

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MAY 1, 2012 AGENDA**

Subject:	Type:	Submitted By:
CONDITIONAL USE PERMIT — AUTOMOTIVE REPAIR SERVICES Tax Lot 18, Section 17-14-12 HARRY ANDERSON AVE & HARRISON	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled for Council to consider an application to allow a Conditional Use Permit for Tax Lot 18, Section 17-14-12, for Automotive Repair Services, generally located northwest of Harry Anderson Avenue and Harrison Street.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval.

BACKGROUND

A public hearing has been scheduled to consider an application submitted by Dearborn Land Development, LLC, on behalf of the property owner, Harrison I-80, LLC, to approve a conditional use permit amendment to allow for a Progressive Auto Claims Center on Tax Lot 18, Section 17-14-12, generally located northwest of Harry Anderson Avenue and Harrison Street. The property is zoned I-1 Light Industrial. The Conditional Use Permit would allow for Automotive Repair Services, specifically an automotive claims center within a 16,591 sq. ft. building.

A detailed staff report is attached.

The Planning Commission held a public hearing on March 15, 2012 and unanimously recommended approval of the conditional use permit subject to resolution of items as noted in the staff report prior to City Council.

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 AUTOMOTIVE REPAIR SERVICES ON TAX LOT 18, SECTION 17-14-12, SARPY COUNTY, NEBRASKA.

WHEREAS, Dearborn Land Development, LLC, has applied on behalf of the property owner, Harrison I-80, LLC, for a conditional use permit for automotive repair services on Tax Lot 18, Section 17-14-12, Sarpy County, Nebraska; 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. Successful resolution of the following final design review issues:
 - a. Approval of the updated landscape plan.
 - b. Provision of acceptable brick samples.
 - c. The back entry feature is called to be painted. A continuation of the prefinished metal is recommended for longevity.
 - d. Building-mounted light fixture cuts need to be reviewed and approved.
2. Completion of a Wastewater Service Agreement modification with the City of Omaha that includes Tax Lots 17 and 18.

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 Dearborn Land Development, LLC, for automotive repair services on Tax Lot 18, Section 17-14-12, Sarpy County, Nebraska, subject to the conditions listed in the last recital above.

PASSED AND APPROVED THIS 1ST DAY OF MAY, 2012.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk

**CITY OF LA VISTA
PLANNING DIVISION**

RECOMMENDATION REPORT

CASE NUMBER: 01-CUP-2012

FOR HEARING OF: May 1, 2012
Report Prepared on: April 24, 2012

I. GENERAL INFORMATION

A. APPLICANT:

Dearborn Land Development, LLC
14600 Detroit Avenue, Suite 1500
Lakewood, OH 44107

B. PROPERTY OWNER:

Harrison I-80, LLC
10855 West Dodge Road, Suite 270
Omaha, NE 68154

C. LOCATION: Northwest of Harry Anderson Avenue and Harrison Street

D. LEGAL DESCRIPTION: Tax Lot 18, Section 17-14-12, Sarpy County, Nebraska

E. REQUESTED ACTION(S): Development of an Automotive Repair Services facility as conditionally permitted within the I-1 Zoning District in the City of La Vista Zoning Ordinance.

F. EXISTING ZONING AND LAND USE: I-1, Light Industrial, and Gateway Corridor District (Overlay District); vacant.

G. PURPOSE OF REQUEST: The Conditional Use Permit would allow for Automotive Repair Services, specifically an automotive claims center within a 16,591 sq ft building.

H. SIZE OF SITE: 2.96 Acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Tax Lot 18, Section 17-14-12 is a relatively flat property, however it sits below the street frontages which are on three sides.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. North:** I-1 Light Industrial, Vacant
- 2. East:** I-1 Light Industrial, Vacant
- 3. South:** C-3 – Highway Commercial / Office Park, Vacant

- 4. **West:** C-3 – Highway Commercial / Office Park, Performance Auto

C. RELEVANT CASE HISTORY: None.

D. APPLICABLE REGULATIONS:

- 1. Section 5.10 of the Zoning Regulations – I-1 Light Industrial
- 2. Article 6.0 of the Zoning Regulations – Conditional Use Permits
- 3. Article 5.17 of the Zoning Regulations – Gateway Corridor District

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan designates the area for industrial land uses.

B. OTHER PLANS: Not applicable.

C. TRAFFIC AND ACCESS:

- 1. The proposed driveway onto Harry Anderson Avenue is properly aligned with 118th Street.
- 2. The peak hour traffic associated with this facility does not warrant a traffic impact study.
- 3. The CUP site plan notes that the striping on Harry Anderson Avenue will be revised to indicate a left-turn bay into the proposed entrance.

D. UTILITIES:

- 1. The applicant will install a private sanitary sewer service bored into the existing sanitary manhole at the northerly side of Harry Anderson and 118th Street intersection.
- 2. The property presently has access to water, gas, power and communication utilities.
- 3. The City will be pursuing a Wastewater Service Agreement modification with the City of Omaha to include Tax Lots 17 and 18.

IV. REVIEW COMMENTS:

1. In respect to this specific use as an automotive claims center, the following condition was added to the standard conditions of the Conditional Use Permit:

- h. All vehicles on the site for claim review will remain in either the designated fenced-in waiting area or within the building. No vehicles on the site for

claim review shall remain for more than one (1) week.

2. The building design approval process is in its final stages, the following issues have yet to be resolved:
 1. Approval of the updated landscape plan.
 2. Provision of acceptable brick samples.
 3. The back entry feature is called to be painted. A continuation of the prefinished metal is recommended for longevity.
 4. Building-mounted light fixture cuts need to be reviewed and approved.

V. PLANNING COMMISSION RECOMMENDATION:

Approval of a Conditional Use Permit for Tax Lot 18, Section 17-14-12, subject to:

1. Completion of final design review prior to presentation to City Council for approval.
2. Approved of a sewer connection agreement between the applicant and the City. (Issue resolved without need for agreement.)
3. Completion of a Wastewater Service Agreement modification with the City of Omaha that includes Tax Lots 17 and 18.

VI. STAFF RECOMMENDATION:

Approval of a Conditional Use Permit for Tax Lot 18, Section 17-14-12, as it is in conformance with the Comprehensive Plan and Article 6 – Conditional Use Permits of the Zoning Ordinance, subject to:

1. Successful resolution of the following final design review issues:
 - a. Approval of the updated landscape plan.
 - b. Provision of acceptable brick samples.
 - c. The back entry feature is called to be painted. A continuation of the prefinished metal is recommended for longevity.
 - d. Building-mounted light fixture cuts need to be reviewed and approved.
2. Completion of a Wastewater Service Agreement modification with the City of Omaha that includes Tax Lots 17 and 18.

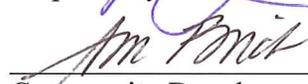
VII. ATTACHMENTS TO REPORT:

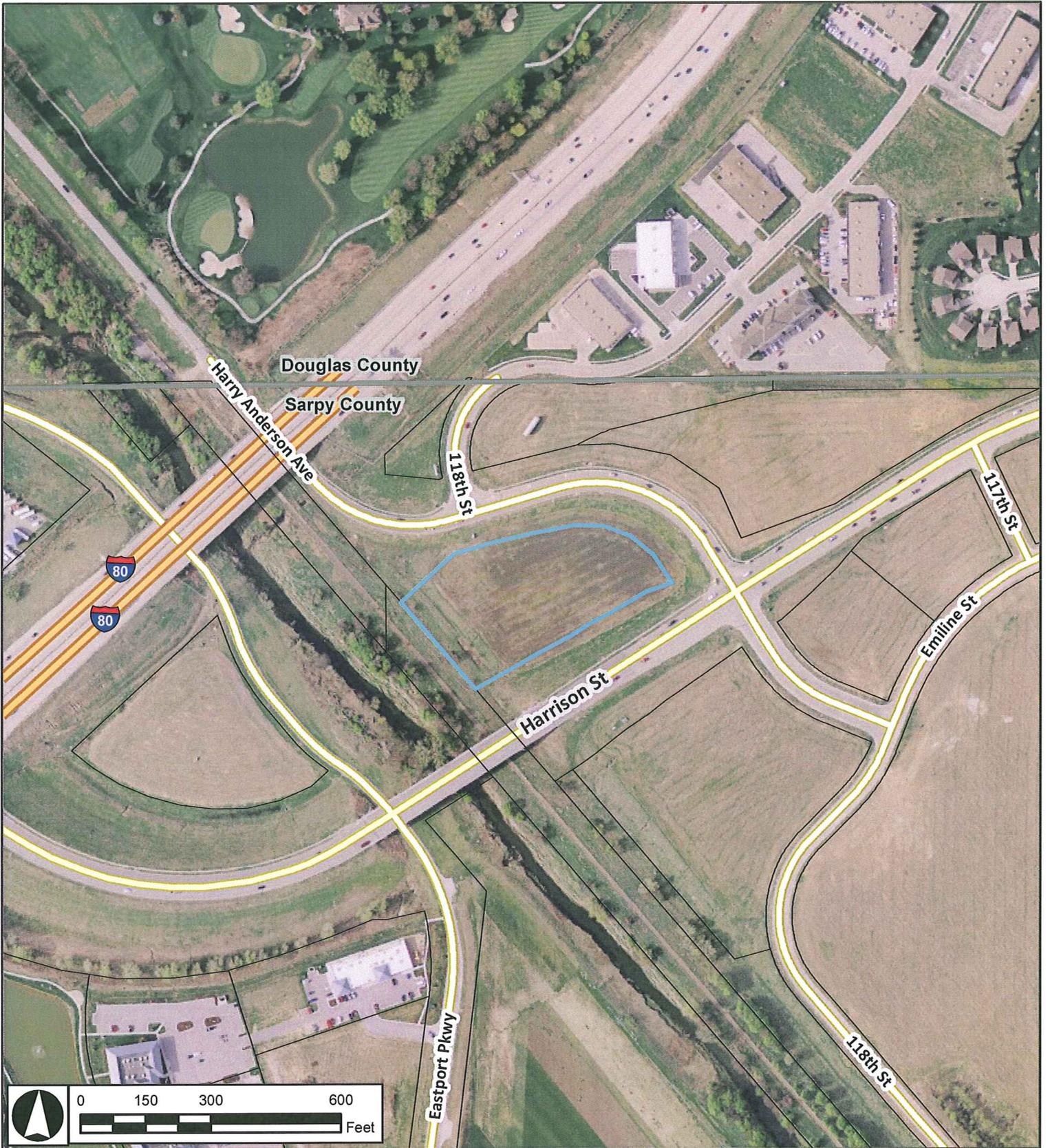
1. Vicinity Map
2. Conditional Use Permit
3. Site Plan Exhibits
4. Draft Design Review Exhibits

