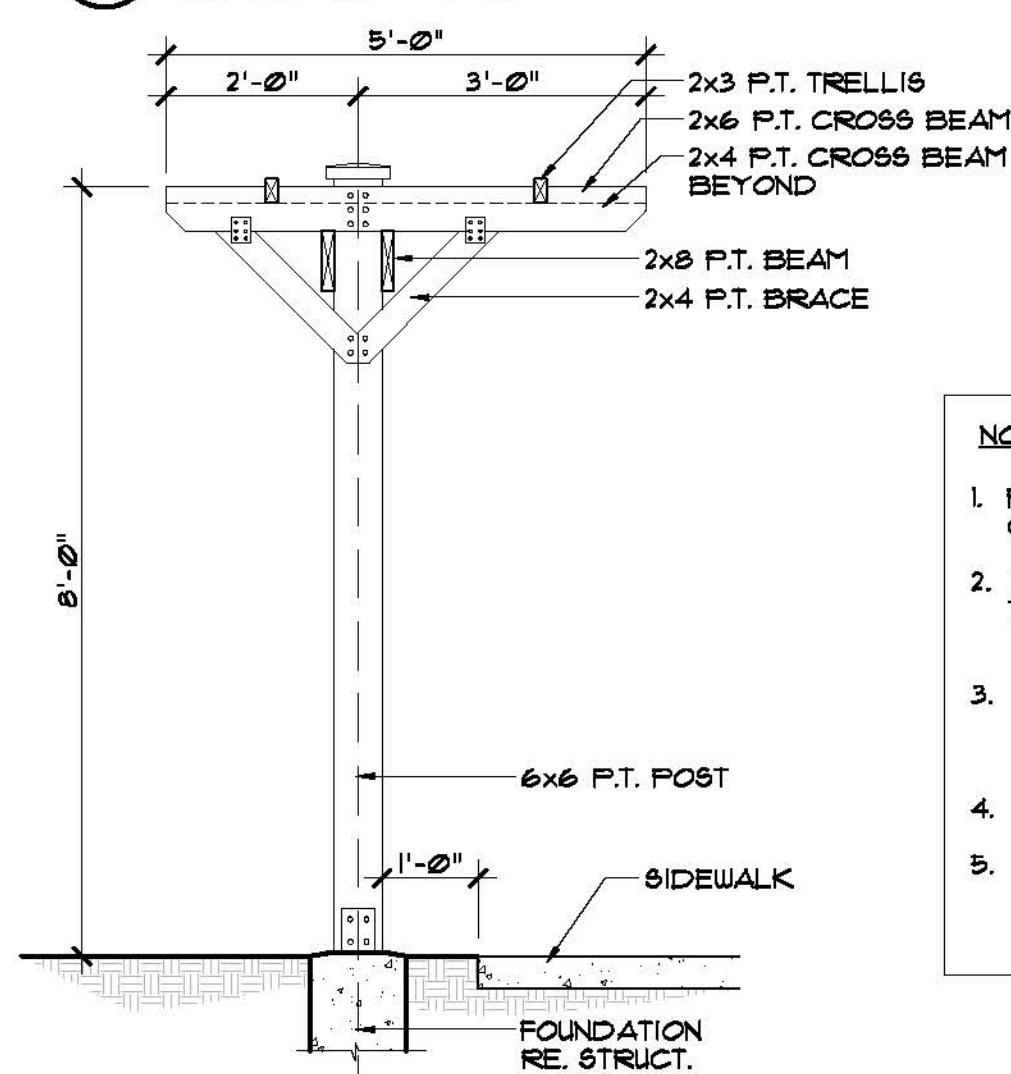
3 SECTION DETAIL
SCALE: 3/4" = 1'-0"



6 CONC. / STEEL PIPE BOLLARD
SCALE: 1/2" = 1'-0"

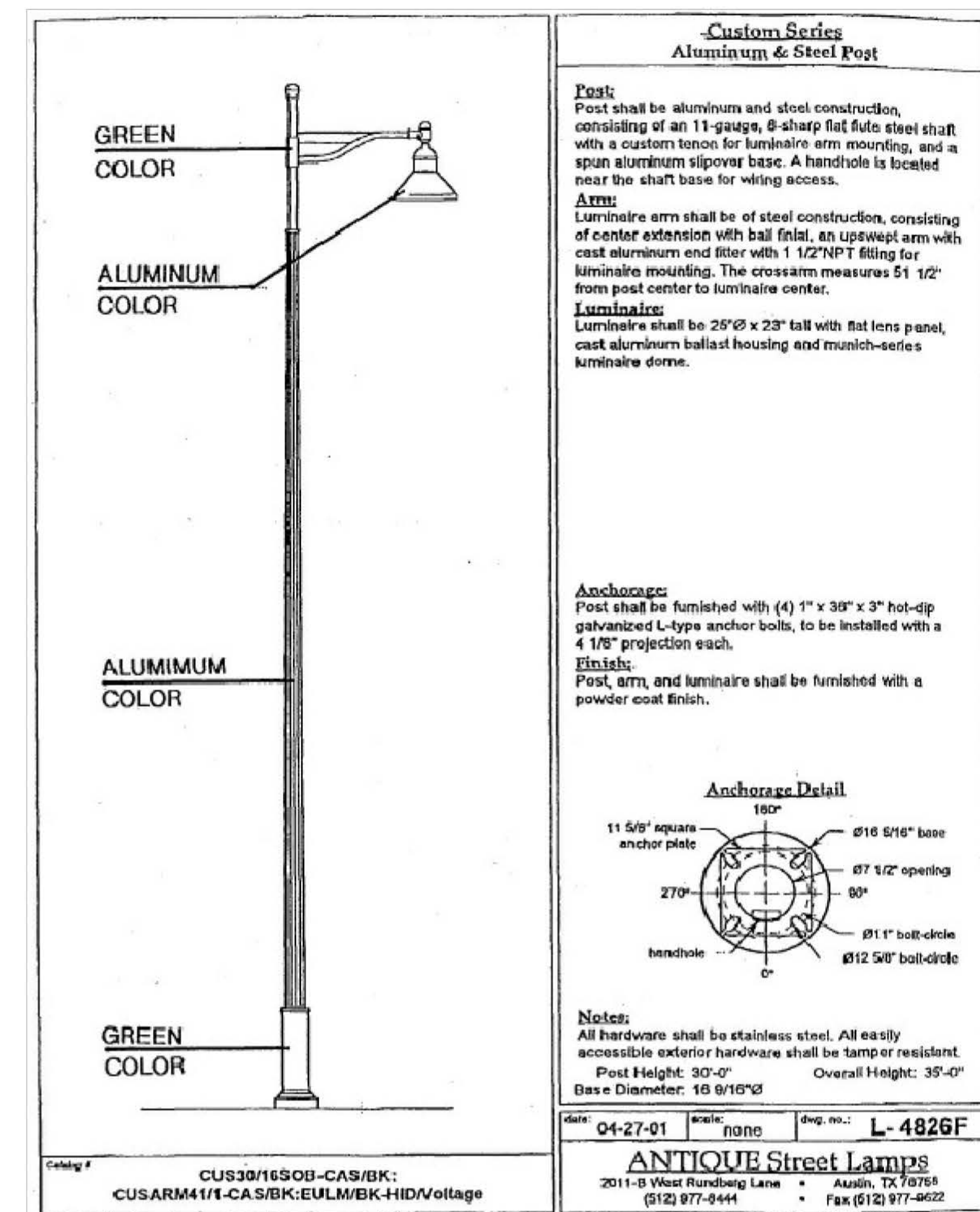


7 PERGOLA PLAN
SCALE: 1/2" = 1'-0"



8 PERGOLA SECTION
SCALE: 1/2" = 1'-0"

- NOTE:
- POSTS SHALL BE SPACED AT MAXIMUM OF 8' ON CENTER
 - FOUNDATION AND STRUCTURAL DESIGN TO BE VERIFIED BY LICENSED STRUCTURAL ENGINEER
 - ALL LUMBER SHALL BE WATERBOURNE PRESSURE TREATED LUMBER, AWP4 UC4A GROUND CONTACT GENERAL USE OR BETTER
 - ALL CONNECTORS TO BE GALVANIZED STEEL
 - APPLY SHERWIN-WILLIAMS SW-6321 "BOLD BRICK" OR APPROVED EQUAL TO ALL EXPOSED WOOD SURFACES.



