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Doc Tax \$			
Fee \$	16. <sup>00</sup>	P&M \$	3.00
Fees Pd \$		Gen Fee \$	13.00
Ck#			
Refund		Due	16. <sup>00</sup>

THE STATE OF NEBRASKA } ss.  
MADISON COUNTY

This instrument filed for record  
the 13 day of March 20 17  
at 10:20 A.M. and recorded in  
Book 2017 Page 01001  
Register of Deeds *Nancy J. Gross*

By the City of Norfolk, 309 N. 5<sup>th</sup> Street, Norfolk, NE 68701

By

CONDITIONAL USE PERMIT  
RESOLUTION NO. 2017PC-2

WHEREAS, Big Rock Ready Mix, LLC, a Nebraska Limited Liability Company, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit to operate a concrete ready mix facility on property addressed as 2001 East Eisenhower Avenue and legally described as follows:

Lot 1, Eisenhower Avenue Industrial Addition, Madison County, Nebraska; and

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

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on February 7, 2017 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 Big Rock Ready Mix, LLC is hereby granted a Conditional Use Permit to operate a concrete ready mix facility subject to the following terms and conditions:

1. An eight (8) foot security fence with a natural landscape buffer shall be maintained;
2. The Conditional Use Permit shall be for ten (10) years and issued to the APPLICANT;
3. The Conditional Use Permit shall be a personal privilege granted to the APPLICANT, shall not be subject to transfer and shall not run with the land;

- 4. Failure to observe and maintain the conditions and restrictions of the Conditional Use Permit shall be considered a violation of The Code of the City of Norfolk, Nebraska subject to penalty as provided herein and may be grounds for review including alteration or termination of the permit;
- 5. All procedures and standards outlined in Section 27-56 of the Norfolk City Code pertaining to Conditional Use Permits shall be observed and 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;
- 6. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 22nd day of February, 2017.

ATTEST:

Brian Lundy  
 Planning Commission Chair

Stacey Hansen  
 Planning Commission Secretary

Approved as to form: Chris Cululus  
 City Attorney

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of February, 2017 by Brian Lundy, Planning Commission Chair and Stacey Hansen, Planning Commission Secretary of the City of Norfolk.



Valerie K. Grimes  
 Notary Public Signature

Valerie K. Grimes  
 Notary Public Printed