



# City of Grand Island

Tuesday, March 18, 2003

Council Session

## Item E6

### **Public Hearing on Request of Thomas Graves for a Conditional Use Permit for Automotive Salvage Yard Located at 403 East 4th Street**

*Thomas G. Graves, President of Owl Auto Parts, 403 East 4th Street, has submitted a request with the City Clerk's Office for a Conditional Use Permit to allow for the operation of automotive salvage yards at six locations along and adjacent to East Fourth Street. This request has been reviewed by the Building, Legal, Utilities, Regional Planning, and Public Works Departments. It is appropriate at this time to solicit public comment. The action item is contained under the Consent Agenda.*

Staff Contact: Craig Lewis



Non-Refundable Fee: \$155.00  
Return by: \_\_\_\_\_  
Council Action on: \_\_\_\_\_

## Conditional Use Permit Application

pc: Building, Legal, Utilities  
Planning, Public Works

1. The specific use/construction requested is: Automotive Salvage Yard
2. The owner(s) of the described property is/are: Thomas G. Graves
3. The legal description of the property is: See Attached Sheet
4. The address of the property is: 403 East 4th Street
5. The zoning classification of the property is: M2 Heavy Manufacturing
6. Existing improvements on the property is: Chain Link Fence
7. The duration of the proposed use is: Indefinite
8. Plans for construction of permanent facility: None
9. The character of the immediate neighborhood is: Business/Industrial
10. The specific section of the Grand Island City Code under which it is believed the Grand Island City Council is empowered to grant a Conditional Use Permit is: 8767
11. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
12. Explanation of request: See Attached Sheet

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgment of that fact.

February 29, 2003  
Date

Thomas G. Graves  
Owner(s)

403 E 4<sup>th</sup>  
Address

(308) 382-6710  
Phone Number

**Please Note: Delays May Occur if Application is Incomplete or Inaccurate.**



# OWL

auto parts inc.

Phone 308-382-6710

Since 1946

403 East 4th Street  
Grand Island, NE 68801

February 20, 2003

City of Grand Island  
Mayor and City Council  
City Hall  
100 East First Street  
Grand Island, Ne. 68802

Mayor and City Council;

Owl Auto Parts Inc., has been operating an automotive, light pick up, salvage yard in Grand Island for 57 years. Our primary business is dismantling vehicles and storing the parts for future sales. Because of the nature of our business, it is necessary to store salvage parts, that are in good repair, in outside storage lots.

We have always maintained these outside lots with fencing and gates that are locked. Each of our yards is neatly organized with our complete vehicles and our salvaged parts in rows or on racks. All yards are inspected daily and any refuse picked up as needed.

We do not have piles of scrap materials in any of our yards. After each of our vehicles is dismantled, the parts kept for recycling are put in their respective places and the scrap materials are stored in receptacles or taken to a recycling facility.

