

State of Nebraska)
Stanton County) SS. # 2019-00584 (2)
Filed & Recorded 7 22 2019 at
11:05 AM in Volume 76 of
Instruments at page 867
Wanda Hermann Clerk
Kris Linger Deputy
Fees \$ 16.00 Pd (Chg)

By the City of Norfolk, 309 N. 5th Street, Norfolk, NE 68701

CONDITIONAL USE PERMIT
RESOLUTION NO. 2019PC-2

WHEREAS, Off Road Ranch, 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 private off-road membership leisure riding operation and a recreational vehicle park on property addressed as 2900 Old Highway 8 and legally described as follows:

The N ½ of the S ½ of the NW ¼ and all that part of the N ½ of the NW ¼ 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 6th P.M., Stanton 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 June 18, 2019 receiving input and data from the APPLICANT and the general public concerning the proposed 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 Off Road Ranch, LLC is hereby granted a Conditional Use Permit to operate a private off-road membership leisure riding operation and a recreational vehicle park subject to the following terms and conditions:


1. That the site be used as a go-cart, motocross, snowmobile and ATV track seven days a week from 9:00 am until 9:00 pm;
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;

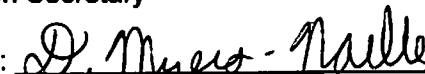
5. One hundred (100) permanent recreation vehicle parking spots are permitted;
6. As the campground is in the regulated floodplain, every year on March 1st and September 1st all recreational vehicles shall move, and a confirmation letter will be provided to the city's floodplain administrator by the owners that this action took place;
7. All waste disposal systems shall comply fully with the Nebraska 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 shall be for ten (10) years and issued to Off Road Ranch, LLC;
10. 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 of the permit;
11. 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;
12. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 2nd day of July, 2019.

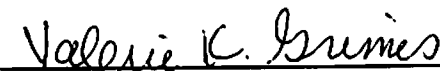
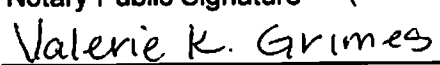
ATTEST:


 Dan Spray
 Planning Commission Chair


 Brianna Duerst
 Planning Commission Secretary

Approved as to form: 
 Danielle Myers-Noelle, City Attorney

The foregoing instrument was acknowledged before me this 2nd day of July, 2019 by Dan Spray, Planning Commission Chair and Brianna Duerst, Planning Commission Secretary of the City of Norfolk.


 Valerie K. Grimes
 Notary Public Signature

 Valerie K. Grimes
 Notary Public Printed