VIII. COPIES OF REPORT SENT TO:

1. Douglas Dreessen, P.E. – Thompson, Dreessen, and Dorner, Inc.
2. John, Wojtila – Dearborn Land Investment, LLC
3. Public Upon Request


Prepared by: _____

 _____ 
Community Development Director Date



Vicinity Map

Progressive Claims Center Conditional Use Permit

March 9, 2012
CAS



City of La Vista
Conditional Use Permit

Conditional Use Permit for a Automotive Repair Service

This Conditional Use Permit issued this 1st day of May, 2012, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to, Dearborn Land Development, LLC (“Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an Automotive Repair Service upon the following described tract of land within the City of La Vista zoning jurisdiction:

Tax Lot 18 17-14-12, in Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating an Automotive Repair Service (Progressive Claims Center); 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 “A” hereto for an Automotive Repair Service, 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 and orientation, parking, access points, and drives is approved by the City and attached to the permit as “Exhibit A”. Access will be from Harry Anderson Avenue.
 - b. Normal hours of operation for said Automotive Repair Service will be from 8 a.m. to 6 p.m. Monday through Friday and 8 a.m to 3 p.m. on Saturday.
 - c. There will be up to 57 employees on site per day when the claims office is fully operating.
 - d. The site will be comprised of a 16,591 square foot building, required parking and landscaping.
 - e. Deliveries must correspond with normal business hours of operation.
 - f. The premises shall be developed and maintained in accordance with the site plan (Exhibit A) and elevations (Exhibit B) as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval.
 - g. There shall be no storage, placement or display of goods, supplies or any other material, substance, container, or receptacle outside of the facility, except trash receptacles and those approved in writing by the City. All dumpsters and trash bins shall maintain a solid 6-foot enclosure around each unit constructed of materials complimentary to the main building.
 - h. All vehicles on the site for claim review will remain in either the designated fenced in waiting area

or within the structure. No vehicles on the site for claim review shall remain for more than one (1) week.

- i. All permanent and temporary signs shall comply with the City's sign regulations.
 - j. Owner shall abide by all aspects of City of La Vista Zoning Ordinance Section 7.16 – *Performance Standards for Industrial Uses*.
 - k. 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, and ADA.
 - l. The owner shall make annual inspections of the premises and structures, and the operation thereof for any hazard or risk, including, but not limited to, those of an environmental or safety nature. The owner shall take immediate action to protect persons, property and the environment from any damage, injury or loss, or risk thereof, arising out of or resulting from any hazard or risk on the premises and to abate any hazard or risk and remove it from the premises in accordance with any applicable laws, rules or regulations, as amended or in effect from time to time.
 - m. 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.
 - n. 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. 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.
 - 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.
4. 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 construction or placement of a storage tank, structure or other improvement on the premises not specified in this permit.
 - d. 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.

5. 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.
6. 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: Progressive Casualty Insurance Company
5920 Landerbrook Drive, Bldg. 3, OH-L23
Mayfield Heights, OH 44127

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 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.

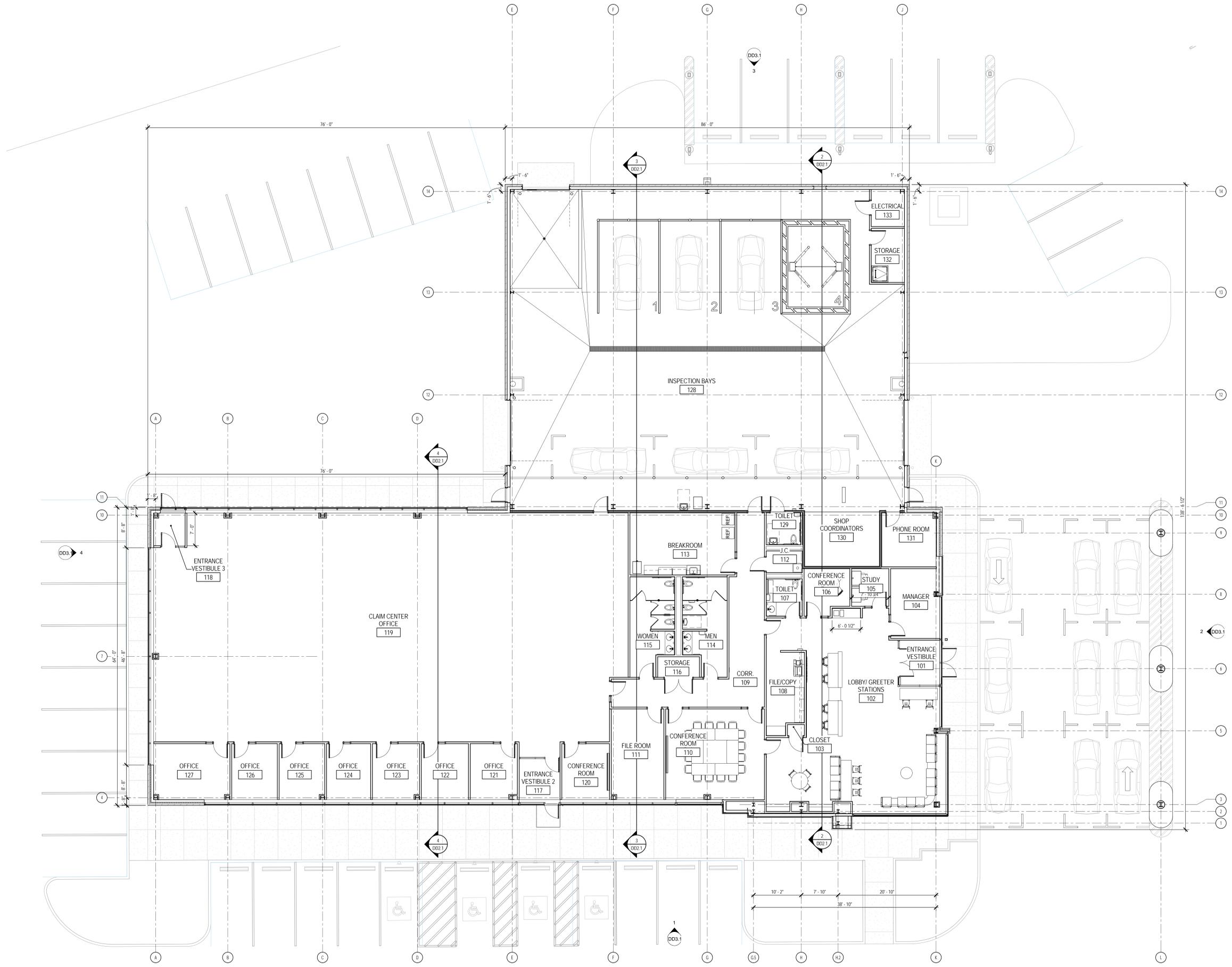
Owner:

By: _____

Title: _____

Date: _____

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1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SEAL

Author	
Checker	

DRAWN BY: _____
CHECKED BY: _____

REVISIONS

REV #	DATE	DESCRIPTION	DESIGNER	CHECKED BY
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02	09.2012	UPDATED DESIGN APPROVAL PACKAGE		

