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PT NE1/4 NE4 30-139-47

STATE OF MINNESOTA
COUNTY OF CLAY

CLAY COUNTY PLANNING COMMISSION
CONDITIONAL USE PROCEEDINGS

Conditional Use Permit

REQUEST: Permit for the Establishment of General U-Store Storage Buildings.

OWNER: Sandbeck Race Development
Matt Sandbeck
301 15th St.
Fargo, ND 58103

The above entitled request came to be heard before the Clay County Planning Commission on the 27th day of February, 2018, on a petition for a conditional use pursuant to the Clay County Land Development Ordinance, for the following described property:

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That part of the Northeast Quarter Section ~~3~~ 30, Township 139 North of Range 47 West of the Fifth Principal Meridian, Clay County, Minnesota, described as follows: beginning at the Northeast corner of said Section Thirty; thence North 89°56'55" West (assumed bearing) along the North line of said Section 30 1059.57 feet; thence South 00°00'00" West parallel to the East line of said Section 30 740.0 feet; thence South 89°55'55" East parallel to the North line of said Section 30 266.71 feet; thence North 57°47'53" East 38.84 feet; thence South 89°55'52" East parallel to the North 1/16 line of said Section 30 760.00 feet to the East line of said Section 30; thence North 00°00'00" East along the East line of said Section 30 719.95 feet to the point of beginning.

Parcel # 10.030.1101

IT IS ORDERED that this conditional use permit is issued under the authority stated in the attached Findings of Fact and Order, and is subject to the following conditions, as amended by the Clay County Board of Commissioners as outlined therein:

- 1) Applicant shall obtain all applicable local/State/Federal permits/reviews (ie. Septic system, Storm Water Pollution Protection Plan (MPCA), WCA review, etc.) before any construction and shall provide copies to Planning Office;
- 2) Each of the four buildings planned for construction may have no more than three bathrooms per building. The holding tanks will be in compliance with all requirements of the Clay County Environmental Services;
- 3) Facility signage shall meet HC or LHC sign standards (maximum of 128 sq. ft. per sign face (max of 2 faces), or 5% of the wall area on which sign is located) and any other applicable County sign standards;
- 4) The facility shall meet all applicable setback requirements as per the County Development Code;
- 5) Outdoor storage shall not be allowed anywhere on the property;
- 6) Days and hours of operation shall be 24 hours a day, year-round, seven days a week;
- 7) Appropriate security lighting shall be installed;
- 8) Ingress/Egress shall be off 40th Ave. S. and in accordance with the Clay County Access Management Plan;
- 9) On each side of the buildings that are constructed which have access doors, there will be a continuous concrete apron running the entire length of the building units serviced by access doors. This concrete apron will be a minimum of 20 feet in width from the exterior side of the building to the outside edge of the concrete apron.
- 10) Units shall be used for private storage only. No business or commercial enterprise shall be conducted out of a storage unit or units with one exception. The applicant may use a unit or units for the operation of a commercial auto repair shop. Said shop must receive a Conditional Use Permit from the Planning Commission prior to commencing operation; and,
- 11) No more than ten (10) vehicles at one time may be stored outside of the building; and,
- 12) All vehicles, which are not parked inside the buildings, must be parked on the concrete apron at all times.