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03555 ✓

No	03555 ✓	#Pages	4
Doc Tax \$			
Fee \$	28.00	P&M \$	4.00
Fees Pd \$		Gen Fee \$	24.00
Ck#			
Refund		Due	28.00

THE STATE OF NEBRASKA } ss.  
MADISON COUNTY

This instrument filed for record  
the 22 day of August 20 16  
at 8:35 A.M. and recorded in  
Book 2016 Page 03555  
Register of Deeds *Nancy J. Pross*

By *By* the City of Norfolk, 309 N. 5<sup>th</sup> Street, Norfolk, NE 68701

CONDITIONAL USE PERMIT  
RESOLUTION NO. 2016PC-8

WHEREAS, Husker Investment Group, LLC, a Nebraska Limited Liability Company, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for automobile parking on property addressed as 107 N. Cottonwood Street or 210 E. Braasch Avenue which is legally described as follows:

Husker Investment Group, LLC's 2013 Lot Boundary Change of Tract One: Lots A & B, Block 1, Ruhlows and Bussey's Addition to the City of Norfolk, Madison County, Nebraska.

WHEREAS, the property described above is presently included in Zoning District O-D;  
and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on June 21, 2016 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 Husker Investment Group, LLC is hereby granted a Conditional Use Permit for automobile parking subject to the following terms and conditions:

1. The automobile parking lot shall be used for new car overflow parking with no sales to take place on the property;
2. APPLICANT shall not install any lighting;
3. APPLICANT shall pave all areas used for parking and ingress/egress;

4. APPLICANT shall have fifteen (15) feet of landscape depth on the property adjacent to the streets on the east and north property lines per Norfolk city code section 27-305, and tree plantings per city code section 27-309, and parking lot landscaping per city code section 27-346;
5. APPLICANT shall screen, using landscape plant materials, the parking adjacent to residential zoning per Norfolk city code section 27-345, which requires screening not higher than four (4) feet along the front property line (eastern boundary) and not less than six (6) feet nor more than eight (8) feet along the side property line (northern boundary);
6. All screening shall be compliant with site triangle provisions in Norfolk city code section 27-290;
7. Access to the northern new car overflow parking lot shall be from the existing southern new car sales parking lot;
8. Landscaping, buffering and access shall be per the attached site plan;
9. Landscaping materials shall be maintained per Norfolk city code section 27-310;
10. Pursuant to the Norfolk City Code, the Conditional Use Permit shall be for a period of ten (10) years and shall be a personal privilege granted to the APPLICANT and shall not be subject to transfer;
11. Failure to observe and maintain the conditions and restrictions of the conditional use permit shall be considered a violation of The Code of the City of Norfolk, Nebraska subject to penalty as provided herein and may be grounds for review of the permit;
12. All procedures and standards outlined in Section 27-56 of the Norfolk City Code pertaining to Conditional Use Permits shall be observed and 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, and;
13. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 2<sup>nd</sup> day of August, 2016.

ATTEST:

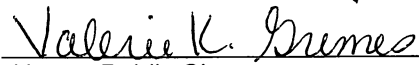
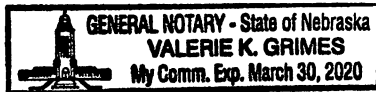
Susan Beckman  
Planning Commission Vice Chair