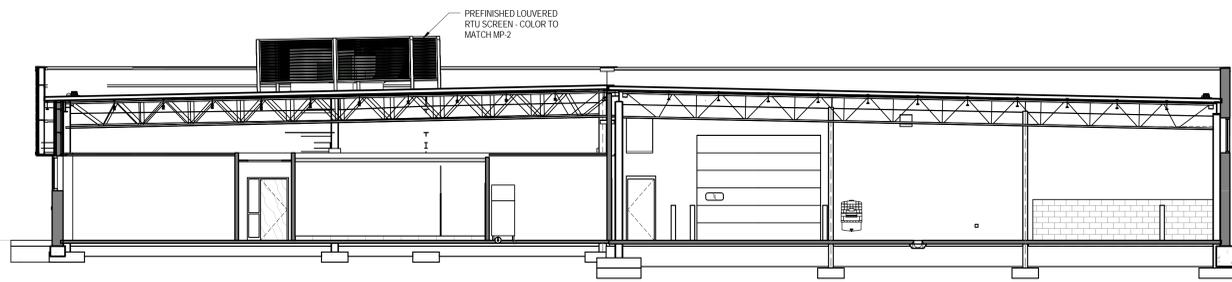
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SHEET TITLE: **FLOOR PLAN**



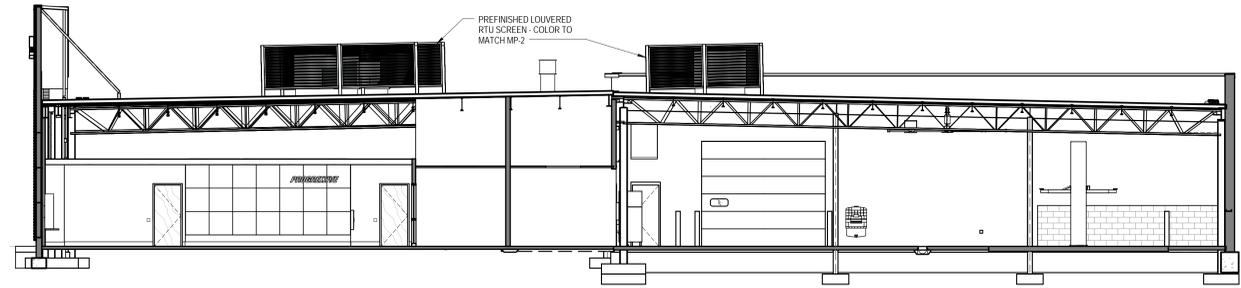
PROGRESSIVE
PROGRESSIVE PROJECT NUMBER: PRO0085
PROGRESSIVE REGIONAL CLAIMS OFFICE
HARRY ANDERSON AVE & HARRISON ST
LA VISTA, NE

RLB NO.: 7697.08

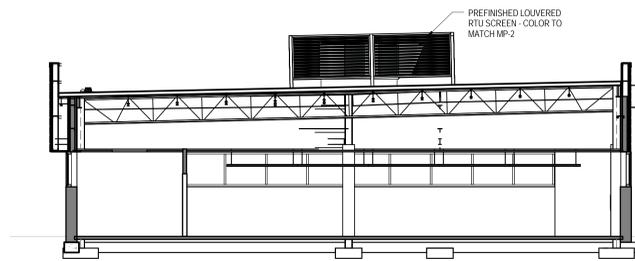
SHEET
DD1.1



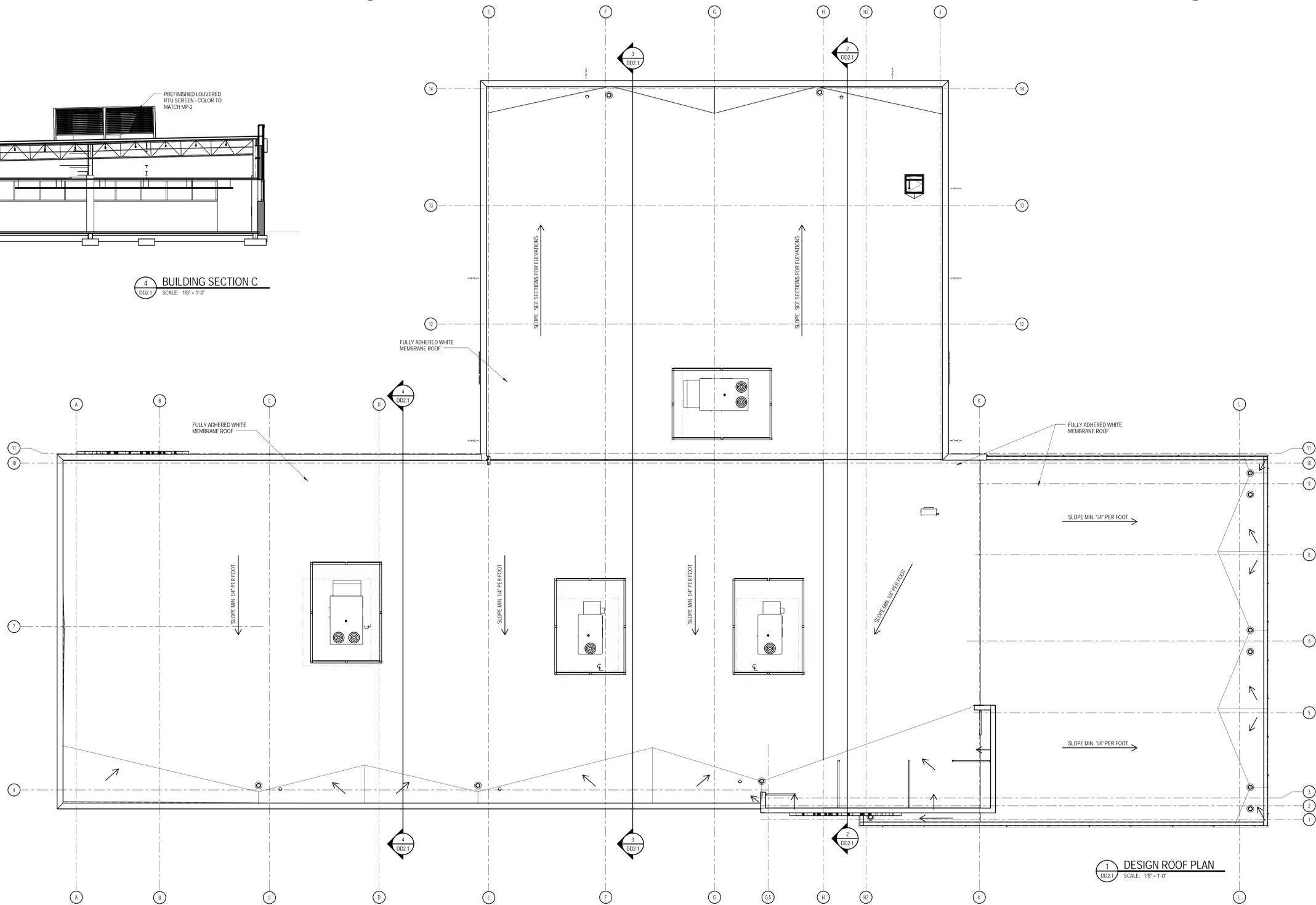
3 BUILDING SECTION B
SCALE: 1/8" = 1'-0"



