

9:45

04980

No	04980	#Pages	6
Doc Tax \$			
Fee \$	40.00	P&M \$	5.00
Fees Pd \$	Gen Fee \$ 35.00		
Ck#			
Refund	Due 40.00		

THE STATE OF NEBRASKA } ss.
MADISON COUNTY

This instrument filed for record
the 21 day of November 2014
at 9:45 A.M. and recorded in
Book 2014 Page 04980
Nancy J. Cross
Register of Deeds

By

By the City of Norfolk, Madison County, Nebraska
CONDITIONAL USE PERMIT
RESOLUTION NO. PC2014-6

WHEREAS, Verizon Wireless has filed an application for a Conditional Use Permit seeking a permit for a telecommunications tower on property which is legally described as follows:

Commencing at a point 33 feet south and 563 feet west of the Northeast corner of the NE ¼ of the SE ¼ of Section 21, Township 24 North, Range 1 West of the 6th P.M., Norfolk, Madison County, Nebraska, which is the place of beginning; thence 417 feet west, then 417 feet south, thence 417 feet east, thence 417 feet north to the place of beginning.

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

WHEREAS, the Norfolk Planning Commission has conducted a public hearing on September 16, 2014 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 Verizon Wireless is hereby granted a Conditional Use Permit for a wireless telecommunications facility at 1337 W. Maple Avenue subject to the following terms and conditions:

- (1) There shall be a 6' high chain-link fence with 3-strand barbwire outriggers surrounding the tower;
- (2) This permit shall be for the twenty five (25) year period from October 7, 2014 until October 7, 2039;
- (3) The applicants shall encourage co-location of use on this tower by offering a lease at fair market value;
- (4) The applicants shall receive final approval from the Federal Aviation

Administration;

- (5) The existing tower shall be removed ninety (90) days after the erection of the new monopole tower;
- (6) Verizon Wireless shall work to control the track out from trucks, heavy equipment and vehicles exiting the property on to Maple Avenue. Sand, gravel, mud or sediment track out generated from the tower installation and maintenance shall be controlled by installation and maintenance of appropriate best management practices (BMPs). At a minimum, there shall be a 50' by 12' concrete apron poured from the Maple Avenue paving onto the property;
- (7) If an approved conditional use permit is not begun within a period of 12 months following approval, the conditional use permit shall become null and void;
- (8) Tower lighting shall be compatible for an urban residential area equal or equivalent to FAA Advisory Circular 70/7460-1K CHG 2, Obstruction Marking and Lighting, a medium-dual lighting system, which consists of red lights for nighttime and medium intensity flashing white lights for daytime.
- (9) All procedures and standards outlined in Section 27-56 of the Norfolk City Code pertaining to Conditional Use Permits shall be observed;
- (10) 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;
- (11) There shall be compliance with any other applicable City, County, State or Federal regulations that may apply.

PASSED AND APPROVED this 7th day of October 2014.

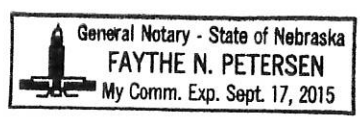
ATTEST:

Brian Lundy
 Planning Commission

Faythe Petersen
 Planning Commission Secretary

Approved as to form: Christine Columbus
 City Attorney

The foregoing instrument was acknowledged before me this 7 day of October 2014
 by Brian Lundy, Planning Commission Vice Chair of the City of Norfolk.