9 PARKING LOT LIGHT DETAIL
SCALE: N.T.S.

ASSOCIATED
P.O. BOX 35034
DENVER, COLORADO 80233
ARCHITECTS
PHONE: (303) 641-5553
FAX: (303) 641-5018
EMAIL: AAS@ASSOCIATEDARCHITECTS.NET



A NEW 72 ROOM COMFORT SUITES FOR:
J. MARCLI HOTEL GROUP, LLC
7238-7276 S 120TH ST
LA VISTA, NE 68128

REVISIONS

DATE:
12-03-14

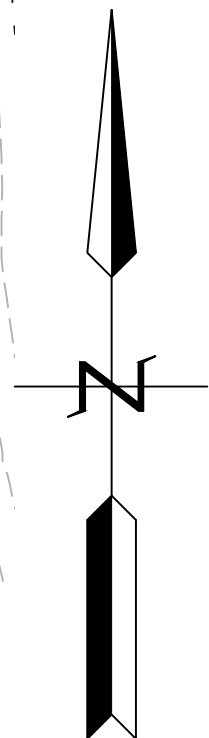
DRAWN: PROJECT NO.
AGI PP

TITLE:
SITE DETAILS

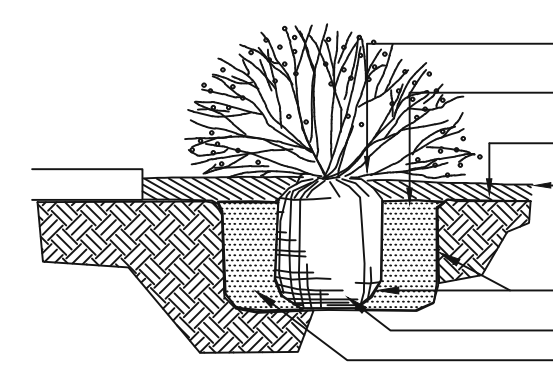
DWG FILE:
15022-Site Details

SHEET NO.:

AS.2






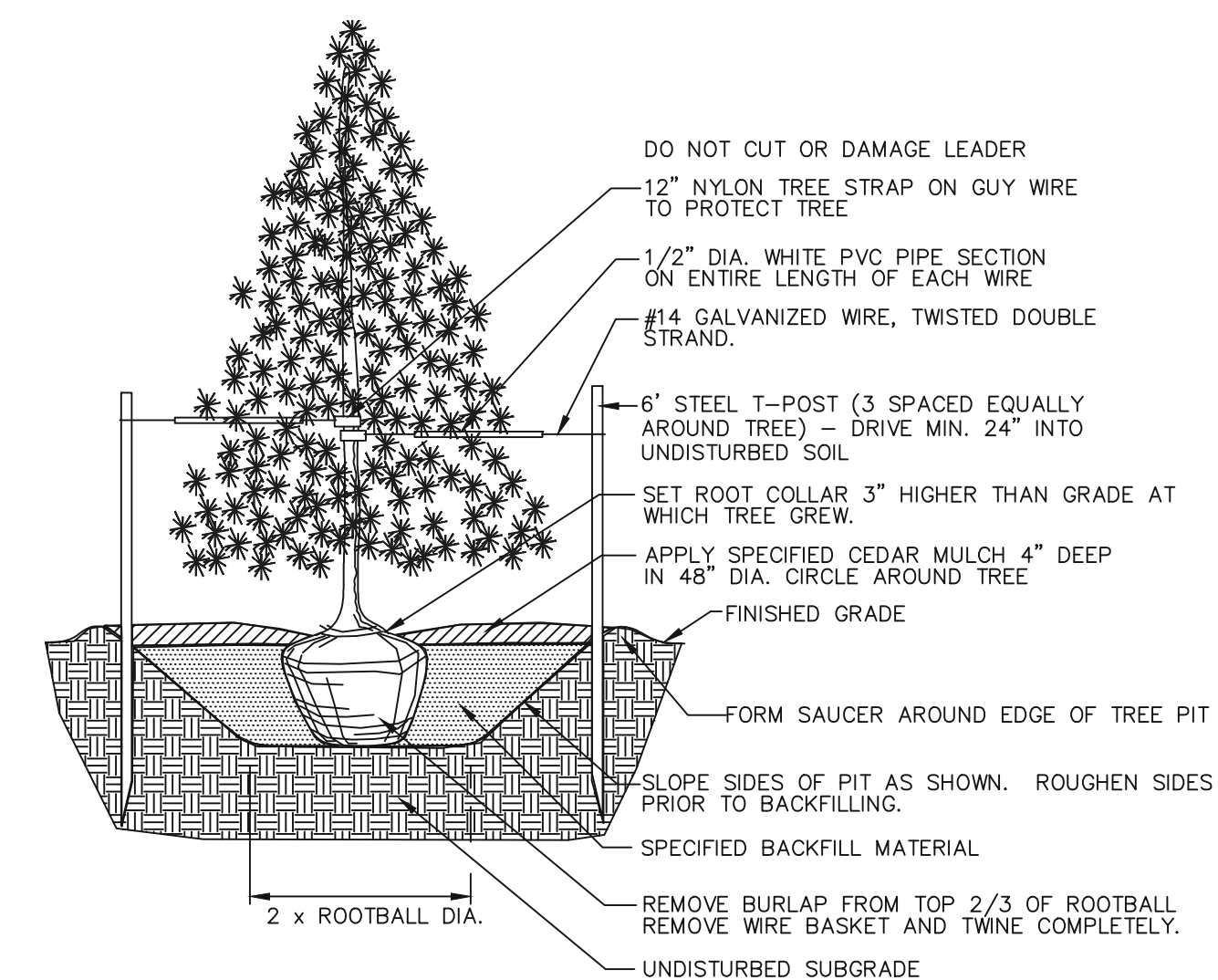
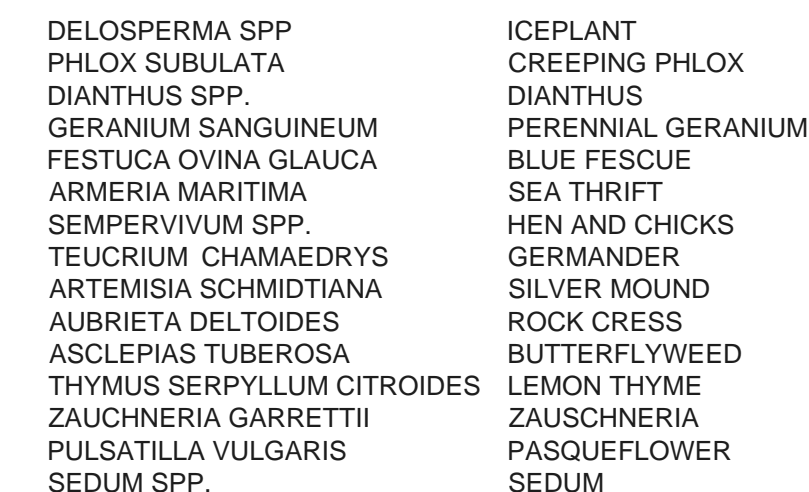
8. ALL TREES, SHRUBS OR OTHER BALLED AND BURLAPPED PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE, BURLAP (MIN. TOP 2/3) OR OTHER CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.



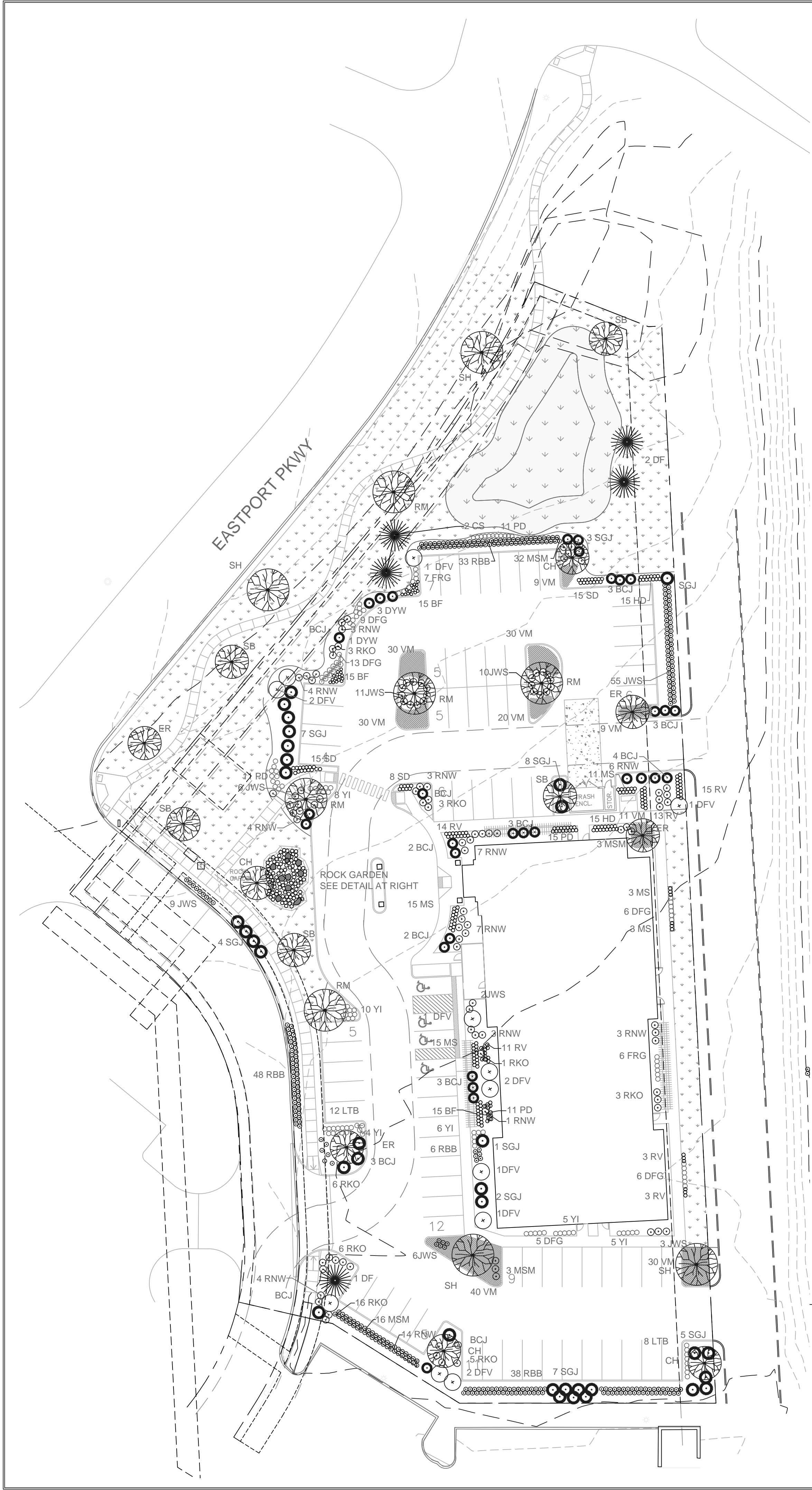
NOT TO SCALE

- PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.
- PRUNE SHRUBS MIN. 4"-0" BEHIND CURB IN FRONT END PARKING SITUATION.
- CONCRETE CURB OR SIDEWALK HOLD GRADE 1 IN. BELOW EDGE
- SET SHRUB 1 IN. HIGHER THAN THE GRADE AT WHICH IT GREW
- DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER
- SPECIFIED MULCH 4" DEEP
- FINISHED GRADE
(ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER)
- LOOSEN SIDES OF PLANT PIT AND ROOTBALL
- REMOVE CONTAINER
- SPECIFIED BACKFILL MATERIAL
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALL.