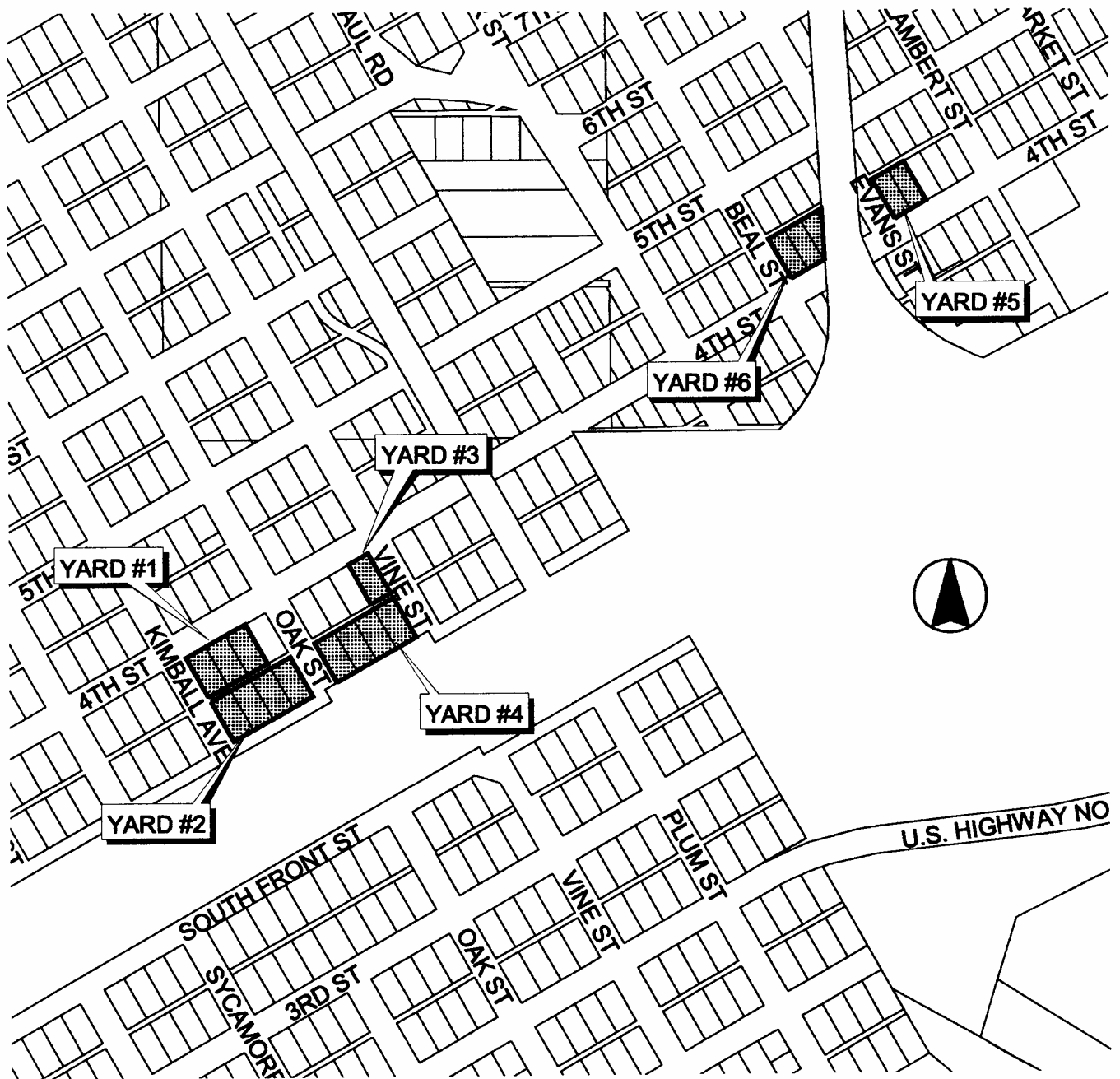
Once a car body is removed from its chassis the parts are placed in fenced in yards. All of our yards have a fence that is a minimum of six feet in height. A car body removed from its chassis is usually three and one-half feet to four and one-half feet high when placed on the ground.

It would be our proposal to use our current chain link fence and provide sight screening with either interwoven fence bars or roll out screen guard. This should provide adequate sight blockage from anyone walking or driving by our yards.

We would also request an extension of time for compliance with ordinance no. 8767. The April 1, 2003 date has not given us enough time to even get bids for our yards or have time to install sight blocking material in the Winter months. September 10, 2002 was the date that this ordinance was adopted, so we would respectfully request September 10, 2003 as a completion date.

Sincerely yours,

Thomas G. Graves  
President, Owl Auto Parts



### Owl Auto Parts

- Yard #1 - Lots 2,3,4, Blk. 45, Original Town
- Yard #2 - Lots 5,6,7,8, Blk. 45, Original Town
- Yard #3 - Lot 1 Blk. 46, Original Town
- Yard #4 - Lots 5,6,7,8, Blk. 46, Original Town
- Yard #5 - Lots 6 & 7, Blk. 13, Evans Addition
- Yard #6 - Lots 6,7,8, Blk. 14, Evans Addition

MARCH 12, 2003

BEN LOBO  
410 N. 26<sup>TH</sup> ST  
LINCOLN, NE 68503



TO CITY CLERK OF GRAND ISLAND:

I, BEN LOBO, OWNER OF PROPERTY, 224 E. 4<sup>TH</sup> ST., GRAND ISLAND, NE ,  
THANK YOU FOR LETTING ,ME KNOW OF THE APPLICATION THAT WAS  
REQUESTED BY THOMAS GRAVES TO ADD A SALVAGE YARD AT 403 EAST  
4<sup>TH</sup> ST., BUT I HAVE A CONCERN OF HIM ADDING THIS SALVAGE YARD IN  
THIS AREA, IT IS TOO CLOSE TO THE COMMUNITY AND I DO NOT AGREE  
ON THIS REQUEST, IT SHOULD BE LOCATED OUTSIDE OF THE CITY NOT  
INSIDE. I REQUEST THAT THE CITY COUNCIL NOT ALLOW THIS TO BE  
ACCEPTED IN THIS COMMUNITY.

SINCERELY

A handwritten signature in black ink, appearing to read 'Ben Lobo', written over a horizontal line.

BEN LOBO