Faythe Petersen
 Faythe Petersen, Notary Public

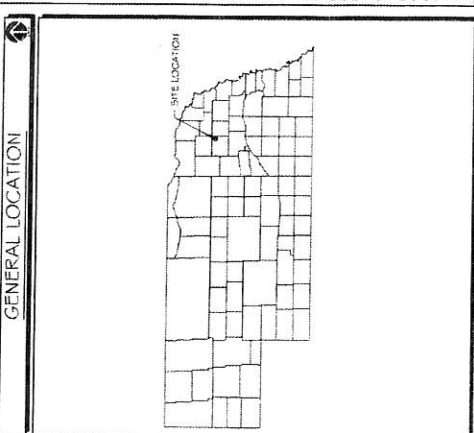
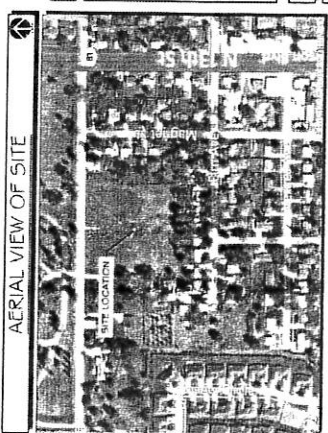
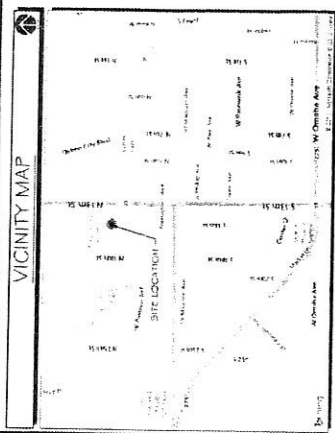
08640



verizonwireless

NEO3 - SKYVIEW LAKE

NEW BUILD



DRIVING DIRECTIONS

FROM DUBLIN VIA WOODS ST. 4.0 MI.
 2. KEEP RIGHT TO CONTINUE ON I-48 S.W. FOLLOW SIGNS FOR EXPRESS LANES/STATION 7.9 MI
 3. CONTINUE ONTO NEBRASKA 240 BLVD. 3.7 MI
 4. TURN RIGHT ONTO I-48 S.W. FOLLOW SIGNS FOR NEBRASKA HWY 3.5 MI
 5. CONTINUE ONTO US 274 W. 3.3 MI
 6. TAKE THE RAMP ONTO US 275 W. 2.7 MI S. 73.4 MI
 7. TURN RIGHT ONTO S 13TH ST/STADIUM CAMDEN BLVD. 1.5 MI
 DESTINATION WILL BE ON THE LEFT.

SHEET INDEX

GENERAL
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TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN NEBRASKA
DIGGERS HOTLINE OF NEBRASKA
811 OR 1-800-331-5666
 SECTIONS 76.2301 TO 76.2330 KNOWN AS THE ONE CALL NOTIFICATION SYSTEM ACT REQUIRES MIN. 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.

APPROVALS

CONSTRUCTION MANAGER: _____
 DESIGN ENGINEER: _____
 OPERATIONS MANAGER: _____
 IMPLEMENTATION MANAGER: _____
 REAL ESTATE MANAGER: _____

PROJECT INFORMATION

SITE DATA:
 FIELD NO./SHEET: 10801 BUSH LAKE
 CITY/TOWN: BLOOMINGTON, MN
 COUNTY: RAMAKER & ASSOCIATES, INC.
 PROJECT NO.: 10801 BUSH LAKE
 SHEET NO.: 10801 BUSH LAKE
 DATE: 10/7/2014

CLIENT:
 VERIZON WIRELESS
 1820 M STREET
 BLOOMINGTON, MN 55438
 PH: (507) 253-0707

DESIGNER:
 RAMAKER & ASSOCIATES, INC.
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 PH: (507) 253-0707