 ROCK MULCH - 3/4" GRAVEL
 PROPOSED SOD
 ROLLTOP EDGER

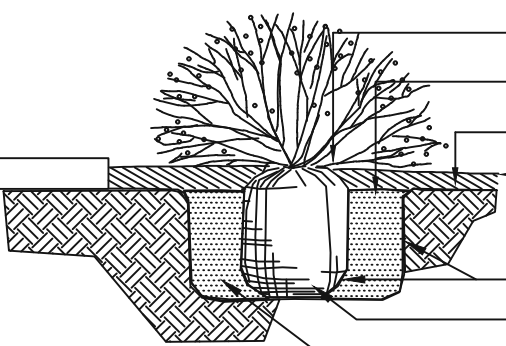
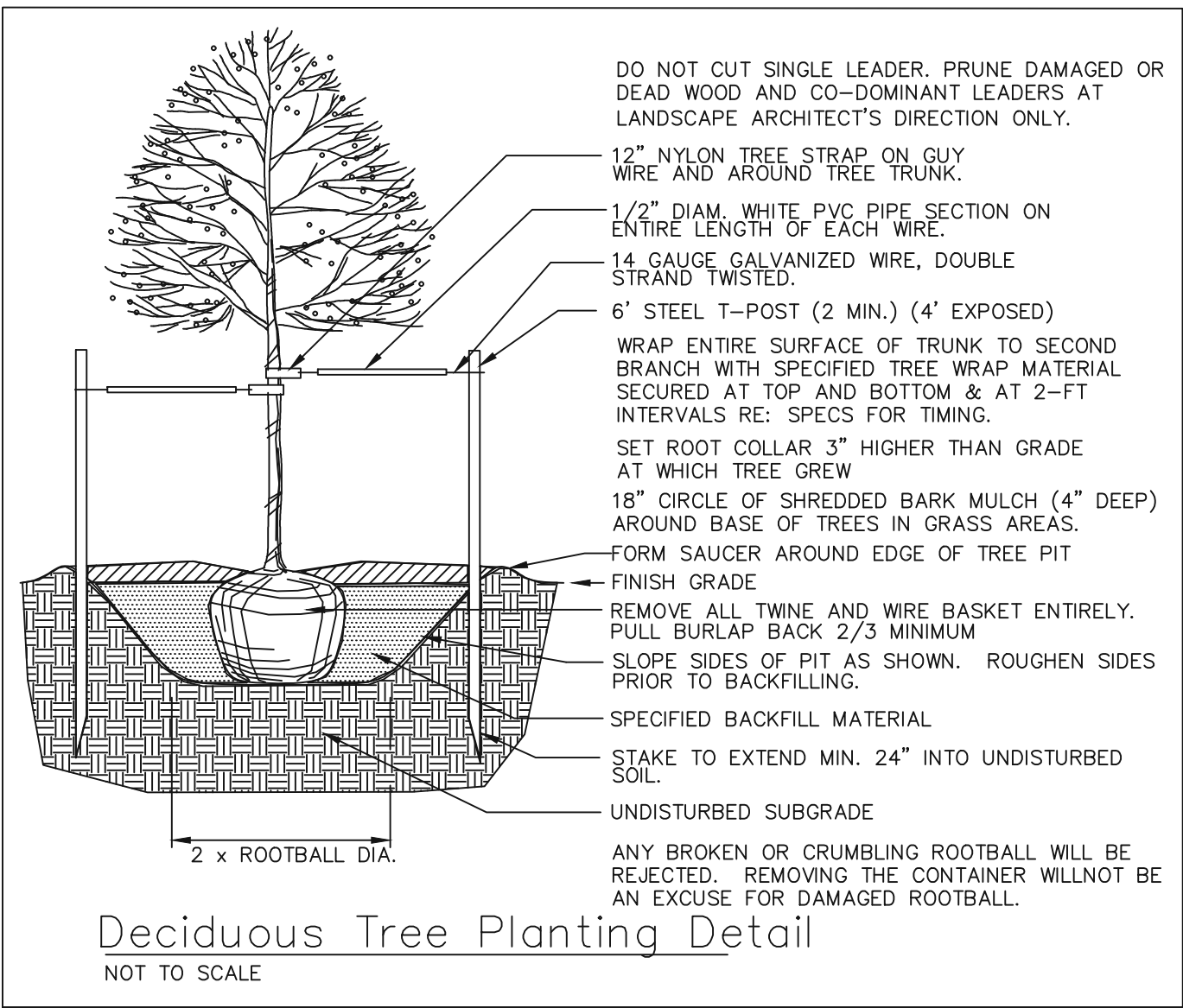


NOT TO SCALE



STANDARD LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM USING THE WATER CONSERVATION PRACTICES OUTLINED BY THE CITY OF LA VISTA. DRIP IRRIGATION SHALL BE USED IN ALL SHRUB BEDS.
- A SEPARATE IRRIGATION ZONE/LINE SHALL BE ESTABLISHED FOR TREES AND SHRUBS. THESE ZONES SHALL CONTAIN DRIP IRRIGATION.
- ALL SHRUB BEDS WILL BE MULCHED WITH SHREDDED CEDAR MULCH TO A MINIMUM DEPTH OF 3 INCHES, AND PLACED OVER GEO-TEXTILE FABRIC.
- ALL PLANTING BEDS SHALL BE EDGED WITH STEEL EDGING, AS MINIMUM OF 4 INCHES WIDE AND 1/2" THICK WITH ROLLED TOP.
- SOIL IN LANDSCAPE AREAS CONTAINING LANDSCAPE PLANTS SHALL BE AMENDED WITH A MINIMUM OF 3 CUBIC YARDS PER 1,000 SQ. FT. OF ORGANIC MATTER. SOIL AMENDMENT SHALL BE DISCED OR TILLED INTO THE SOIL TO A DEPTH OF 8 INCHES.
- PLANT MATERIALS SHALL BE FURNISHED IN THE QUANTITIES SHOWN ON THE LANDSCAPE PLANS. IN THE CASE OF DISCREPANCY BETWEEN THE PLAN(S) AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE.
- ALL TREES, SHRUBS OR OTHER BALLED AND BURLAPPED PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE, BURLAP (MIN. TOP 2/3) OR OTHER CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.

