

STATE OF NEBRASKA } NO. 1002
STANTON COUNTY }
Filed and recorded on August 24 2006
at 8:30 o'clock A.M. in Vol. 14 of
Instruments on page 227
Rita Leopold County Clerk
Martha Duffen Deputy
CONDITIONAL USE PERMIT Fee \$10.50
RESOLUTION NO. 2006PC-4 A

WHEREAS, Cornhusker International Trucks, Inc. has filed an application for a Conditional Use Permit seeking a permit to operate a retail commercial truck dealership on property which is legally described as follows:

Lot 2, Blueberry Hill Subdivision, Stanton County, Nebraska

WHEREAS, the property described above is presently included in Zoning District I-1; and

WHEREAS, the Norfolk Planning Commission conducted a public hearing on August 8, 2006 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 Norfolk Planning Commission of the City of Norfolk, Nebraska that Cornhusker International Trucks, Inc. is hereby granted a Conditional Use Permit to construct an oversize accessory building subject to the following terms and conditions:

1. Buffering and screening from abutting residential real estate will be installed as follows:
 - a) Screening in the form of coniferous trees shall be planted not less than 12 feet apart shall be maintained. Said screening shall extend along the East property line from a point 650 feet North of the South section line of Section 30, Township 24 North, Range 1 East of the 6th P.M., Stanton County; extending North on the East property line approximately 350 feet; thence West to meet an existing tree line.
 - b) Screening in the form of a fence, not less than 80% dense, 6 to 8 feet in height shall be installed in an area beginning at the Northwest corner of the existing barn, extending North not less than 100 feet; thence allowing driveway of 50 feet, continuing North with a tree line to intersect with an existing tree line.
2. All refuse shall be kept in covered containers and screened from view.
3. All storage of parts, dismantled motor vehicles, etc., shall be stored inside a building. Any vehicles located South of the existing barn shall be vehicles that are for sale. Any inoperable vehicles or vehicles awaiting repair shall be parked inside the existing building, or North of the building immediately East of the 80% dense screen fencing.
4. No operable trucks, thermal king, or refrigerated trailers, that must be kept running, shall be allowed on the premises between the hours of 12 P.M. and 6 A.M. Hours of operation will be from 6 A.M. to 12 P.M. midnight.
5. The property shall be mowed, maintained and kept free of weeds

and debris.

6. All waste oils or other wastes resulting from truck repair shall be properly be disposed of.
7. Loading and unloading of materials shall be accomplished only at the loading dock areas.
8. All outside lighting shall be directed towards the property itself.
9. There shall be compliance with any other applicable City, County, State or Federal regulations that may apply;
10. Pursuant to the Norfolk City Code, this Conditional Use Permit shall run with the operator of the business and be perpetual, and
11. 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.

PASSED AND APPROVED this 8th day of August, 2006.

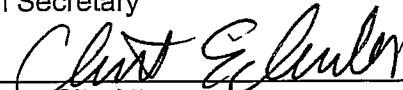
ATTEST:



Planning Commission Secretary

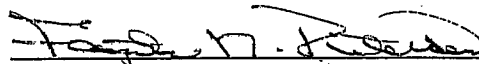


Planning Commission Chair

Approved as to form: 

City Attorney

The foregoing instrument was acknowledged before me this 8 day of August 2006
by Sue Fuchtman, Planning Commission Chairperson of the City of Norfolk.



Faythe Petersen Notary Public

