

10:40

THE STATE OF NEBRASKA }
MADISON COUNTY }ss.

01992 ✓

No	01992 ✓	#Pages	9
Doc Tax \$			
Fee \$	58. ⁰⁰	P&M \$	6.50
Fees Pd \$	Gen Fee \$ 51.50		
Ck#			
Refund	Due 58. ⁰⁰		

This instrument filed for record
 the 13 day of May 20 15
 at 10:40 A .M. and recorded in
 Book 2015 Page 01992
Nancy J. Grasso
 Register of Deeds

By the City of Norfolk, 309 N. 5th, Norfolk, NE
 CONDITIONAL USE PERMIT
 RESOLUTION NO. PC2015-4

WHEREAS, Speedway Truck and Auto Salvage, Inc. have filed an application for a Conditional Use Permit seeking a permit for to operate an auto recycling/salvage yard on property which is legally described as follows:

Lot 1 of Kersten's Subdivision to the City of Norfolk, Madison County, Nebraska being a Subdivision of vacated Lots 1 and 2, Holmes' Subdivision, a subdivision in the City of Norfolk, Madison County, Nebraska and a part of Tax Lots 1, 2, 3, 4 and 9 in the Southwest ¼ of the Southeast ¼ of Section 23, Township 24 North, Range 1 West of the 6th P.M., Madison County

WHEREAS, the property described above is presently included in Zoning District C-3;
 and

WHEREAS, the Norfolk Planning Commission has conducted a public hearing on April 7, 2015 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 Speedway Truck and Auto Salvage, Inc. is hereby granted a Conditional Use Permit to operate a salvage yard at 807 E. Norfolk Avenue subject to the following terms and conditions:

- (1) The Conditional Use Permit shall be for a period of ten (10) years;
- (2) A site plan complying in all regards and containing all of the information required pursuant to Norfolk City Code Section 27-57 and approved as set forth in Section 27-57 for the entire property (not just the C-3 property

which requires this permit) is attached to this resolution and delineates the placement of car bodies, trees and fence lines. The site plan and the provisions of City Code Section 27-57 shall be strictly adhered to as a condition of this permit;

- (3) Trees shall be planted and maintained at the locations set forth in the site plan as approved and shall be subject to all provisions set forth on the site plan. The placement of the trees along the east fence line shall be planted in a manner in which the canopy overhang of each tree resides fully on Speedway Truck and Auto Salvage, Inc.'s property;
- (4) The attached site plan is hereby approved and shall be complied with. A large copy is on file at the Planning and Zoning Office, 701 Koenigstein Avenue;
- (5) The permit holder shall exercise rodent control incorporating all best practices and methodology available;
- (6) That stacking of car bodies not occur with the exception of crushed cars, up to fifteen (15) feet high;
- (7) 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; and pursuant to the Norfolk City Code, 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 or Federal regulations that may apply.

PASSED AND APPROVED this 21st day of April, 2015.

ATTEST:

Brian Lundy
Planning Commission

Faythe Petersen
Planning Commission Secretary

Approved as to form: Christy Lundy
City Attorney

The foregoing instrument was acknowledged before me this 21 day of April, 2015 by Brian Lundy, Planning Commission Vice-Chair of the City of Norfolk.

Faythe Petersen
Faythe Petersen Notary Public