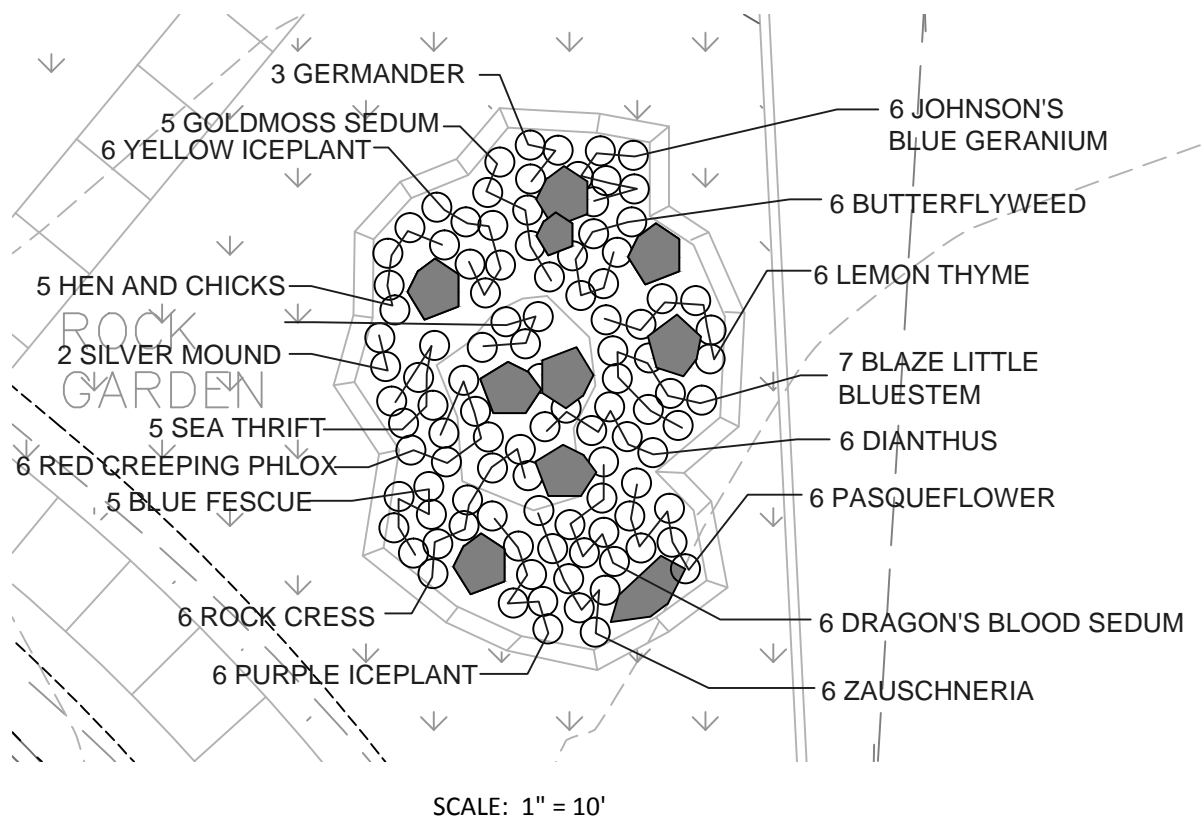


Shrub Planting Detail
NOT TO SCALE

PLANT LIST

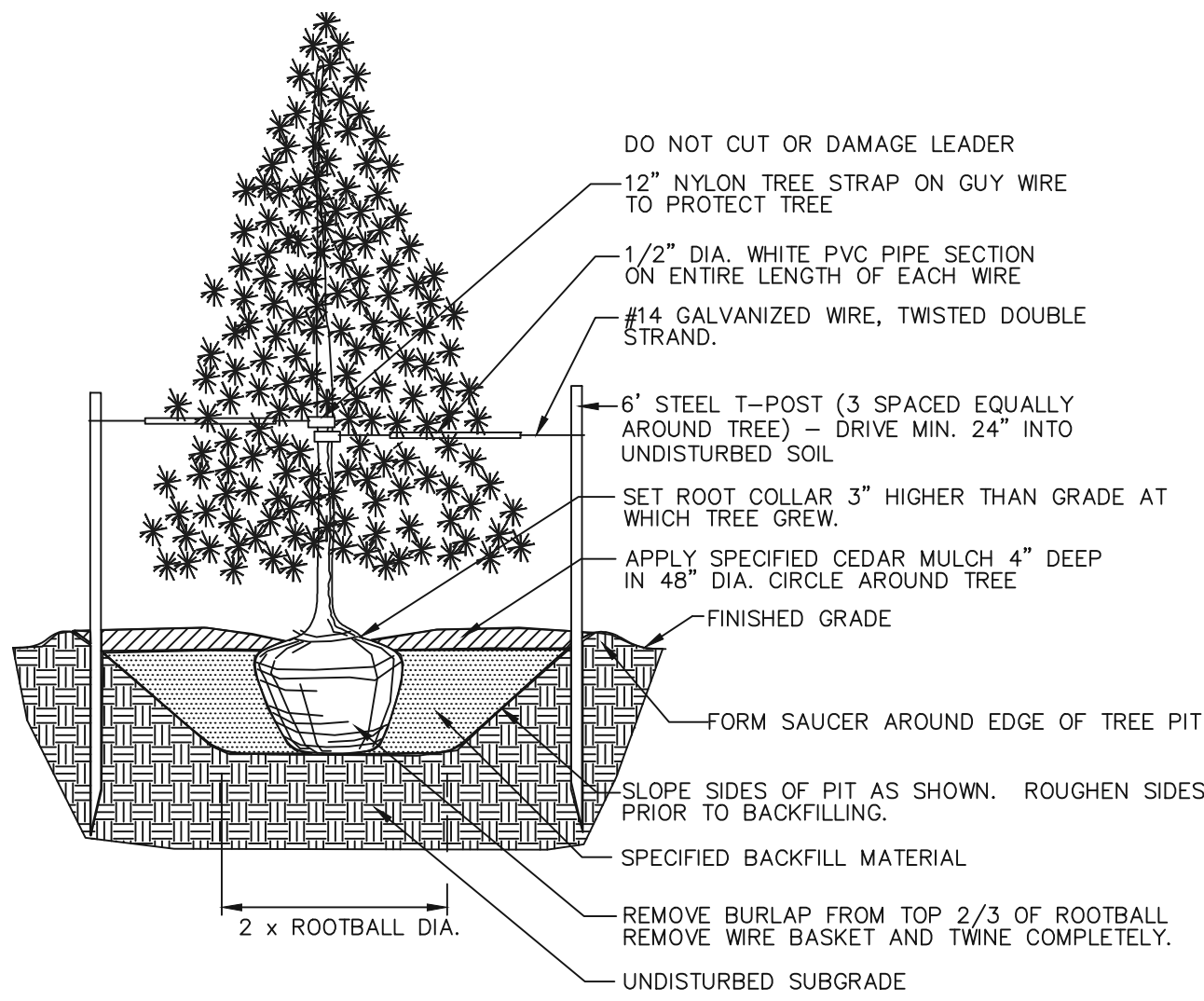
ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
SH	GLEDITSIA TRIACANTHOS 'INERMIS' S.	SHADEMASTER HONEYLOCUST	3"	FULL CROWN, STRAIGHT LEADER
RM	ACER RUBRA 'SUNSET'	RED SUNSET MAPLE	3"	FULL CROWN, STRAIGHT LEADER
SB	AMELANCHIER CANADENSIS	SERVICEBERRY	2 1/2"	
CH	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	2 1/2"	B&B
ER	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2"	B&B
CS	PICEA PUNGENS	COLORADO BLUE SPRUCE	2 1/2"	B&B
DF	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2 1/2"	B&B
BCJ	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL.	FULL FORM
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	FULL FORM
DYW	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	5 GAL.	FULL FORM
RBB	BERBERIS THUNBERGII	RED BARBERRY	5 GAL.	FULL FORM
MSM	PHILADELPHUS 'MINIATURE SNOWFLAKE'	MINIATURE SNOWFLAKE MOCKORANGE	5 GAL.	FULL FORM
RKO	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	5 GAL.	FULL FORM
RNW	ROSA 'NEARLY WILD'	NEARLY WILD ROSE	5 GAL.	FULL FORM
JWS	SPIRAEA ALBIFLORA	JAPANESE WHITE SPIREA	5 GAL.	FULL FORM
ACB	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH	5 GAL.	FULL FORM
DFV	VIBURNUM PLICATUM	DOUBLEFIRE VIBURNUM	1 GAL.	FULL FORM
MS	SALVIA N. 'MAINACHT'	MAY NIGHT SALVIA	1 GAL.	18"O.C., TRIANG. SPACING
PD	HEMEROCALLIS X 'PARDON ME'	PARDON ME DAYLILY	1 GAL.	18"O.C., TRIANG. SPACING
SD	H. 'STELLA DE ORO'	STELLA D'ORO DAYLILY	1 GAL.	18"O.C., TRIANG. SPACING
BF	GAILLARDIA 'KOBOLD'	BLANKETFLOWER	1 GAL.	18"O.C., TRIANG. SPACING
RV	CENTRANTHUS RUBER	RED VALERIAN	1 GAL.	18"O.C., TRIANG. SPACING
YI	DELOSPERMA NUBIGENA	YELLOW ICEPLANT	1 GAL.	24"O.C., TRIANG. SPACING
VM	VINCA MINOR	PERIWINKLE	4" CONT	18"O.C., TRIANG. SPACING
DFG	PENNISETUM ALOPECUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	1 GAL.	24"O.C., TRIANG. SPACING
FRG	CALAMAGROSIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	24"O.C., TRIANG. SPACING
LTB	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	1 GAL.	24"O.C., TRIANG. SPACING

- ROCK MULCH - 3/4" GRAVEL
- PROPOSED SOD
- ROLLTOP EDGER



ROCK GARDEN PLANTS:

- DELOSPERMA SPP
- PHLOX SUBULATA
- DIANTHUS SPP.
- GERANIUM SANGUINEUM
- FESTUCA OVINA GLAUCA
- ARMERIA MARITIMA
- SEMPERVIVUM SPP.
- TEUCRIUM CHAMAEDRYS
- ARTEMISIA SCHMIDTIANA
- AUBRIETA DELTOIDES
- ASCLEPIAS TUBEROSA
- THYMUS SERPYLLUM CITROIDES
- ZAUCHNERIA GARRETTII
- PULSATILLA VULGARIS
- SEDUM SPP.
- ICEPLANT
- CREeping PHLOX
- PERENNIAL GERANIUM
- BLUE FESCUE
- SEA THRIFT
- HEN AND CHICKS
- GERMANDER
- SILVER MOUND
- ROCK CRESS
- BUTTERFLYWEED
- LEMON THYME
- ZAUSCHNERIA
- PASQUEFLOWER
- DRAGON'S BLOOD SEDUM



Evergreen Tree Planting Detail
NOT TO SCALE

A NEW 72 ROOM COMFORT INN & SUITES FOR:
J. MARCLI HOTEL GROUP, LLC
7238-7276 S 120TH ST
LA VISTA, NE 68128

REVISIONS
6-26-15 CITY COMMENTS

DATE:
12-03-14

DRAWN: PROJECT NO.:
PP

TITLE:
LANDSCAPE PLAN

.DWG FILE:

SHEET NO.:

KEYNOTES - EXTERIOR ELEVATIONS - SCHEME B (Soleil)

Keynote Number	Description
1	IVOIRE - SHERWIN WILLIAMS: SW 6127
2	NOT USED
3	MANNERED GOLD - SHERWIN WILLIAMS: SW 6130
4	NAVAJO WHITE - SHERWIN WILLIAMS: SW 6126
5	BRICK: SIOUX CITY BRICK - BROWN BRICK, FINISH: MANGANESE VELOUR
6	AWNING: URBAN BRONZE - TO MATCH SHERWIN WILLIAMS: SW 7048
7	ENTRY DOOR: DARK BRONZE ANODIZED (STANDARD).
8	GUESTROOM WINDOW FRAMES: VINYL - WHITE / ALUMINUM STOREFRONT FOR COMMON AREAS

NOTE:
PRE-FINISH GUTTERS, SCUPPERS, AND DOWNSPOUTS TO MATCH THE MATERIAL THEY SIT IN. DOWNSPOUTS AT STUCCO TO BRICK TRANSITIONS WILL NEED TO BE FIELD PAINTED MULTI-COLOR ACCORDINGLY.

