

UTILITIES & IMPROVEMENTS

(Must be Submitted when Public Improvements are Proposed and/or Required)

	FINANCING %						
	Existing	Proposed		Private	S.I.D.		
		Quantity	Cost		Special	G.O.	Reimbursables
Sanitary Sewer							
Storm Sewer							
Paving							
Major							
Collector							
Minor							
Sidewalks							
Parks & Open Space							
Recreation Facilities							
Water							
Gas							
Electricity							
Other							
Totals							

Electricity: Above Ground _____ Below Ground _____

Anticipated Total Taxable Valuation: Land _____ Improvements _____

Covenants: _____ Files: _____ Debt Ratio: _____

**Attach Itemized Estimate

RESOLUTION NO. 20052020

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR SINGLE FAMILY RESIDENTIAL USE – TAX LOT 7, AN ADMINISTRATIVE SUBDIVISION LOCATED IN THE NW1/4NE1/4 & PART OF LOT 4 IN THE NE1/4NE1/4 ALL IN SECTION 21, T10N, R10E OF THE 6TH PM CASS COUNTY, NE CASS COUNTY, NEBRASKA.

WHEREAS, Aaron and Alicia Clements have petitioned the Village of Elmwood for a Conditional Use Permit to allow for Single Family Dwelling Use on the property legally described as Tax Lot 7, an administrative subdivision located in the NW1/4NE1/4 & part of Lot 4 in the NE1/4NE1/4 all in section 21, T10N, R10E of the 6th PM Cass County, NE Cass County, Nebraska. and

WHEREAS, the subject property is presently zoned T-A (Transitional Agriculture District) wherein Single Family dwelling use is permitted upon processing and approval of a Conditional Use Permit, and

WHEREAS, the Elmwood Planning Commission conducted a public hearing on May 18, 2020 to consider said Conditional Use Permit application, and at the conclusion of said hearing passed a motion making the findings set forth in Exhibit A; recommending a Conditional Use Permit be granted for the property legally described as Tax Lot 7, an administrative subdivision located in the NW1/4NE1/4 & part of Lot 4 in the NE1/4NE1/4 all in section 21, T10N, R10E of the 6th PM Cass County, NE Cass County, Nebraska, to allow for Single Family Dwelling Use; and recommending that said conditional use shall be permitted beyond 12 months and continue thereafter provided that the property is maintained in accordance with all state, federal and local laws and zoning regulations, and

WHEREAS, the Village of Elmwood Board of Trustees conducted a public hearing on May 20, 2020 to consider said Conditional Use Permit application, and concerns regarding the safety, the necessity for setback distance, visual and valuation concerns for conformity with the surroundings, clarification regarding any conditions recommended, with the Board considering the factors set forth in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of Trustees of the Village of Elmwood, Nebraska, that the findings set forth above are hereby incorporated herein; finding that the conditions in Exhibit A are met and that a conditional use permit be granted for a Single Family Dwelling Use on the referenced property, with said conditional use to extend beyond 12 months, and continue thereafter, provided the property is maintained in accordance with all state, federal and local laws and zoning regulations and subject to enforcement by the Zoning Administrator.

PASSED AND APPROVED this ____ day of May 2020.

(SEAL)

Kristen Janssen, Village Clerk

By:

Annette Bruns, Chair

EXHIBIT A

FINDINGS:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The use shall not include noise, which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
7. The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
8. The use shall not involve any malodorous gas or matter, which is discernible on any adjoining lot or property.
9. The use shall not involve any direct or reflected glare, which is visible from any adjoining property or from any Public Street, road, or highway.
10. The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
11. The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.