

State of Nebraska  
Stanton County ) SS. # 2014-00798  
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Wanda Heermann Clerk  
Rita Unger Deputy  
Fees \$ 16.00 Pd Chg

City of Norfolk  
309 N 5th St  
Norfolk NE 68701

CONDITIONAL USE PERMIT  
RESOLUTION NO. 2014PC-3

WHEREAS, Off Road Ranch, LLC, filed an application to renew their Conditional Use Permit to operate a private off-road membership leisure riding operation and a recreational vehicle park 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 conducted a properly noticed public hearing to on June 17, 2014 renew Resolution 2009PC-2; and

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 Kevin Signor dba Off Road Ranch LLC is hereby granted a Conditional Use Permit for a private off-road membership leisure riding operation and a recreational vehicle park operating as a permitted use in the existing district on property 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 9:00 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 8, 2014 through July 8, 2019.
- 6) Sixty (60) permanent recreation vehicle parking spots are established at this campground.
- 7) All waste disposal systems will comply fully with State Department of Environmental Quality requirements.
- 8) All water wells shall comply fully with the Nebraska State Department of Health and Human Services requirements.
- 9) 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.
- 10) The Conditional Use Permit granted herein shall be a personal privilege granted to the applicant and shall not be subject to transfer.
- 11) There shall be compliance with any other applicable City, County, State and Federal regulations that may apply.

PASSED AND APPROVED this 8 day of July, 2014

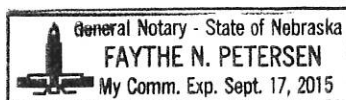
ATTEST:

  
 Planning Commission Chairman

  
 Planning Commission Secretary

Approved as to form:   
 City Attorney

The foregoing instrument was acknowledged before me this 8 day of July, 2014 by J. J. Snodgrass, Planning Commission Chairperson of the City of Norfolk.



  
 Faythe N Petersen, Notary