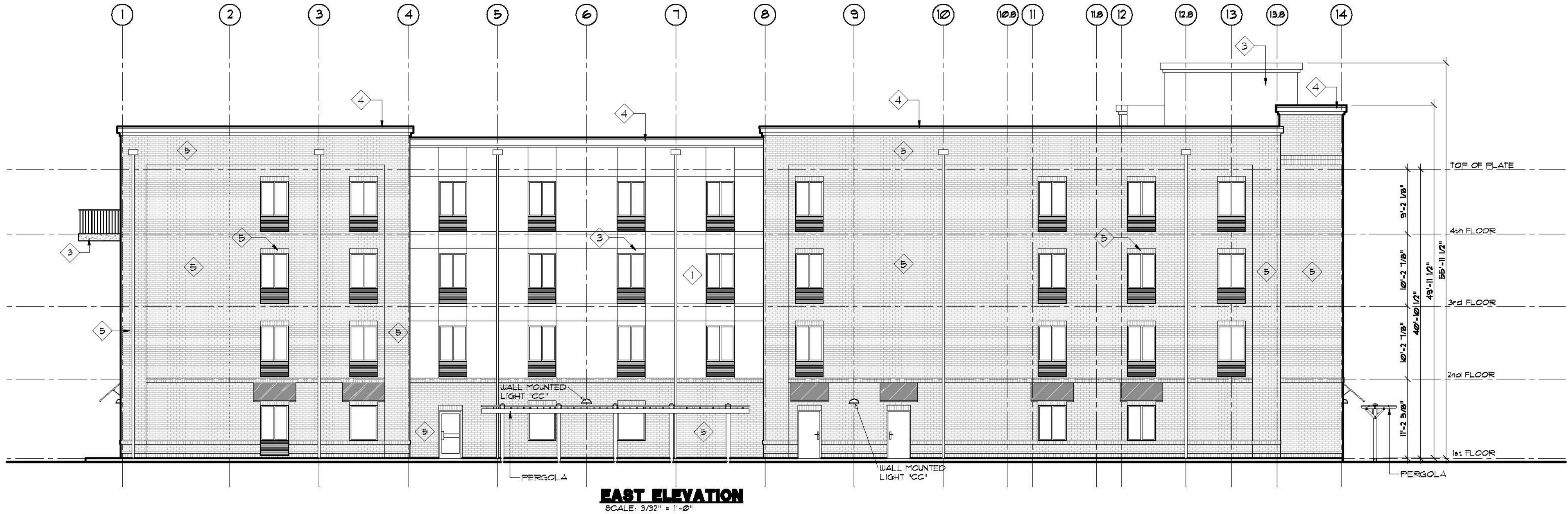
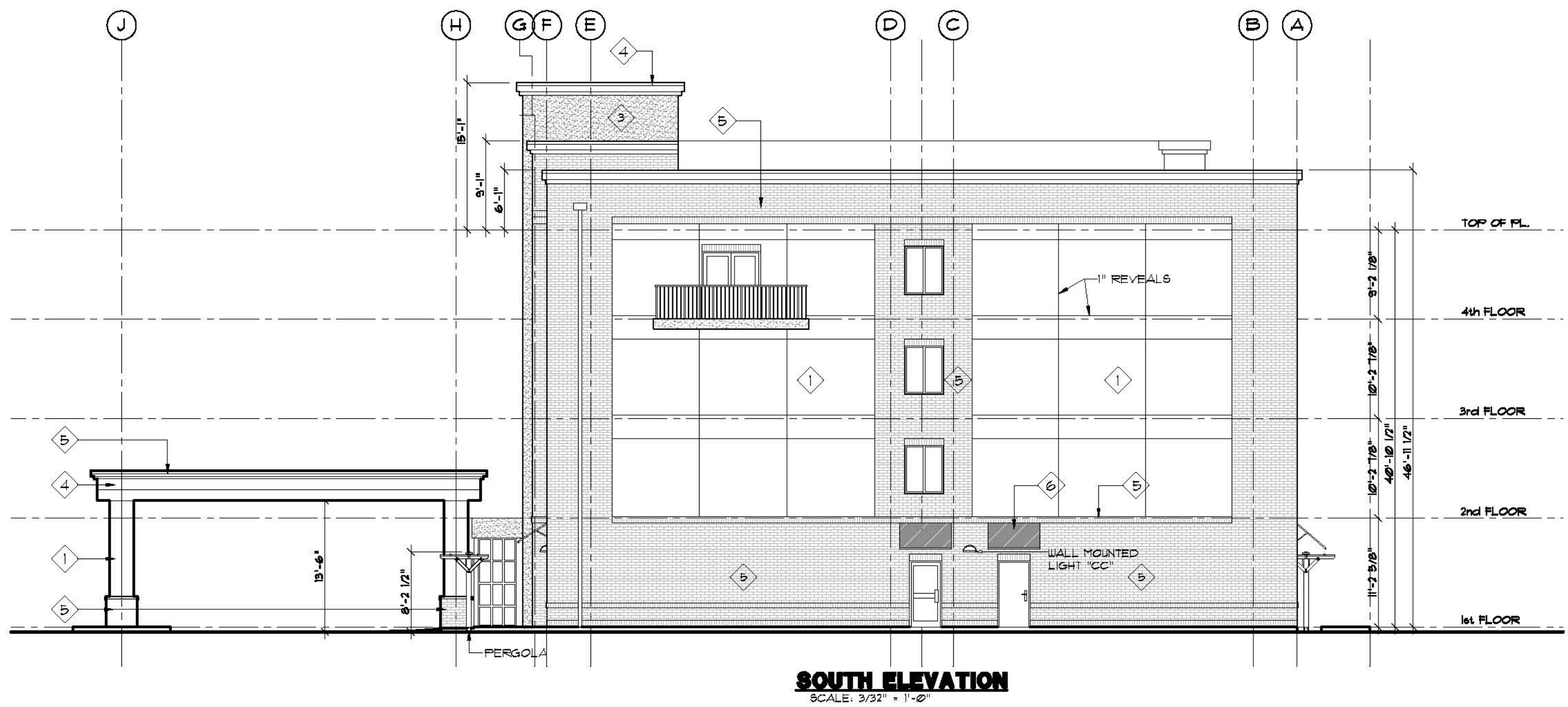
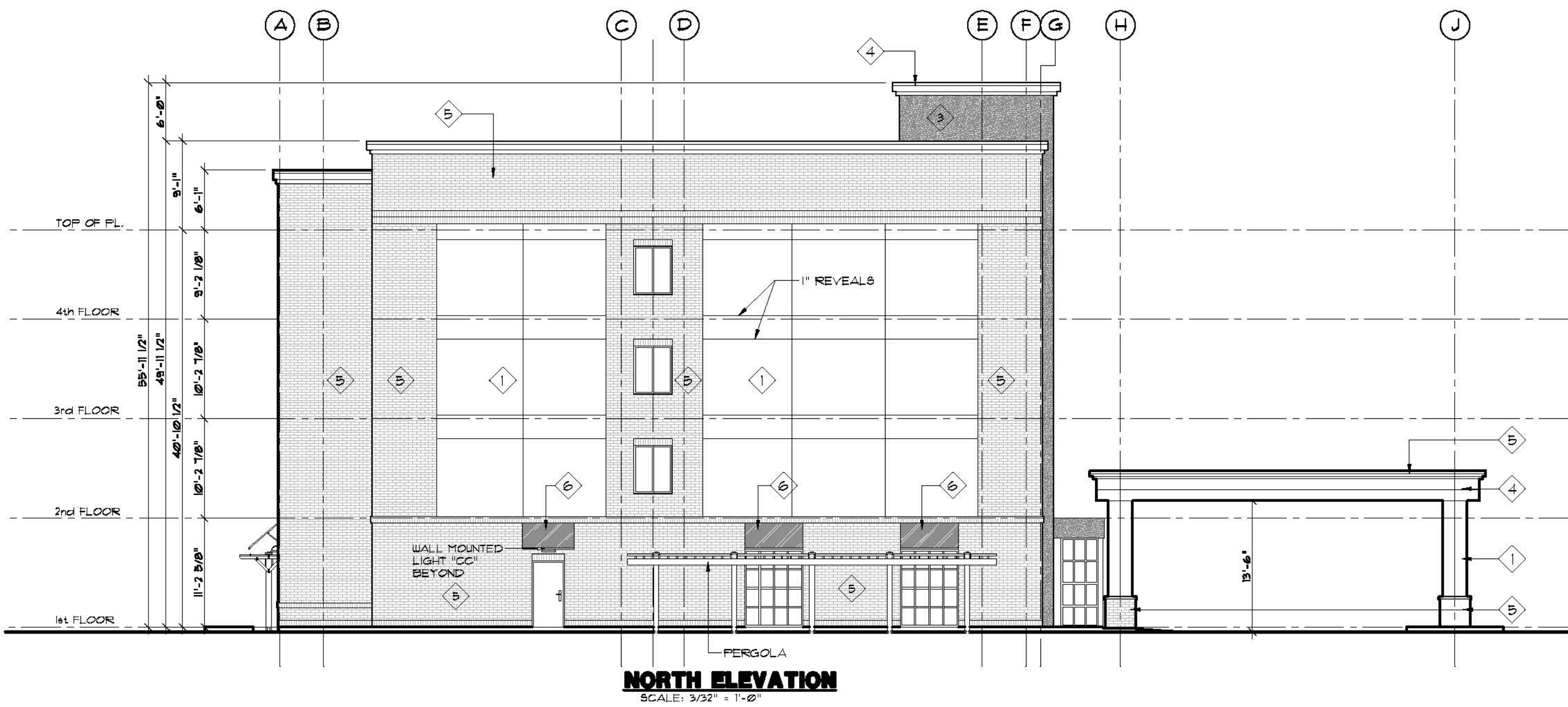
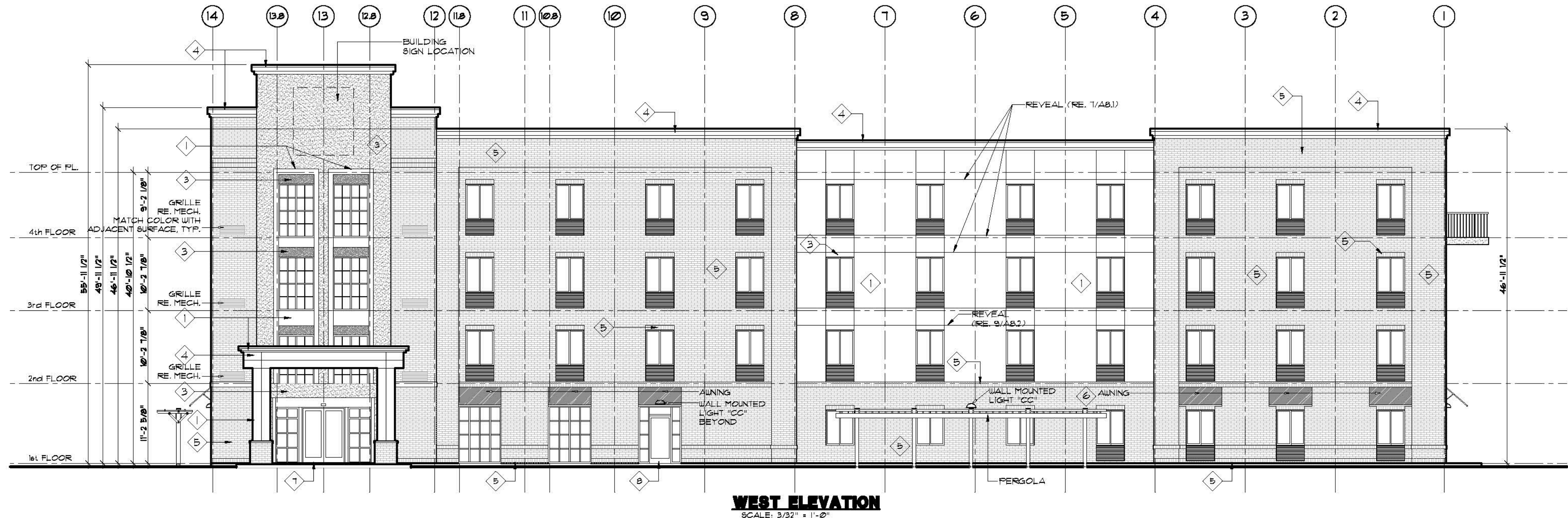
ASSOCIATED
P.O. BOX 35034
DENVER, COLORADO 80233
ARCHITECTS
PHONE: (303) 641-3353
FAX: (303) 641-5018
EMAIL: AAS@ASSOCIATEDARCHITECTS.NET



