

Filed and recorded on August 11, 2008  
at 8:00 o'clock A M in Vol. 24 of  
instruments on page 83  
Matthew D. Dillman County Clerk  
Deputy

CONDITIONAL USE PERMIT  
RESOLUTION NO. 2008PC-5

Fee \$10.50

WHEREAS, OffRoad Ranch, LLC has filed an application for a Conditional Use Permit seeking a permit to operate a private off-road membership leisure riding on property which is legally described as follows:

The N1/2 of the S1/2 of the NW1/4 and all that part of the N1/2 of the NW1/4 lying and being South of the County Road commonly known and referred to as "the Stanton Road" and as "Old Highway No. 8", all in Section 6, Township 23 North, Range 1 East of the 6<sup>th</sup> P.M., in Stanton County, Nebraska

WHEREAS, the property described above is presently included in Zoning District A; and

WHEREAS, the Norfolk Planning Commission has conducted a public hearing on July 8, 2008 receiving input and data from the applicant and the general public concerning the Conditional Use Permit;

NOW THEREFORE, in consideration of the foregoing recitals, the Planning Commission of the City of Norfolk, Nebraska hereby adopts the following Resolution:

BE IT RESOLVED by the Planning Commission of the City of Norfolk, Nebraska that OffRoad Ranch, LLC is hereby granted a Conditional Use Permit to operate a private off-road membership leisure riding on the property described above, and addressed 2900 Old Highway 8, subject to the following terms and conditions:

- 1) That the site be used as a go-cart, snowmobile and ATV track seven days a week from 11:00 a.m. until 9:00 p.m.
- 2) That the site be policed and picked up for litter the night of racing prior to closing the track for the evening.
- 3) That the dust on the track be controlled by consistent watering and dust kept to a minimum.
- 4) That the lighting of the track be kept to a minimum during hours of operation, and should lighting be provided it shall be directed away from adjacent properties.
- 5) This Conditional Use Permit shall be for a period of five (5) years from the effective date of the approval of this resolution, namely July 22, 2008 through July 22, 2013.

- 6) The Conditional Use Permit granted herein shall be subject to the provisions of the Norfolk City Code that provide for an appeal to be taken within 15 days of the decision of the Planning Commission.
- 7) The Conditional Use Permit granted herein shall be a personal privilege granted to the applicant and shall not be subject to transfer.
- 8) There shall be compliance with any other applicable City, County, State and Federal regulations that may apply.

PASSED AND APPROVED this 22nd day of July, 2008.

ATTEST:

Sue Fuchtman  
Planning Commission

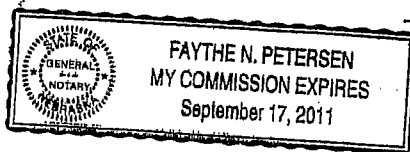
Chairman

Faythe N. Petersen  
Planning Commission Secretary

Approved as to form:

Clint Schuler  
City Attorney

The foregoing instrument was acknowledged before me this 22 day of July, 2008 by Sue Fuchtman, Planning Commission Chairperson of the City of Norfolk.



Faythe N. Petersen  
Notary Public