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



4 BUILDING SECTION C
SCALE: 1/8" = 1'-0"

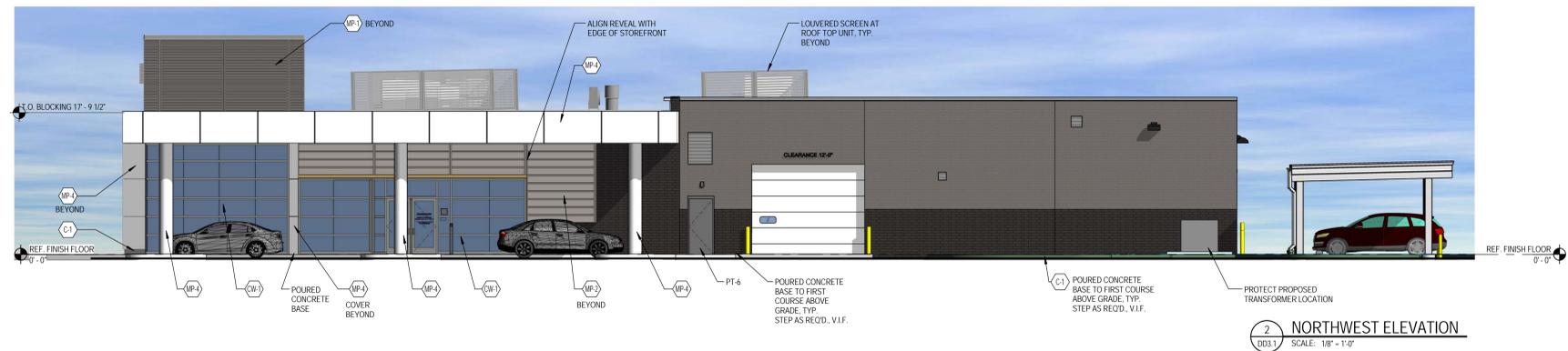
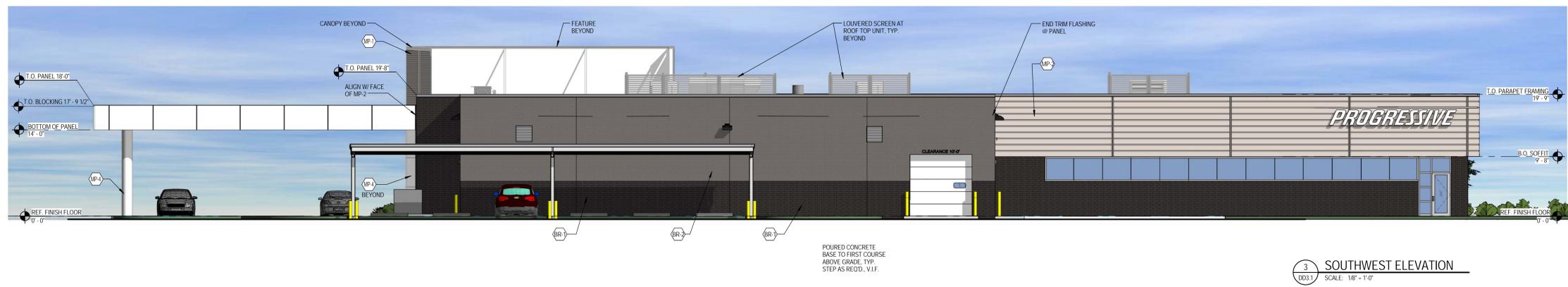
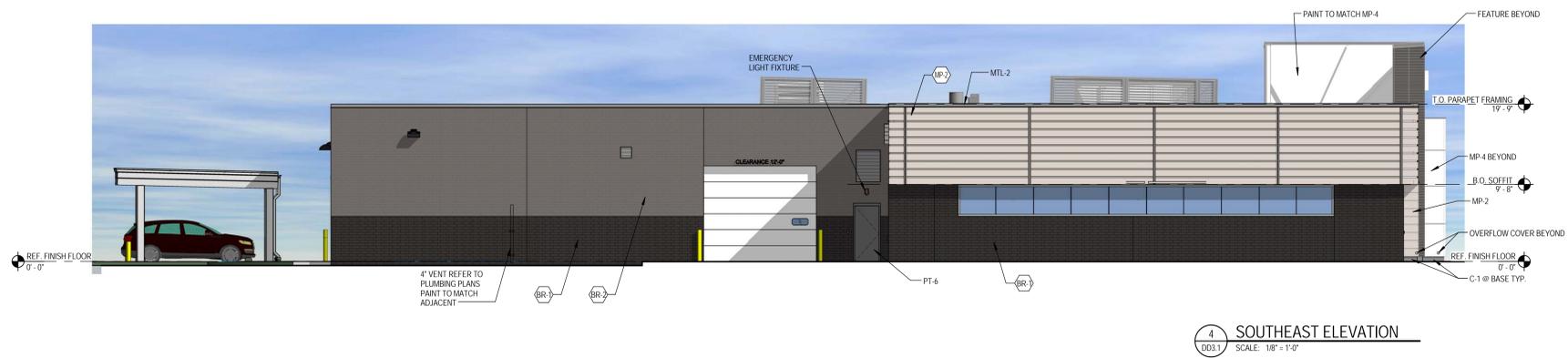


1 DESIGN ROOF PLAN
SCALE: 1/8" = 1'-0"

REV #	DATE	DESCRIPTION	DESIGNER	CHECKED BY
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4/20/23 2:53:38 PM
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EXTERIOR MATERIAL & FINISH SCHEDULE					
ID#	DESCRIPTION	MANUFACTURER	MODEL/COLOR	CONTACT	REMARKS
BR-1	UTILITY BRICK 4" x 12"	ENDICOTT TILE LLC. 402.729.3323	DARK IRONSPOT	BELDEW TRI-STATE 215.642.0600	PROVIDE SAMPLE FOR APPROVAL
BR-2	UTILITY BRICK 4" x 12"	ENDICOTT TILE LLC. 402.729.3323	GREY BLEND	BELDEW TRI-STATE 215.642.0600	PROVIDE SAMPLE FOR APPROVAL
C-1	POURED IN PLACE CONCRETE INTEGRALLY COLORED AND SEALED	SCHRYVERMENT PRODUCTS, OR APPROVED EQ.	MIDNIGHT	330.456.2200	PROVIDE SAMPLE FOR APPROVAL
MP-1	PREFINISHED METAL WALL PANEL	CENTRIA CS-660	SUNDANCE 9947 GREY VELVET	BEN MARNIK 412.299.8000	FEATURE
MP-2	PREFINISHED METAL WALL PANEL	CENTRIA CS-220	9917 LIGHT GREY	BEN MARNIK 412.299.8000	
MP-3	PREFINISHED METAL WALL PANEL	CENTRIA	VERSAWALL 993 OFF-WHITE	BEN MARNIK 412.299.8000	INSULATED PANEL
MP-4	PREFINISHED METAL WALL PANEL	CENTRIA	FORMABOND 8 993 OFF-WHITE		METAL CORE PANEL CANOPY
MP-5	PREFINISHED METAL ROOF PANEL	AMERICAN BUILDING NUCOR OR APPROVED EQ.	STANDING SEAM RLD. COLOR TO MATCH 993 OFF-WHITE		
MTL-1	PREFINISHED METAL COPING	METAL BUILDING SUPPLIER	MATCH MP-1		
MTL-2	PREFINISHED METAL COPING	METAL BUILDING SUPPLIER	MATCH MP-2		
MTL-3	PREFINISHED METAL COPING	METAL BUILDING SUPPLIER	MATCH #995 OFF-WHITE		
PT-10	PAINT COLOR	SHERWIN WILLIAMS	SW7067 CITYSCAPE		EXTERIOR HOLLOW METAL DOORS
CW-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER OR APPROVED EQUAL	SYSTEM - 1		VERTICAL BUTT GLAZE SYSTEM
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER OR APPROVED EQUAL	T-451 CLEAR ANODIZED		REFER TO SHEET A1.5



RICHARD L. BOWEN + ASSOCIATES INC.
1000 SHAW BLVD. SUITE 1000, CLEVELAND, OHIO 44115
PH: 216.441.1000 FAX: 216.441.1001
WWW.RLBOWEN.COM

ARCHITECTS • ENGINEERS • SURVEYORS • CONTRACTORS

SCALE:	Author:	Checker:
DRAWN BY:	CHECKED BY:	

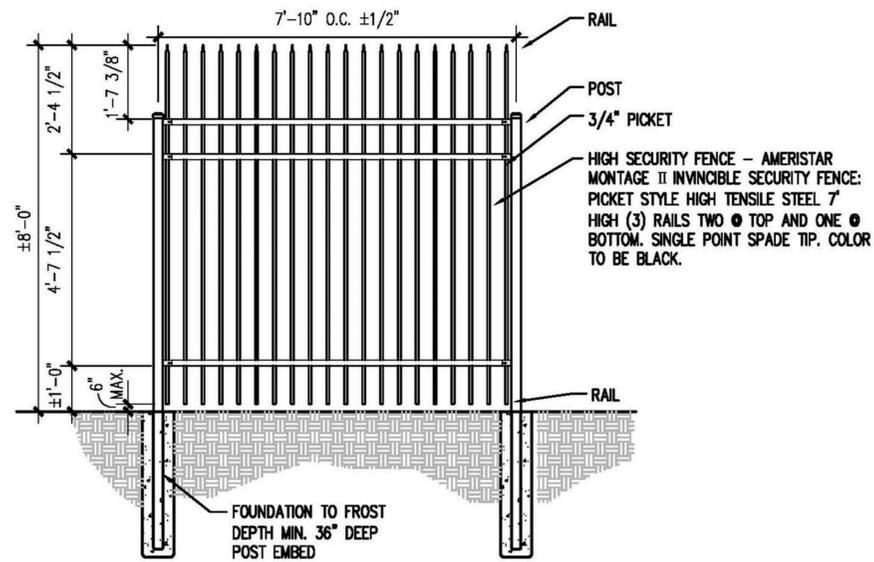
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02	09.20.2024	UPDATED DESIGN APPROVAL PACKAGE		

SCALE: AS NOTED
DISCIPLINE: ARCHITECTURAL
SHEET TITLE: EXTERIOR ELEVATIONS

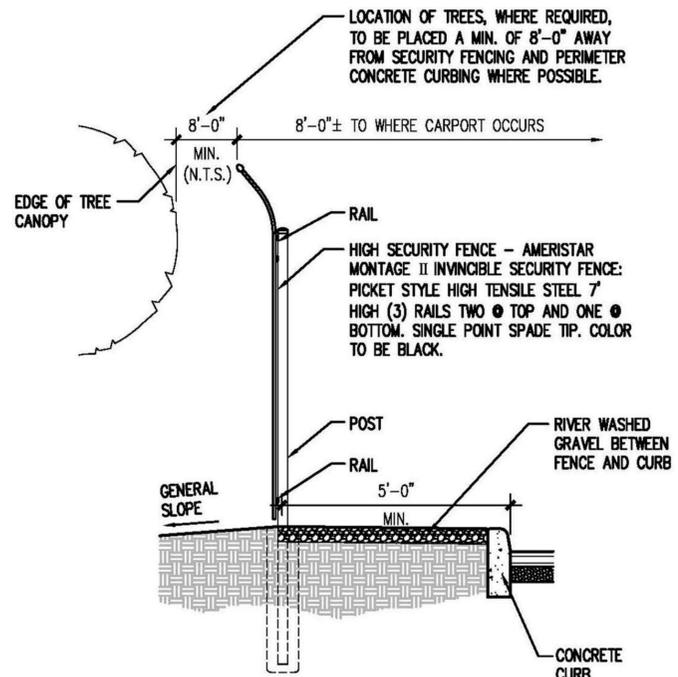
PROGRESSIVE
PROGRESSIVE PROJECT NUMBER: PRO0085
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RLB NO.: 7697.08
SHEET
DD3.1