A NEW 72 ROOM COMFORT SUITES FOR:
J. MARCLI HOTEL GROUP, LLC
7238-7276 S 120TH ST
LA VISTA, NE 68128

REVISIONS
DATE: 12-03-14
DRAWN: FWP
PROJECT NO: PP
TITLE: ELEVATIONS
DWG FILE: 15002-Elev
SHEET NO: A3.1

A3.1





WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

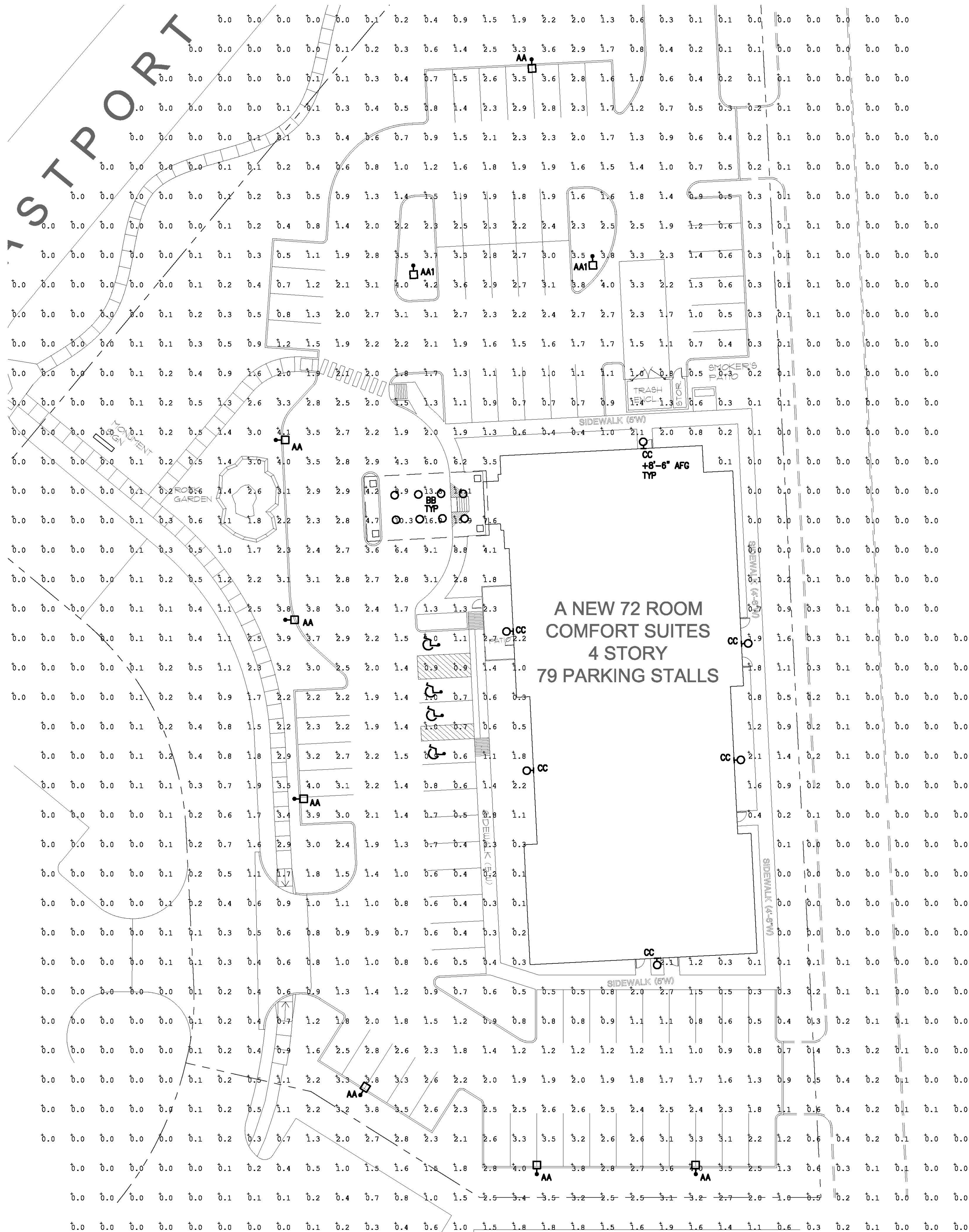
ASSOCIATED ARCHITECTS
P.O. BOX 33034
DENVER, COLORADO 80233
PHONE: (303) 641-5353
FAX: (303) 641-5018
EMAIL: AA@ASSOCIATEDARCHITECTS.NET



