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FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2017-00528

01/09/2017 9:00:28 AM

Floyd J. Dowling

REGISTER OF DEEDS



CERTIFICATE OF THE CITY CLERK
CITY OF PAPIILLION

STATE OF NEBRASKA)
)ss.
COUNTY OF SARPY)

I, Elizabeth Butler, City Clerk of the City of Papillion a Municipal Corporation, within and for the County of Sarpy, State of Nebraska, do hereby certify that the foregoing is a true and correct copy of Resolution No. R17-0002 that was passed and approved by the Papillion City Council on January 3, 2017.

WITNESS my hand and seal on this 4th day of January, 2017.



Elizabeth Butler
Elizabeth Butler, City Clerk for
the City of Papillion

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RESOLUTION NO. R17-0002

BE IT RESOLVED by the Mayor and City Council of the City of Papillion that the LGT Transport Special Use Permit to allow Truck Terminal as a permitted use on the property legally described as Lot 2, Hilltop Industrial Park Replat 6, generally located at 13427 Lynam Drive, is hereby approved contingent upon:

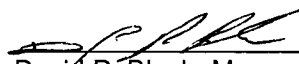
- The headquarters is permitted be used for operations, dispatch, safety, accounting, and maintenance functions as described in the Supplement to Special Use Application Permit exhibit (the "Operational Plan"). The headquarters shall not include production or storage large quantities of gases. It shall primarily function as an office with areas to store and maintain primarily empty trailers. It is anticipated that minor changes may be made to the Operational Plat as the company grows. Any deviation from the Operational Plan determined to be a major deviation by the Planning Director shall require an amendment to the Special Use Permit.
- The site plan provided with the corresponding Special Use Permit application is considered conceptual in nature and are intended to show how the proposed site will function, which shall be considered by the City in connection with other factors such as the corresponding effect on the community's health, safety, and welfare; however, any deviation from the conceptual site plan submitted with the corresponding Special Use Permit application determined to be a major deviation by the Planning Director shall require submittal and approval of a new special use permit application intended to rescind and supersede this Special Use Permit. In such an event, the new special use permit application shall be reviewed in its entirety as a brand new application with all attached exhibits to be reevaluated in connection with other factors, such as the City's promotion of health, safety, and welfare within the Community.
- The building and site design shall comply with the Industrial Design Guidelines (Article XXXII of the Zoning Ordinance).
- Per §205-241, the parking requirement for a Truck Terminal is to be established as part of the approval of the specific plan. The parking requirement shall be:
 - For Standard Stalls:
 - Office: 1 stall per 300 square feet
 - Service Bays: 1 stall per mechanic (based on the maximum shift)
 - For Trailer Stalls: 1 space per maximum number of trailers to be parked on site
- The applicant or landowner, as applicable, shall, upon request of the City, cause the installation of sidewalks, at applicant's cost, in a timely manner. This requirement shall run with the land and shall transfer to any subsequent owners of the property.
- Approval of this Special Use Permit does not constitute official approval of the conceptual site plan, the monument sign location, or compliance with the City's Zoning Ordinance. Instead, a full, engineered site plan will need to be submitted to the Building Department with the requisite Commercial Building Permit and Sign Permit applications.
- The applicant or landowner, as applicable, shall obtain all requisite approvals and permits. Obtaining all such approvals and permits will require compliance with all of City's applicable zoning and building regulations; and

- The Special Use Permit shall not require a renewal period.

This Special Use Permit including all conditions shall not be limited to the applicant and shall run with the land unless rescinded by the City, superseded by a subsequent Special Use Permit, or otherwise modified by a City Council-approved Special Use Permit amendment.

PASSED AND APPROVED THIS 3rd DAY OF January, 2017.

CITY OF PApILLION, NEBRASKA



 David P. Black, Mayor

Attest:



 Elizabeth Butler, City Clerk

(SEAL)