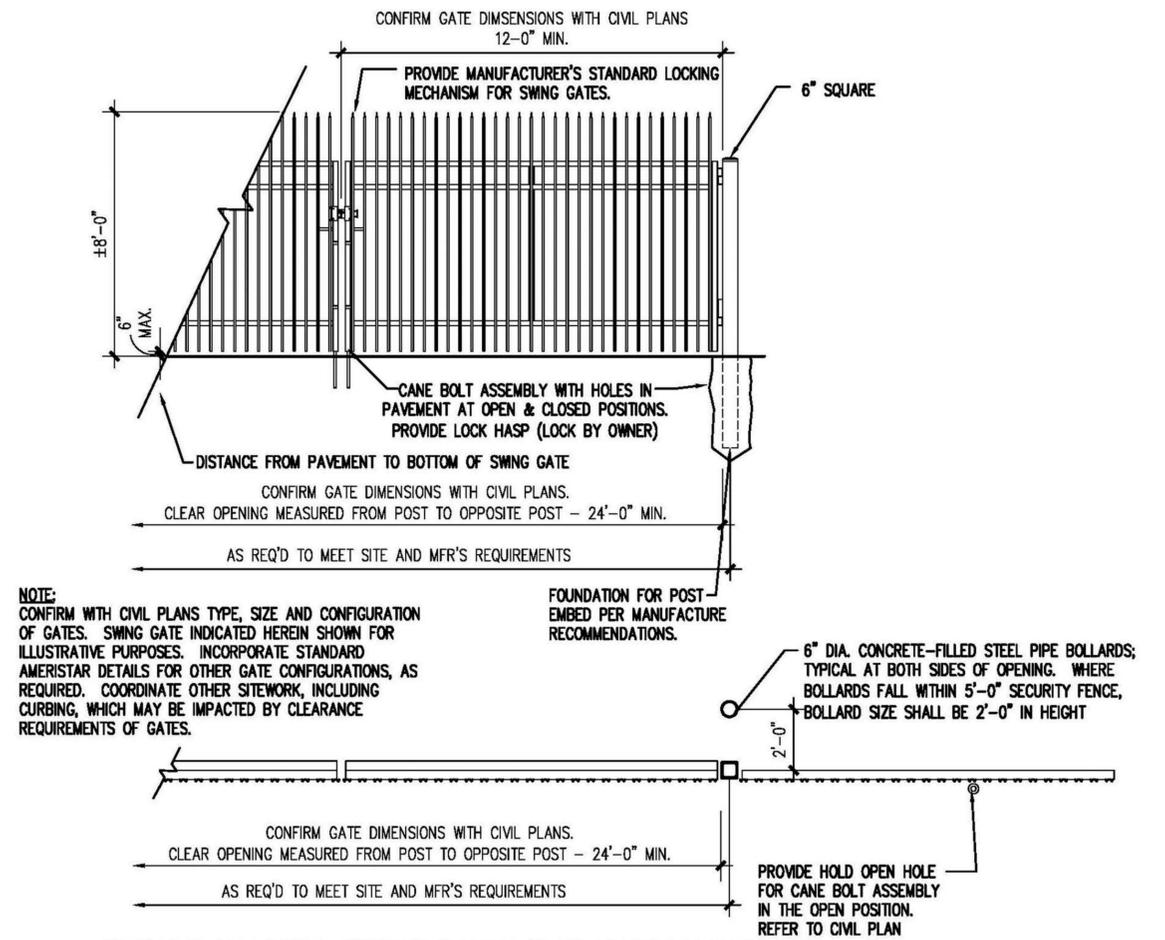
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6A SECURITY FENCE ELEVATION
AS1.1 N.T.S.

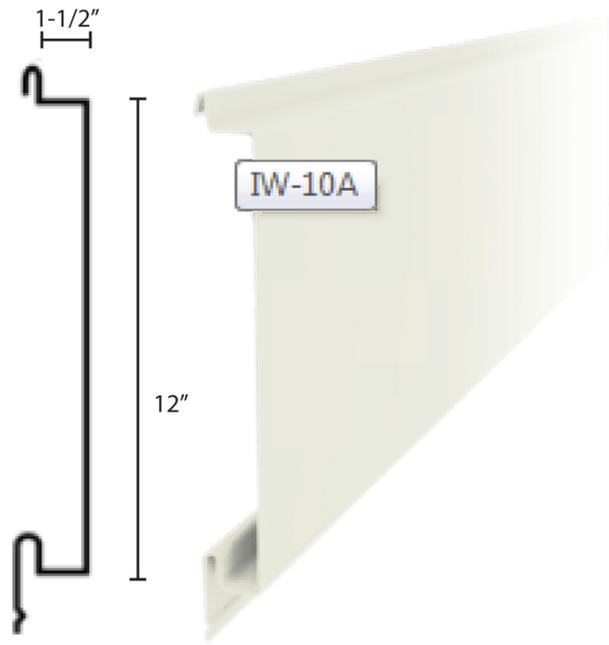


7A SECURITY FENCE SECTION
AS1.1 N.T.S.

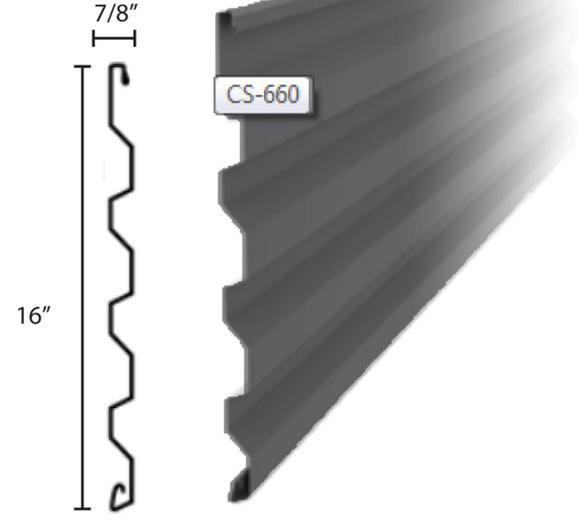


12A SECURITY FENCE - SWING GATE FOR SECURED PARKING
AS1.1 N.T.S.

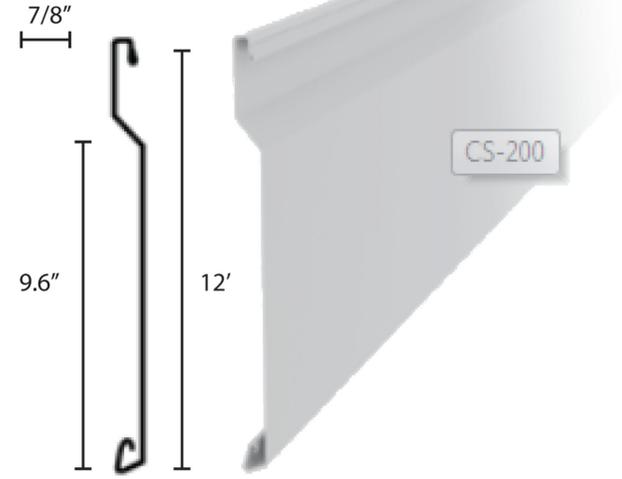
TYPICAL SECURITY FENCE DETAILS



METAL SOFFIT



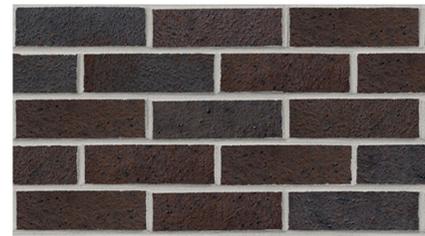
MP -1



MP -2



MP - 4

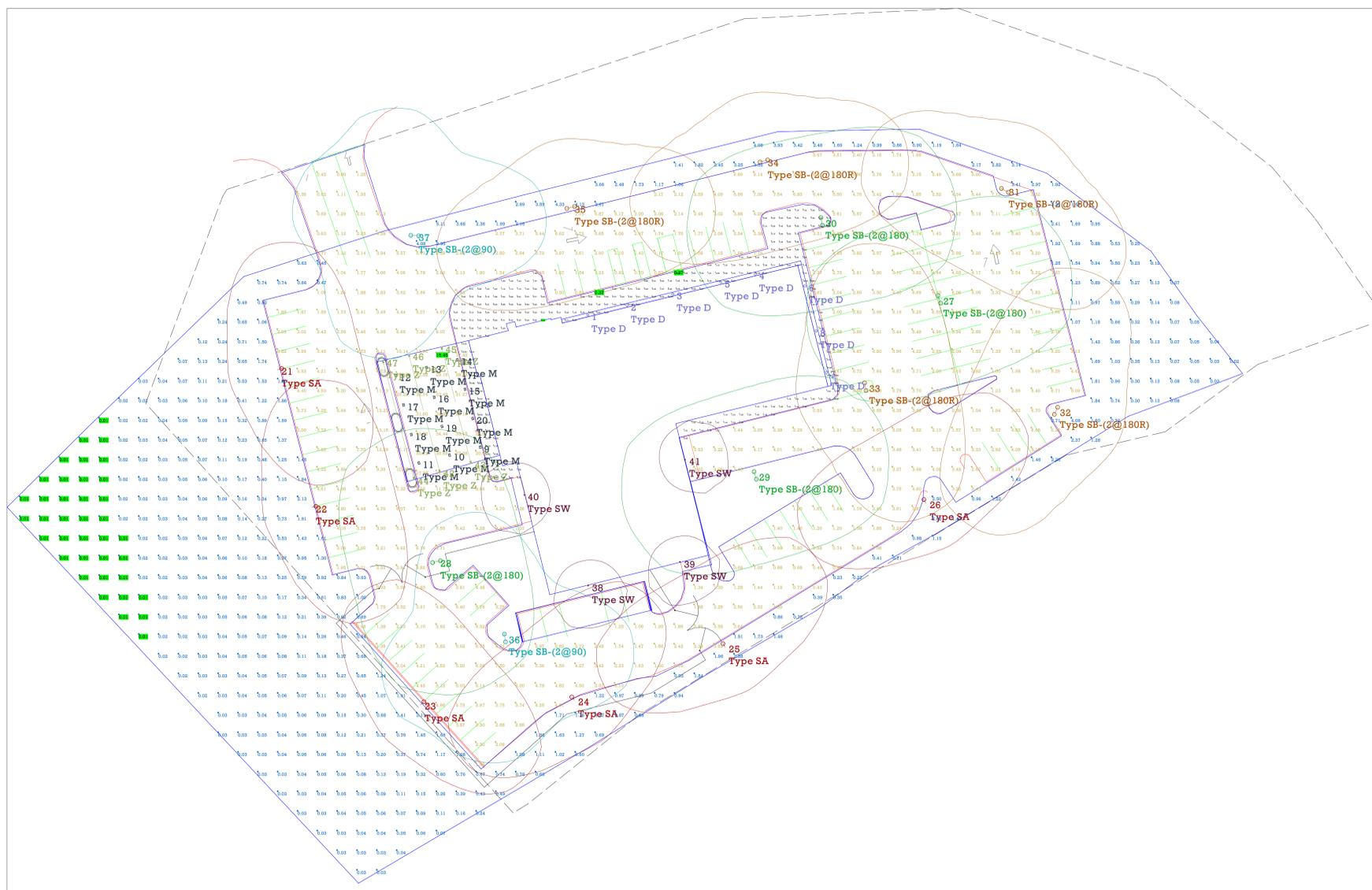


BR-1



BR-2

EXTERIOR MATERIALS & FINISH SCHEDULE				
ID#	DESCRIPTION	MANUFACTURER	MODEL/COLOR	REMARKS
BR-1	UTILITY BRICK 4" x 12"	ENDICOTT TILE LLC.	DARK IRONSPOT	PROVIDE SAMPLE FOR APPROVAL
BR-2	UTILITY BRICK 4" x 12"	ENDICOTT TILE LLC.	GREY BLEND	PROVIDE SAMPLE FOR APPROVAL
MP -1	PREFINISHED METAL WALL PANEL	CENTRIA-CS 660	SUNDANCE 9947 GREY VELVET	FEATURE
MP-2	PREFINISHED METAL WALL PANEL	CENTRIA-CS 200	9917 LIGHT GREY	-
MP-4	PREFINISHED METAL WALL PANEL		FORMABOND II 993 OFF-WHITE	METAL CORE PANEL CANOPY
PT-10	PAINT COLOR	SHERWIN WILLIAMS	SW7067 CITYSCAPE	COLOR MATCHES BR-1
CW-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER OR APPROVED EQUAL	SYSTEM-1 CLEAR ANODIZED	VERTICAL BUTT GLAZE SYSTEM
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER OR APPROVED EQUAL	T-451 CLEAR ANODIZED	
	METAL SOFFIT	CENTRIA - IW - 10A	993 OFF-WHITE	METAL SOFFIT UNDER CANOPY



Type D



TYPE M



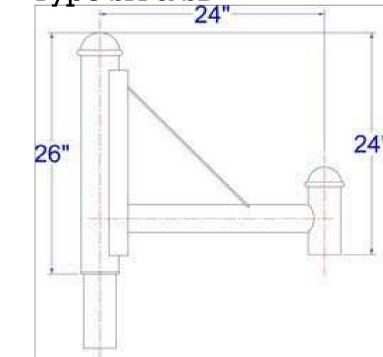
TYPE Z



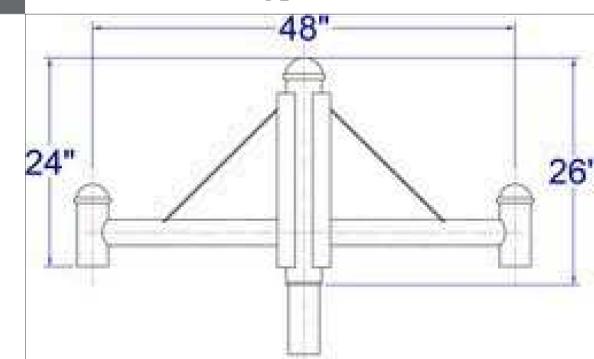
Type SA & SB



TYPE SW



Type SA - Arm



Type SB Arm (2 @ 180) (2 @ 90)

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy Area	Illuminance	Fc	27.57	34.44	16.45	1.68	2.09
Parking and Pavement_Top	Illuminance	Fc	3.65	13.27	0.37	9.86	35.86
Property	Illuminance	Fc	0.64	5.11	0.01	64.00	511.00
Sidewalk	Illuminance	Fc	5.10	28.81	0.24	21.25	120.04
Security Parking	Illuminance	Fc	3.25	7.5	0.5	6.50	15.00
Standard Parking	Illuminance	Fc	3.28	9.8	0.4	8.20	24.50

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Watts	LLF
○	8	Type D	SINGLE	1075	17.5	0.950
□	12	Type M	SINGLE	9224	95	0.950
○	6	Type SA	SINGLE	9672	102.5	0.950
○	4	Type SB-(2@180)	BACK-BACK	9672	205	0.950
○	5	Type SB-(2@180R)	ROTATED OPTICS	9672	205	0.950
○	2	Type SB-(2@90)	180 - ROTATED OPTI	9672	205	0.950
□	4	Type SW	SINGLE	947	19.8	0.950
□	6	Type Z	SINGLE	5254	93.1	0.950

Label	Description
Type D	Portfolio Recessed Medium Downlight, 1500 Lumens, 10-100% Dimming, 6 Inch Module for Medium Beam Reflector, 80CRI - 3500 CCT, Medium Reflector, Polymer Trim Ring, Specular Clear Finish, 18 Ft Mounting
Type M	McGraw-Edison Concise LED Canopy Fixture, (4) 21 LED LightBARs, 120-277 Volt Electronic Ballast, Type V Square Optics, 14 Ft Mounting Height
Type SA	ANP Lighting 24 Inch Straight Shade Fixture, Clear Lens, 90 Watt 350mA - 120-277 Volt LED Driver, 5000K CCT, Type III Optics, Bronze Color, PA322-1-51 Arm, 5R20E Pole, 20 Ft Mounting Height
Type SB-(2@180)	ANP Lighting 24 Inch Straight Shade Fixture, Clear Lens, 90 Watt 350mA - 120-277 Volt LED Driver, 5000K CCT, Type III Optics, Bronze Color, PA322-2-51 Arm, 5R20E Pole, 20 Ft Mounting Height
Type SB-(2@180R)	ANP Lighting 24 Inch Straight Shade Fixture, Clear Lens, 90 Watt 350mA - 120-277 Volt LED Driver, 5000K CCT, Type III Optics Rotated, Bronze Color, PA322-2-51 Arm, 5R20E Pole, 20 Ft Mounting Height
Type SB-(2@90)	ANP Lighting 24 Inch Straight Shade Fixture, Clear Lens, 90 Watt 350mA - 120-277 Volt LED Driver, 5000K CCT, Type III Optics rotated, Bronze Color, PA322 Arm, 5R20E Pole, 20 Ft Mounting Height
Type SW	Lumark Crosstour LED Wall Mount, Small Door, 20 Watt LED, 5000K CCT, 15 Ft Mounting Height
Type Z	Invue Vision Small Flood, Knuckle Mount, 40 Watt LEDs @ 700 mA, 120-277 Volt Electronic Ballast, Medium Symmetric Rectangular Optics, 14 Ft Mounting Height

Results shown on this lighting design are based on project parameters provided to Architectural Lighting Sales used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with applicable lighting or energy codes. Any changes to the room reflectances and/or obstructions not noted will alter the light levels. Please verify the data listed to assure the accuracy of the report. Values represent an approximation. Calculation grid is set at a workplane height of 2.5 feet.

The IES photometric files used for this analysis were provided by the Manufacturer(s) of the light fixture(s) used on this project. The accuracy of these files are the sole responsibility of the Manufacturer(s).

Rev	Date	Comments
B1	03.23.2012	Standard layout with fixtures to match Omaha City's Standard.
B2	04.10.2012	Revised layout to increase footcandle levels and minimize poles
B3	04.18.2012	Revised layout with new locations for Engineers.