A NEW 72 ROOM COMFORT INN & SUITES FOR:
J. MARCLI HOTEL GROUP, LLC
7238-7276 S 120TH ST
LA VISTA, NE 68128

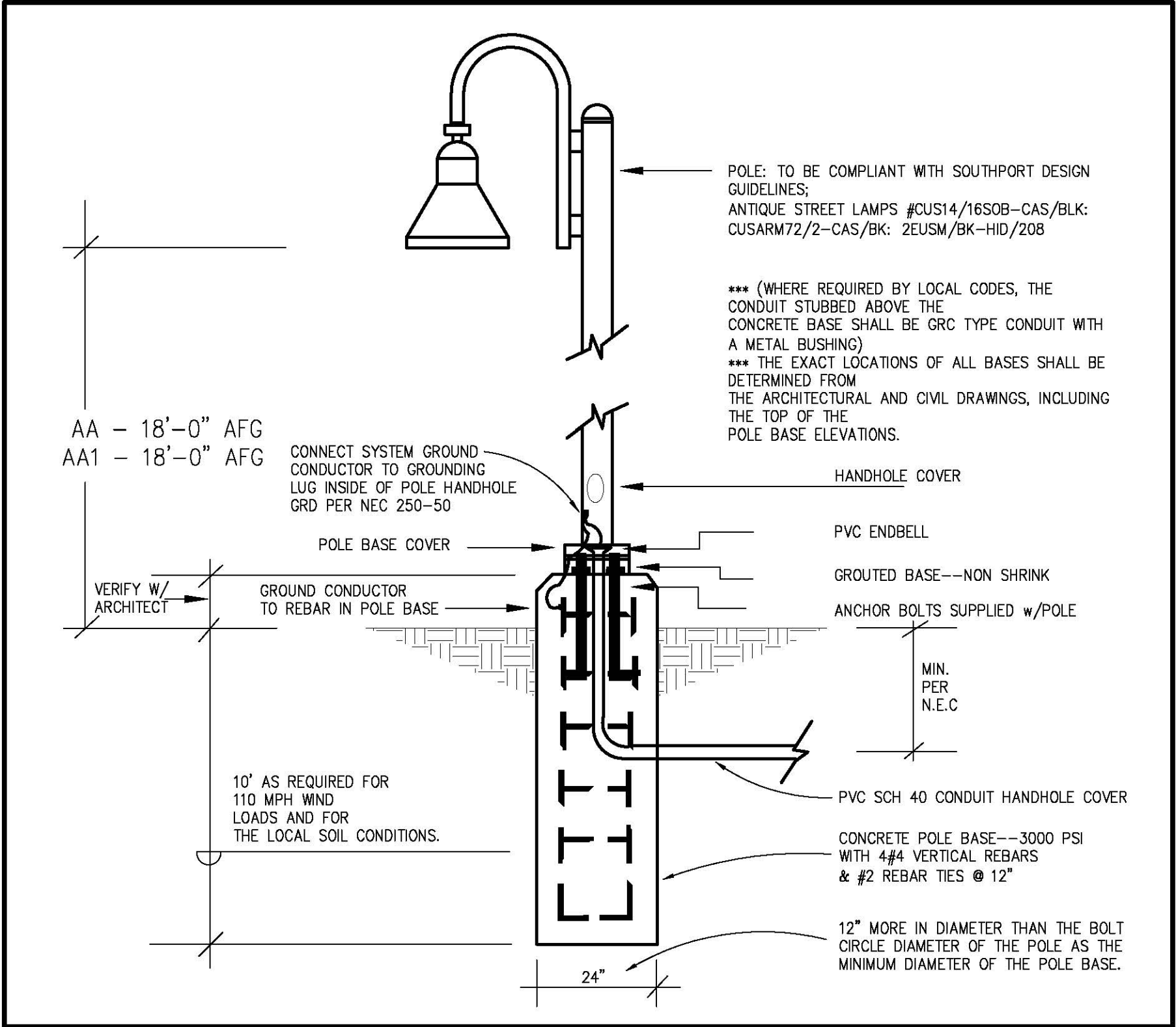
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DATE:	12-03-14
DRAWN:	PROJECT NO. PP
RUP	PP
TITLE:	ELEVATIONS
DWG FILE:	B002-Elev
SHEET NO.:	

R3.1



SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"



TYPE "AA & AA1" POLE BASE DETAIL

SCALE: N.T.S.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
AA	7	AA	SINGLE	16000	0.940	EM25 175M MOG GCF SR4W
AA1	2	AA1	SINGLE	16000	0.940	EM25 175M MOG GCF SR5
BB	8	BB	SINGLE	6200	0.820	LP6HN 70MH 6LR4
CC	6	CC	SINGLE	3200	0.820	ISW-42-CF-XX-2S

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GROUND LEVEL_Top	Illuminance	Fc	0.77	16.0	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.82	4.0	0.4	4.55	10.00
StatArea	Illuminance	Fc	13.17	16.0	8.9	1.48	1.80



JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985-3280

ASSOCIATED
P.O. BOX 350384
DENVER, COLORADO 80233
ARCHITECTS
PHONE: (303) 641-5353
FAX: (303) 641-5018
EMAIL: AA@ASSOCIATEDARCHITECTS.NET



A NEW 72 ROOM COMFORT INN & SUITES FOR:
J. MARCLI HOTEL GROUP, LLC
7238-7276 S 120TH ST
LA VISTA, NE 68128

REVISIONS

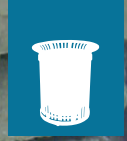
DATE:
12-03-14
DRAWN: PROJECT NO.
PP

TITLE:
SITE PHOTOMETRIC PLAN
DWG FILE:

SHEET NO.:

ESP1.1

150047



The **McCONNELL ASH/TRASH** allows you the freedom to coordinate with a bench series, or mix and match for an eclectic motif. Beautify your surroundings with our exclusive collection of ash/trash receptacles.



MCA5

**STANDARD FEATURES**

Color: exclusive KEYSHIELD® polyester powder coating finish
 Support: elevated or adjustable
 Liner: commercial-grade plastic
 Stainless steel ash insert with anti-theft lanyard
 Fully assembled unit
 Continuous weld seams
 Three-year warranty
 Made in the USA

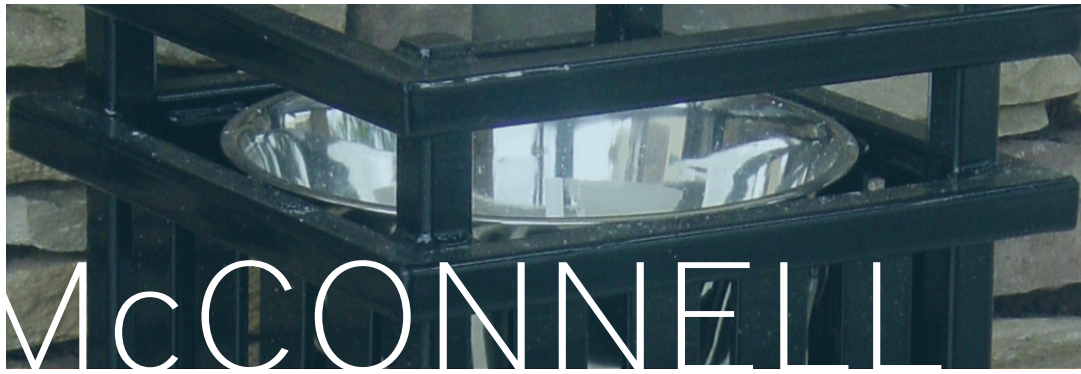
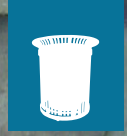
**CUSTOM OPTIONS**

- Color: custom KEYSHIELD® powder coat
- Support: bury extension
- Sleeve: KEYSHIELD® powder coat color
- Materials: sustainable hardwood, stainless steel, recycled plastic

**ENHANCEMENTS**

- Inquire about coordinating benches, litter receptacles, planters, tables, and other furnishings
- Ash filler
- Ash sifter





McCONNELL

McCONNELL ASH/TRASH

Bench with back is covered by patent no. des. 413,449. Flat bench is covered by patent no. des. 423,239. Litter receptacle is covered by patent no. des. 421,824. Ash urn is covered by patent no. des. 423,166. Ash/trash is covered by patent no. des. 457,701. All other McConnell pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH

The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

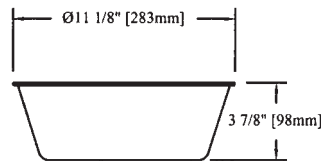
FULLY ASSEMBLED UNIT

The McConnell ash/trash is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

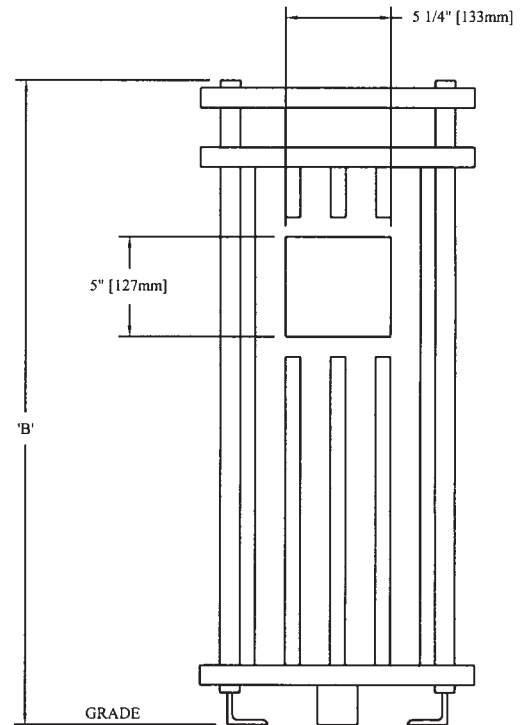
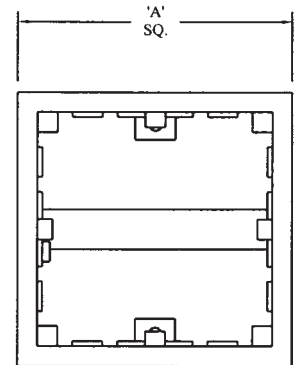
MATERIALS

Fully-welded commercial-grade steel construction.

	MCA5
WIDTH (A)	13 3/4"
ELEVATED LEG (B)	32 3/8"
ADJUSTABLE LEG	31 3/8"
WEIGHT	75 lbs.



ASH TRAY DETAIL



PROPRIETARY STATEMENT

Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services,

we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.





The **McCONNELL BENCH WITH BACK** focuses attention on the creation of the heart and hand. Its regal appearance is dramatized by the design with evidence of horizontal lines and artistic engineering.