Stacey Hansen  
Planning Commission Secretary

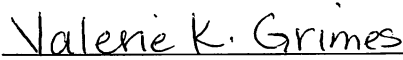
Approved as to form: \_\_\_\_\_

  
City Attorney

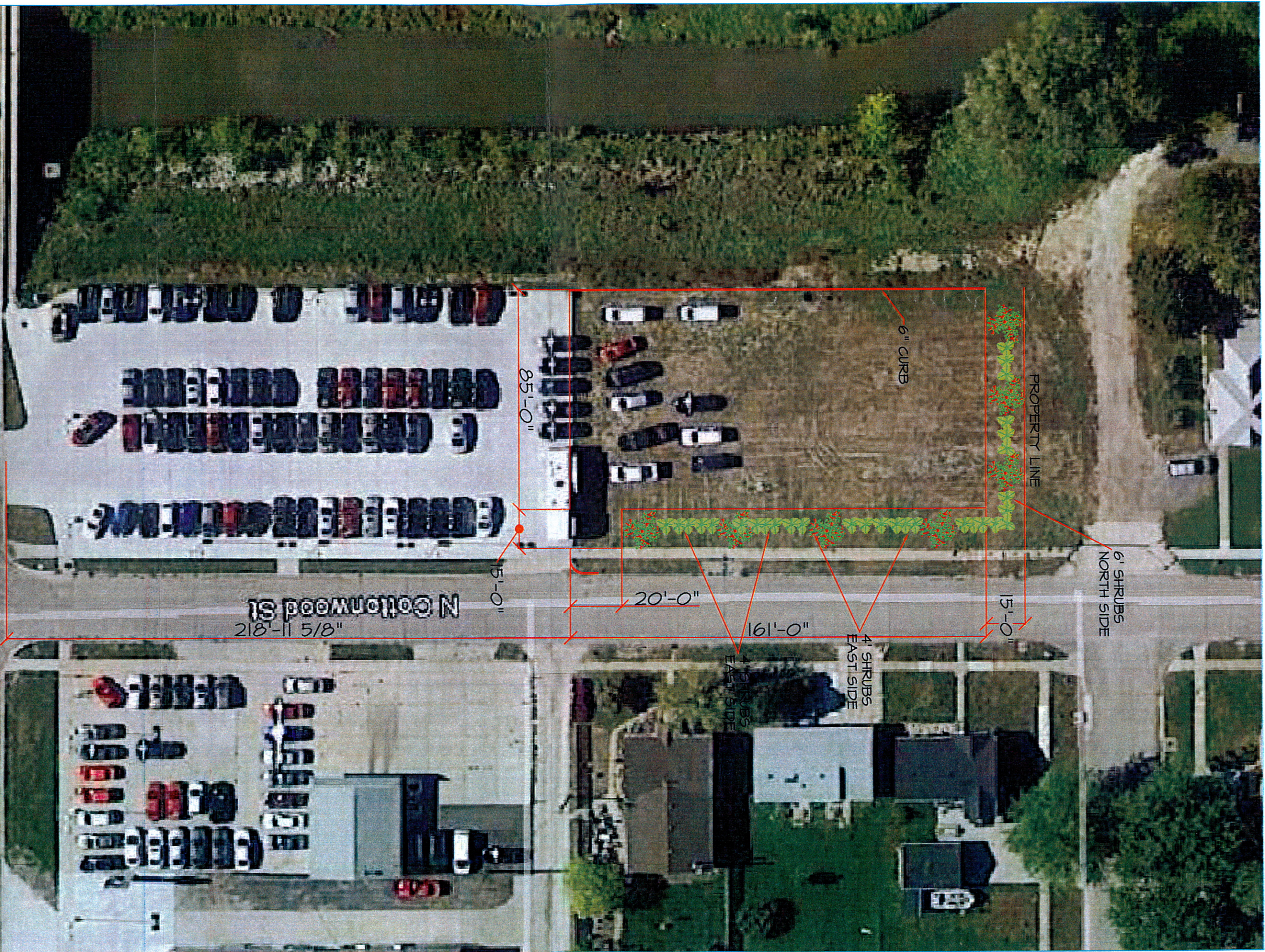
The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of August, 2016  
by Susan Beckman, Planning Commission Vice Chair and Stacey Hansen, Planning  
Commission Secretary of the City of Norfolk.



Notary Public Signature



Notary Public Printed



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DRAWING REVISIONS

DISCLAIMER:  
THESE PLANS ARE TO  
BE READ BY DIMENSIONS  
ONLY. DO NOT SCALE.  
PLEASE CALL FOR  
DIMENSION ASSISTANCE.

PARKING PLAN  
CORNHUSKER AUTO  
NORFOLK, NEBRASKA

**A****schoff**

CONSTRUCTION, INC.

86360 HWY 121  
Osmond, Nebraska 68765  
COMMERCIAL - AGRICULTURAL  
WE ARE PRIDE TO BE A PART OF SO MANY QUALITY PROJECTS ALL AROUND  
NEBRASKA. Phone 402-746-5591 Fax 402-746-5027

Drawn by:  
t schultze  
Date:  
08-16-16  
File no: