

City of Norfolk
127 N 1st St.
Norfolk, NE
68701

PAGED DOC TAX
GENERAL FEE \$10.50 Chg.
INDEXED NO. 0735

THE STATE OF NEBRASKA } ss.
MADISON CO

0502

This instrument filed for record
the 7 day of February 20 11
at 8:30 A.M. and recorded in
Book 2011-02 Page 0502-0503
Nancy J. Mason
Register of Deeds

CONDITIONAL USE PERMIT
RESOLUTION NO. 2011PC-1

WHEREAS, Karensons, LLC filed an application for a Conditional Use Permit for a watchman or caretaker of a facility operating as a permitted use in the existing district on property which is legally described as follows:

The South 26 rods of the NW1/4 of the NW1/4 of Section 34, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska, except that part sold to the State of Nebraska as described in Deeds recorded at Book 70, page 234; in Quit Claim Deed recorded in Book 132, Page 211 and Warranty Deed recorded in M87-1, page 634 in the office of the Register of Deeds of Madison County;

and

A parcel of ground located in the West 41 rods of the North 54 rods of the NW ¼ NW ¼ of Section 34, Township 24 North, Range 1 West of the 6th P.M., in the City of Norfolk, in Madison County, Nebraska, more particularly described as follows: Referring to a point 106.51 feet East of the Southwest corner of the above tract, which is the place of beginning; thence East parallel to the North line of said Section 34, a distance of 143 feet; thence North 200 feet; thence West parallel to the North line of said Section 34, 143 feet, more or less, to the East line of the private road herein before deeded as reflected at Book 17, Page 220, Miscellaneous Records, Madison County, Nebraska; thence slightly Southeast 200 feet, more or less, to the place of beginning.

WHEREAS, the property described above is presently included in Zoning District I-1; and

WHEREAS, the Norfolk Planning Commission initially conducted a public hearing for this request on May 18, 1999 and approved Conditional Use Permit 99-PC10 on June 11, 1999.

WHEREAS, Karensons, LLC sought modification of the legal description of the property affected by the permit; and

WHEREAS, the Planning Commission held a public hearing on November 16, 2010 on the requested modification and are desirous of altering the permit:

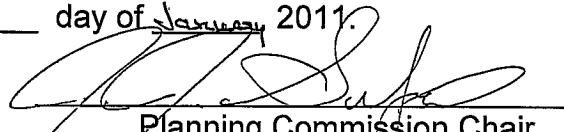
NOW THEREFORE, in consideration of the foregoing recitals, the Planning Commission of the City of Norfolk, Nebraska hereby adopts the following Resolution:

BE IT RESOLVED by the Norfolk Planning Commission of the City of Norfolk, Nebraska that Karensons, LLC is hereby granted a Conditional Use Permit for a watchman or caretaker of a facility operating as a permitted use in the existing district on property subject to the following terms and conditions:

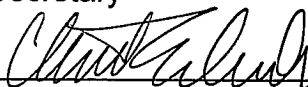
1. A lot boundary change shall be filed to provide the new residence isn't built across the northern lot line;
2. A 400' fence or barrier shall be erected on the east lot line to prevent crossing through adjoining owners' properties;
3. The existing home shall be demolished within six (6) months of the completion of the new residence;
4. The residence shall be occupied by the owner, or an employee of the owner;
5. There shall be compliance with any other applicable City, County, State or Federal regulations that may apply;
6. Pursuant to the Norfolk City Code, this Conditional Use Permit shall be a personal privilege and be perpetual;
7. The Conditional Use Permit granted herein shall be 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.

PASSED AND APPROVED this 19 day of January 2011.

ATTEST:


 Planning Commission Chair
 J.J. Snodgrass


 Planning Commission Secretary

Approved as to form: 
 City Attorney

The foregoing instrument was acknowledged before me this 19 day of January, 2011 by J.J. Snodgrass, Planning Commission Chair of the City of Norfolk.

