

City of Norfolk

Chg \$11.00 No. 2676

Paged General Indexed /

STATE OF NEBRASKA ss This instrument recorded in 1633
MADISON COUNTY 23 day of May, 2008 at
8:30 o'clock A.M., and recorded in B-05 page 1633-
Diane Tappachyn 1634
Register of Deeds Deputy

CONDITIONAL USE PERMIT
RESOLUTION NO. PC2008-1

WHEREAS, William and Charlene Anderson have filed an application for a Conditional Use Permit seeking a parking lot on property which is legally described as follows:

The North 76 feet of Lots 17 and 18, Block 18, Park Addition to the City of Norfolk, Madison County, Nebraska

WHEREAS, the property described above is presently included in Zoning District R-3; and

WHEREAS, the Norfolk Planning Commission has conducted a public hearing on April 8, 2008 receiving input and data from the applicant and the general public concerning the 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 William and Charlene Anderson are hereby granted a Conditional Use Permit for a parking lot behind their business at 520 E. Norfolk Avenue subject to the following terms and conditions:

- 1) The lot shall be used exclusively for parking.
- 2) The owners shall have an engineer prepare a drainage plan for the parking lot/alley that is approved by the city engineer.
- 3) Lighting shall be directed away from the residential area and shall not be intrusive to the neighbors.
- 4) A solid 7' high fence shall border the south end of the lot. The fence along the west side shall diminish in height to provide an appropriate site distance to the north near the alley. The fence shall be maintained and repaired if it is damaged. Said fence shall appear on the attached plan.
- 5) There shall be a sidewalk along Hickory Street, adjacent to the fencing/greenspace;
- 6) The attached plan prepared by JEO shall be a part of this permit.
- 7) All procedures and standards outlined in Section 27-56 of the Norfolk City Code pertaining to Conditional Use Permits shall be observed.
- 8) The Conditional Use Permit granted herein shall be a personal privilege 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.
- 9) There shall be compliance with any other applicable City, County, State or Federal regulations that may apply.

PASSED AND APPROVED this 6th day of May, 2008.

ATTEST:

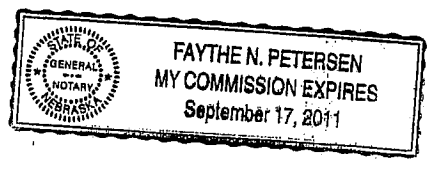
Faythe Petersen
Planning Commission Secretary

Sue Fuchtmann
Planning Commission Chair

Approved as to form: Christ Columbus
City Attorney

The foregoing instrument was acknowledged before me this 6 day of May, 2008 by Sue Fuchtmann, Planning Commission Chair of the City of Norfolk.

Faythe Petersen
Faythe Petersen Notary Public



112

- LEGEND**
- ⊕ NOTICED FOUND AS DOWN
 - SURVEY SET, 5/8" X 24" REBAR W/ PLASTIC CAP, 5 5/8"
 - PROPERTY LINE
 - LOT LINE
 - CATV --- TELI --- SUPPLEMENT FIBER OPTIC LINE WITH CABLE TV AND TELEPHONE
 - ⊕ POWER POLE
 - ⊕ WOOD FENCE
 - ⊕ OPEN LINK FENCE
 - PROPOSED PAVING
 - PROPOSED DRIVE

