

8:30

01910 ✓

No	01910 ✓	#Pages	2
Doc Tax \$			
Fee \$	16. <sup>00</sup>	P&M \$	3.00
Fees Pd \$	Gen Fee \$ 13.00		
Clt#			
Refund	Due # 16. <sup>00</sup>		

THE STATE OF NEBRASKA }  
MADISON COUNTY } ss

This instrument filed for record  
the 28 day of April 20 20  
at 8:30 A.M. and recorded in  
Book 2020 Page 01910

*Diane S Nykodym* Register of Deeds

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

CONDITIONAL USE PERMIT  
RESOLUTION NO. 2020PC-5

WHEREAS, Ewin Properties, LLC, an Arizona Limited Liability Company, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for a storage facility on property addressed as 915 Bonita Dr. and legally described as follows:

Lot 1, Ewin Properties 2<sup>nd</sup> Addition, Madison County, Nebraska; and

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

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on March 17, 2020 receiving input and data from the APPLICANT and the general public concerning the proposed 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 Ewin Properties, LLC is hereby granted a Conditional Use Permit for a storage facility subject to the following terms and conditions:

1. There shall be no occupancy of any recreational vehicle units stored;
2. All recreational vehicle units stored shall be maintained as an operable vehicle, per the definition of operable vehicle including but not limited to current licensure;
3. The property shall be maintained/mowed inside and outside the fence and any litter from the property shall be picked-up, as needed and disposed of properly;
4. Should lighting be provided, it shall be directed downward away from adjacent properties;

- 5. The Conditional Use Permit shall be for a period of ten (10) years and, pursuant to the Norfolk City Code, shall be a personal privilege granted to the applicant and shall not be subject to transfer;
- 6. 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 including alteration or termination of the permit;
- 7. 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;
- 8. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 7th day of April, 2020.

ATTEST:

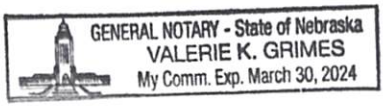
  
 \_\_\_\_\_  
 Dan Spray  
 Planning Commission Chair

  
 \_\_\_\_\_  
 Stacey Hansen  
 Planning Commission Secretary

Approved as to form:   
 \_\_\_\_\_  
 Danielle Myers-Noelle, City Attorney

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2020 by Dan Spray, Planning Commission Chair and Stacey Hansen, Planning Commission Secretary of the City of Norfolk.

  
 \_\_\_\_\_  
 Notary Public Signature



Valerie K. Grimes  
 \_\_\_\_\_  
 Notary Public Printed