CONTRACTOR:
 VERIZON WIRELESS
 1820 M STREET
 BLOOMINGTON, MN 55438
 PH: (507) 253-0707

DATE: 10/7/2014

SCALE: AS NOTED

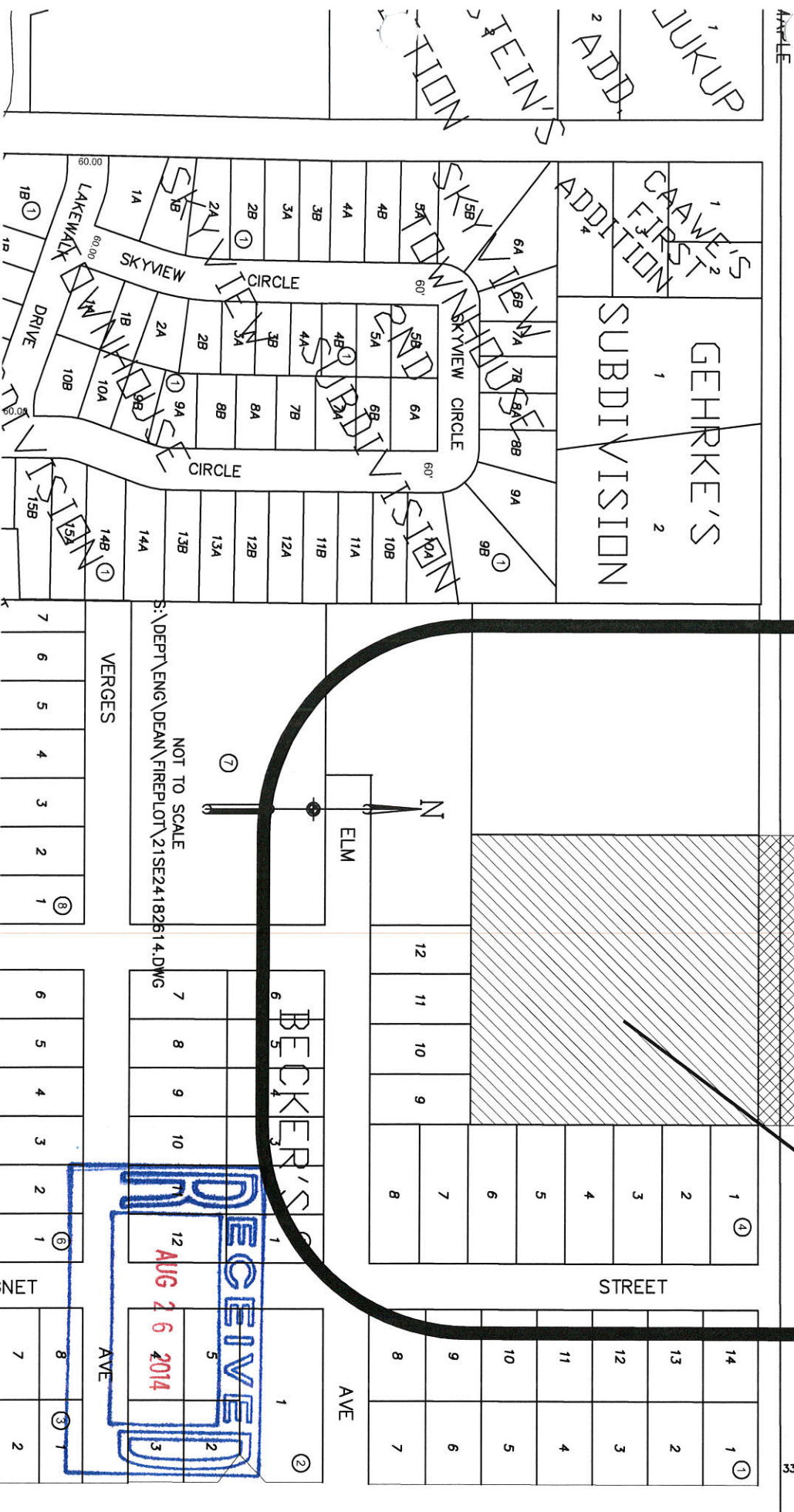
TITLE SHEET

NEO3 - SKYVIEW LAKE

300' BOUNDARY

TRACT

13th ST.



NOT TO SCALE
S:\DEPT\ENG\DEAN\FIREPLOT\21SE24182614.DWG

VERGES						
7	6	5	4	3	2	1
						③

BECKER'S AVE						1	②
6	5	4	3	2	1	③	
7	8	9	10	11	12		
RECEIVE AVE						5	①
AUG 26 2014						2	
NET						8	②
						7	1
							2