MC26

**STANDARD FEATURES**

Color: exclusive KEYSHIELD® polyester powder coating finish
Support: bolt down or freestanding
Fully assembled unit
Continuous weld seams
Three-year warranty
Made in the USA

**CUSTOM OPTIONS**

- Color: custom KEYSHIELD® powder coat
- Support: bury extension
- Materials: sustainable hardwood, stainless steel, recycled plastic
- Arms: center arms, additional arms, no arms
- Curves, reverse curves, angles
- Custom length

**ENHANCEMENTS**

- Inquire about coordinating litter receptacles, ash urns, planters, tables, and other furnishings
- Cushions
- Pillows
- Cast bronze plaques
- Laser cuts
- Decals





McCONNELL

McCONNELL BENCH WITH BACK

Bench with back is covered by patent no. des. 413,449. Flat bench is covered by patent no. des. 423,239. Litter receptacle is covered by patent no. des. 421,824. Ash urn is covered by patent no. des. 423,166. Ash/trash is covered by patent no. des. 457,701. All other McConnell pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH

The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied

and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

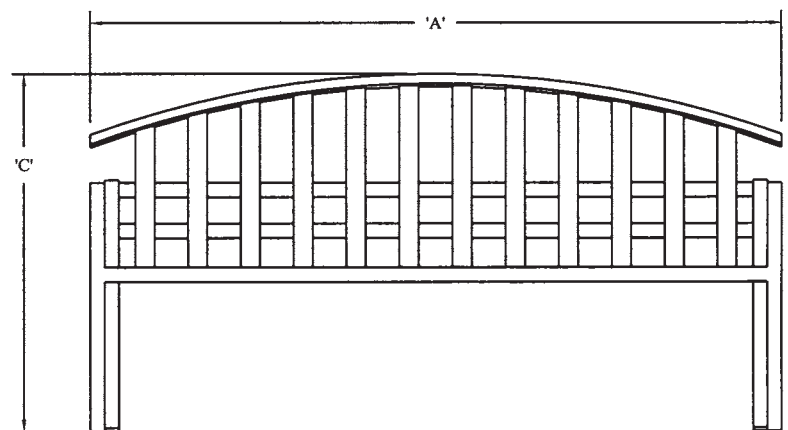
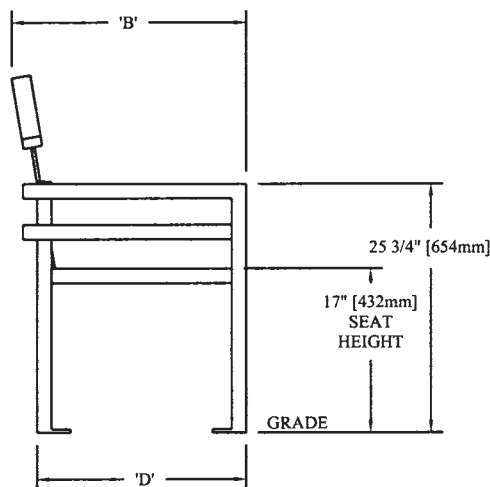
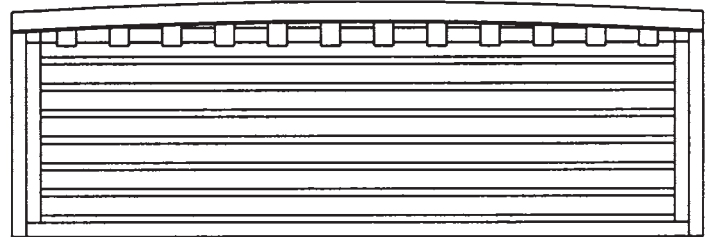
FULLY ASSEMBLED UNIT

The McConnell bench with back is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS

Commercial-grade materials, at least 25% recycled raw steel, 100% recyclable steel; completely welded for optimum strength and stability according to Keystone Ridge Designs, Inc. CAD drawing; 1/8" x 1-1/2" square tubing frame with 1/8" x 1" x 2" rectangular tubing inset seat, 3/8" x 2" back slats decorated with 1/8" x 1" x 2" rectangular tubing arch across top arch.

	MC24 4ft	MC26 6ft	MC28 8ft
LENGTH (A)	48 1/4"	72"	92 3/8"
WIDTH (B)	24 7/16"	24 7/16"	24 7/16"
HEIGHT (C)	37"	37"	37"
SEAT HEIGHT	17"	17"	17"
WEIGHT	175 lbs.	200 lbs.	240 lbs.



PROPRIETARY STATEMENT

Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services,

we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.



Lightweight Metal Chairs

Nina and Francisco Series

Manufactured with uncompromising quality and craftsmanship, these chairs exude a contemporary style that will remain timeless. Offering sturdy design with steel construction and our durable KEYSHIELD® powder coat finish, the Nina and Francisco chairs are a classic choice in lightweight stackable chairs. Coordinate with any of Keystone Ridge Designs' table options for a unique seating combination.



- Ideal for outdoor or indoor seating environments
- Inquire about coordinating tables, benches, litter receptacles, planters and other furnishings
- Exclusive KEYSHIELD® polyester powder coat finish—our stamp of armored excellence that is foremost in the industry

Standard Features

- Color: standard KEYSHIELD® powder coat

Custom Options

- Color: custom KEYSHIELD® powder coat



		Chair Width	Chair Depth	Chair Height	Seat Height	Weight
NI22	Nina chair with arms	22"	24 ³ / ₄ "	33"	17"	12.5 lbs
NI22N	Nina chair without arms	22"	24 ³ / ₄ "	33"	17"	12.5 lbs
FN22	Francisco chair with arms	22"	24 ³ / ₄ "	33"	17"	11 lbs

EXHIBIT F3



1-800-284-8208
www.keystoneridgedesigns.com



WESTON

The **WESTON DINING CHAIR** creates a relaxing atmosphere ideal for dining or gathering in food courts, restaurants, pubs, or coffeehouses. The simplicity of the frame with a comfort contoured seat design form the modern appeal of the set.



WE6-CHR



STANDARD FEATURES

Color: exclusive KEYSHIELD® polyester powder coating finish
 Seat: with back, powder coated steel
 Support: glides
 Fully assembled unit
 Continuous weld seams
 Three-year warranty
 Made in the USA



CUSTOM OPTIONS

- Color: custom KEYSHIELD® powder coat



ENHANCEMENTS

- Inquire about coordinating benches, litter receptacles, ash urns, planters tables, and other furnishings



WESTON

WESTON DINING CHAIR

All Weston pieces are Exclusive By Design™.

KEYSHIELD® METAL FINISH

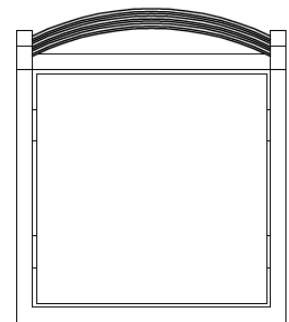
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT

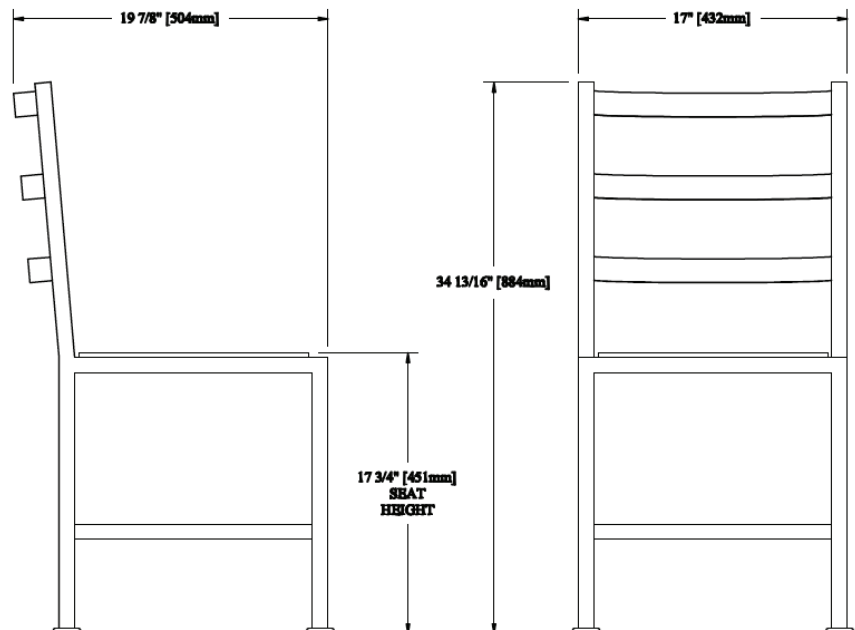
The Weston dining chair is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS

Fully-welded commercial-grade steel construction.



	WE6-CHR
	CHAIR
CHAIR HEIGHT	34 13/16"
CHAIR WIDTH	17"
SEAT HEIGHT	17 3/4"
SEAT LENGTH	19 7/8"
WEIGHT	50 lbs.



PROPRIETARY STATEMENT

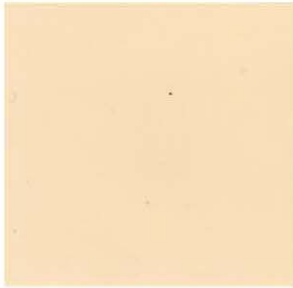
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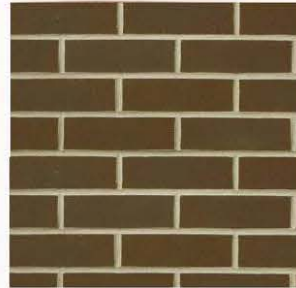
COMFORT SUITES LA VISTA, NE MATERIALS/COLOR BOARD

EXHIBIT R3.1.2



BODY COLOR

1. IVOIRE
SW 6127



BRICK

5. SIOUX CITY BRICK
DARK BROWN



TOWER/ACCENT COLOR

3. MANNERED GOLD
SW 6130



AWNING

6. URBAN BRONZE
SW 7048



TRIM COLOR

4. NAVAJO WHITE
SW 6126



ENTRY DOOR

7. DARK BRONZE
ANODIZED



GUESTROOM
WINDOW FRAMES
WHITE OR ALMOND /



URBAN BRONZE
FOR COMMON AREAS
STOREFRONT/WINDOWS