Architectural Lighting Sales
2508 Washington Road
Canaanburg, PA 15317
P 724.916.2200 F 724.916.2214
www.archlighting.com

Contact: H.F. Jenz, Inc.
Salesperson Contact: Chuck Hatt
Date: 04/23/2012
Drawn By: Joshua R. Schaller
Scale: Not To Scale

Progressive Claim Center
Omaha, NE
Project Number: 865-33949
Drawing Revision # Drawing B3



innovative equipment screens



3 generations ahead of the next best solution

An affordable solution for equipment screening is finally here...

Envisor equipment screens now offer architects the flexibility to create affordable, elegant, **customized screening solutions** that integrate with their building design, all with **no rooftop penetration**.

Our patented equipment screens also provide a viable solution for **municipal screening code requirements** on everything from HVAC units to



52" Louver Panels

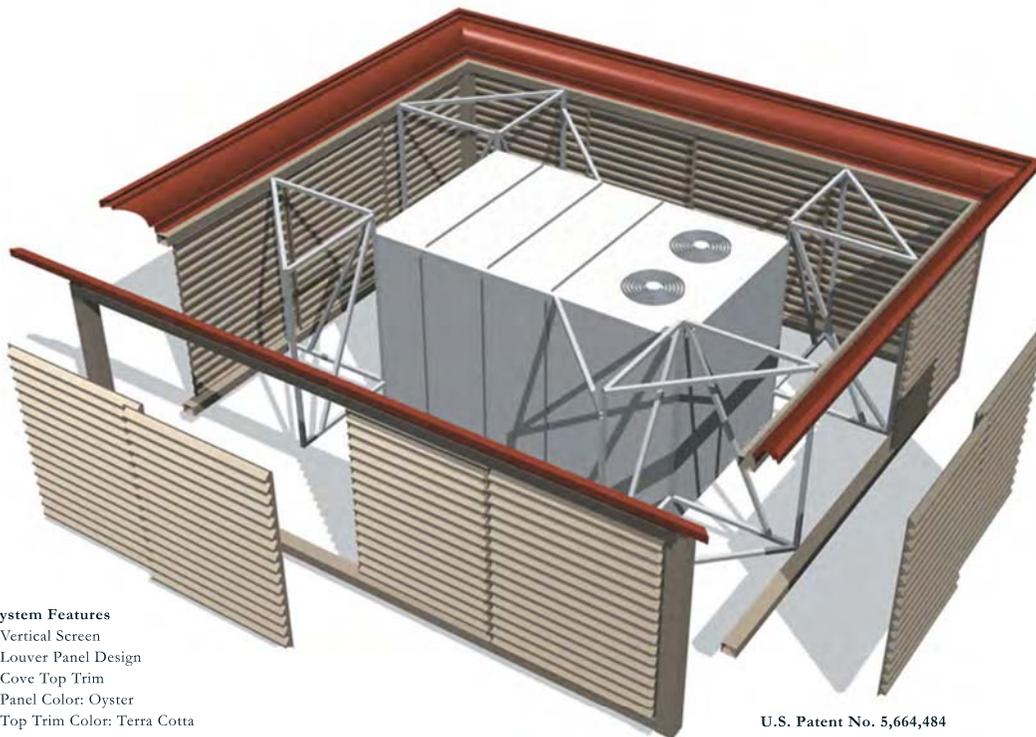


The Ohio State University Foundation - Columbus, Ohio

chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

Customizing a screen to fit your needs is easy...

Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! **We can customize any feature** to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.



- System Features**
- Vertical Screen
 - Louver Panel Design
 - Cove Top Trim
 - Panel Color: Oyster
 - Top Trim Color: Terra Cotta

U.S. Patent No. 5,664,484

Step 1: Choose a Canted or Vertical System



Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secure our screens directly to the equipment with no rooftop penetration. Screen heights are available to screen virtually anything you desire.

Step 2: Decide on a Panel Design



WIDE RIB



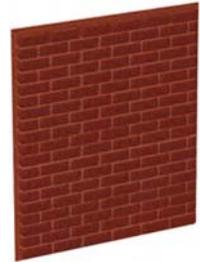
BATTEN



LOUVER



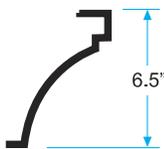
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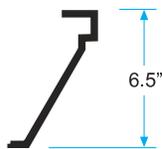
BRICK

Panels are available in **5 standard styles** allowing you to control the project without sacrificing the essential elements of the building design. The panels are constructed of thermoformed high impact ABS with a **co-extruded UV protective layer** on both sides. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance. Don't see a panel that fits your project? Tell us and we'll make one that you design.

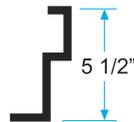
Step 3: Select a Top Trim (optional)



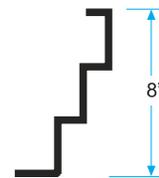
COVE



ALAMO



STEP 1



STEP 2



FLAT

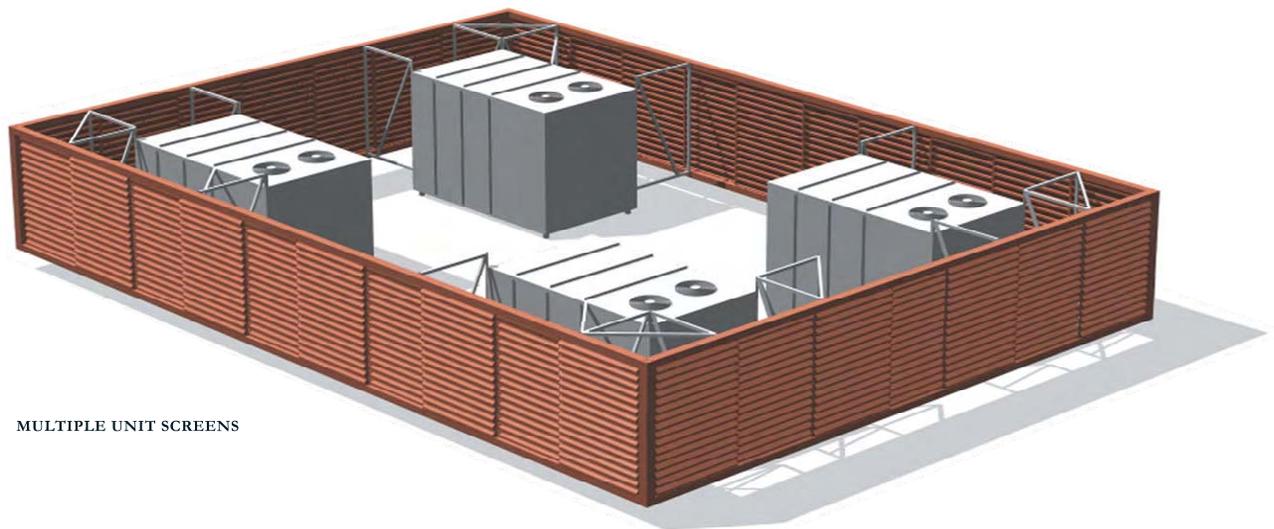
Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by **picking up on your building design elements** and incorporating those details into the screen itself. Although optional, they offer one more way to make screens part of the design, not part of the problem. We can manufacture any size and shape top trim you create.

Step 4: Pick a Designer Color



Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to **match to any cross-referenced color specification**. Send us samples to match. We've even matched a color to a rock! *Colors shown are only approximate. Please call for actual samples.*

Step 5: Custom Designed Solutions



Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building, or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call for a complete design kit today or visit our website at www.cityscapesinc.com.



Product Features

No Rooftop Penetration

Pre-Engineered Screening System

Screening Code Solution

Attractive Alternative to Parapet Walls

Multiple Panel Designs

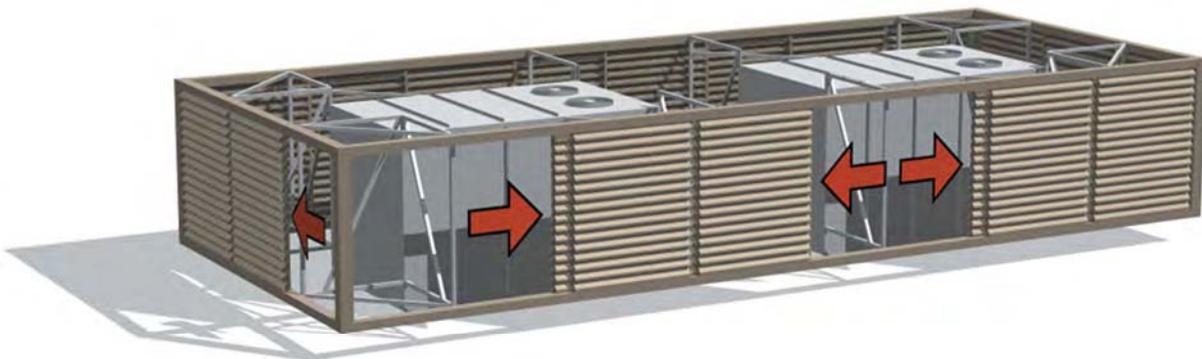
Designer Top Trim Accents

Vertical or Canted Designs

Wide Range of Designer Colors

Panels Slide for Easy Service Access

Custom Design Capabilities



Our panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

Equipment Vendors

Commercial HVAC and Chiller Equipment Vendors who have installed ENVISOR Rooftop Equipment Screens include:

Trane
Lennox
York
Carrier
Heil
AAON
Liebert
Rheem
Reznor

Hussmann
Airwise
Bryant
McQuay
BAC
Hill Phoenix
Am. Standard
Munters
Engineered Air

Retail Clients

Some of the clients utilizing ENVISOR Rooftop Equipment screens on their HVAC and Chiller Equipment include:

Aldi
AMC Theaters
Avis
Best Buy
Blockbuster
Costco
CVS
Hertz
Home Depot
Kohl's
Lowe's

McDonald's
Meijer
Mobil Oil
Muvico
Rite Aid
Sam's Club
Sears
Target
Walgreen's
Wal-Mart
Wendy's



by CityScapes International
4200 Lyman Court
Hilliard, OH 43026
Toll Free: 877.727.3367
Fax: 800.726.4817



www.cityscapesinc.com



innovative equipment screens

EXHIBIT B



3 generations ahead of the next best solution



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The Ohio State University Foundation - Columbus, Ohio

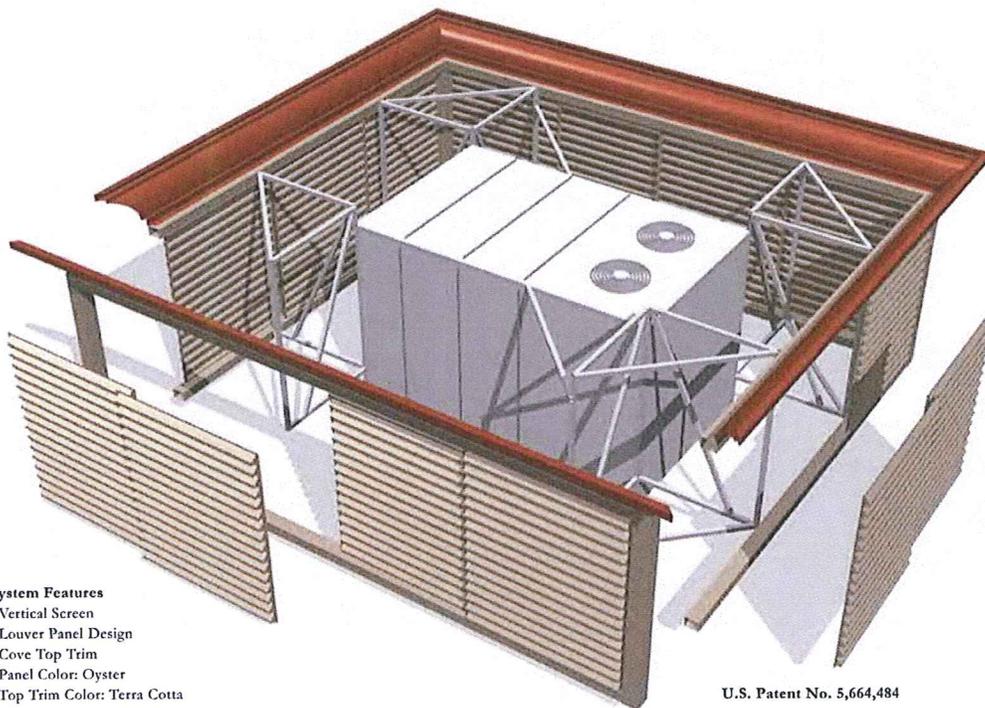
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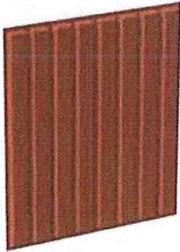
U.S. Patent No. 5,664,484

Step 1: Choose a Canted or Vertical System

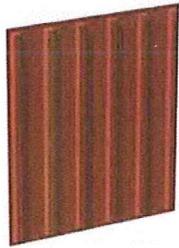


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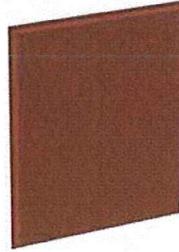
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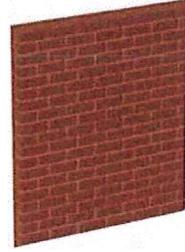
BATTEN



LOUVER



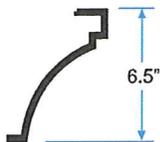
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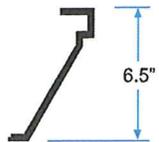
BRICK

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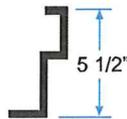
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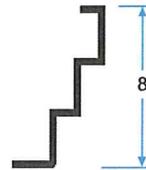
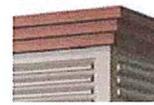
COVE



ALAMO



STEP 1



STEP 2



FLAT

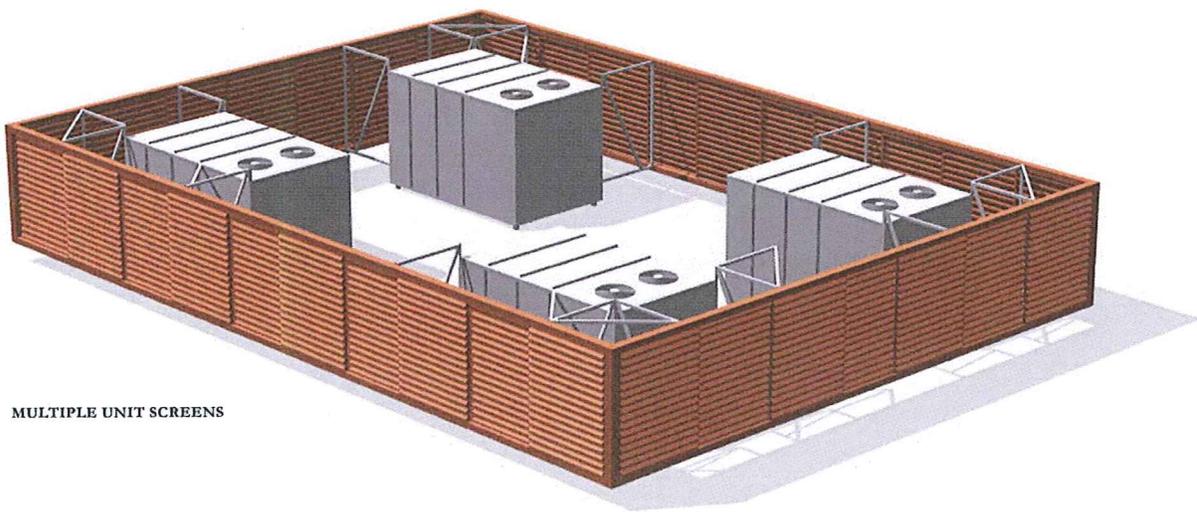
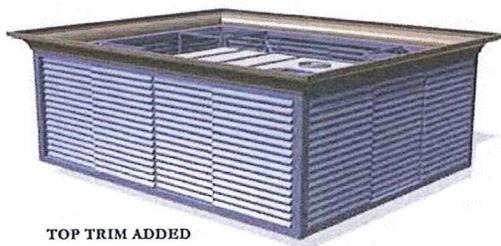
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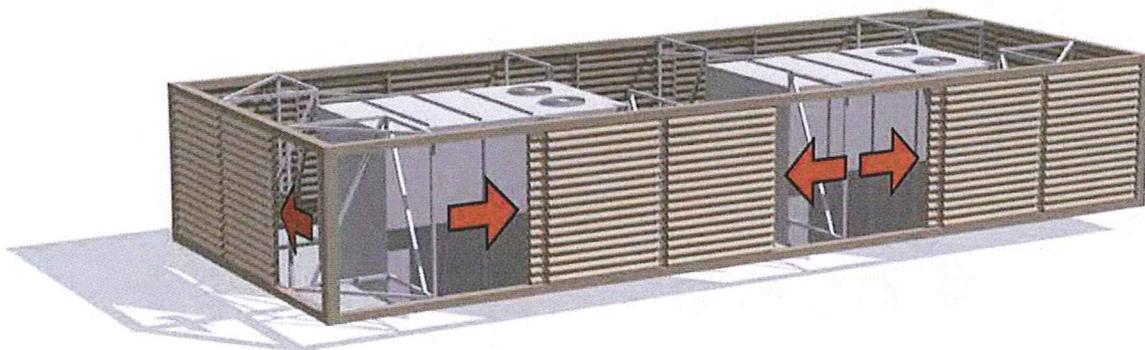
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Trane	Hussmann
Lennox	Airwise
York	Bryant
Carrier	McQuay
Heil	BAC
AAON	Hill Phoenix
Liebert	Am. Standard
Rheem	Munters
Reznor	Engineered Air

Retail Clients

Some of the clients utilizing ENVISOR Rooftop Equipment screens on their HVAC and Chiller Equipment include:

Aldi	McDonald's
AMC Theaters	Meijer
Avis	Mobil Oil
Best Buy	Muvico
Blockbuster	Rite Aid
Costco	Sam's Club
CVS	Sears
Hertz	Target
Home Depot	Walgreen's
Kohl's	Wal-Mart
Lowe's	Wendy's



by CityScapes International
4200 Lyman Court
Hilliard, OH 43026
Toll Free: 877.727.3367
Fax: 800.726.4817



www.cityscapesinc.com