

State of Nebraska)
Stanton County) SS. # 2021-00690
Filed & Recorded 6 4 2021 at 11:26 AM in Volume 87 of (3)
Instruments at page 636
Wanda Hoermann Clerk
Rislinger Deputy
Fees \$ 22.00 ~~PA~~ (Chg)

By the City of Norfolk, 309 N. 5th Street, Norfolk, NE 68701

CONDITIONAL USE PERMIT
RESOLUTION NO. 2021PC-5

WHEREAS, Lukas M. and Amber R. Pinkelman, husband and wife, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit to construct and allow an oversize non-agricultural accessory building on property addressed as 2804 E. Norfolk Ave. and legally described as follows:

A TRACT OF LAND LYING WHOLLY IN THE NW 1/4 OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 1 EAST OF THE 6TH P.M., STANTON COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTH 1/4 CORNER OF SAID SECTION 30; THENCE PROCEEDING WEST ON THE NORTH LINE OF SAID SECTION 30, ON AN ASSUMED BEARING OF S90°00'00"W, 741.66 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED FILED AT 2019-00326 IN THE OFFICE OF THE STANTON COUNTY REGISTER OF DEEDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S90°00'00"W, ALONG THE NORTH LINE OF SAID SECTION 30, 759.10 FEET; THENCE S00°15'50"W, 2634.86 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 30; THENCE S89°53'02"E, ALONG SAID SOUTH LINE, 759.10 FEET TO A POINT WHICH IS 741.66 FEET WEST OF THE CENTER 1/4 CORNER OF SAID SECTION 30, SAID POINT BEING THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN SAID DEED FILED AT 2019-00326; THENCE N00°15'50"E, 2636.40 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 45.93 ACRES, MORE OR LESS; and

WHEREAS, the property described above is presently included in Zoning District A, Agricultural; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on May 4, 2021 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

Lukas M. and Amber R. Pinkelman are hereby granted a Conditional Use Permit to construct and allow an oversize non-agricultural accessory building subject to the following terms and conditions:

1. The total maximum permitted square footage (ground level) for detached non-agricultural accessory building(s) on the property described above shall be 4,080 SF which includes the proposed not to exceed 4,080 SF building, as depicted on the attached plan;
2. No commercial use shall be allowed and the accessory building shall be used for personal storage only;
3. There shall be no storage of hazardous materials;
4. There shall be relief from the architectural compatibility requirement provided in Section 27-287(7) of the Norfolk City Code;
5. Pursuant to the Norfolk City Code, this Conditional Use Permit shall run with the land;
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 18th day of May, 2021.

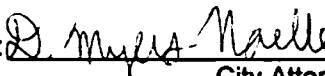
ATTEST:



Dan Spray
Planning Commission Chair



Elizabeth Lienemann
Planning Commission Secretary

Approved as to form: 

City Attorney

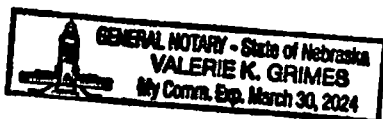
The foregoing instrument was acknowledged before me this 18th day of May, 2021 by Dan Spray, Planning Commission Chair and Elizabeth Lienemann, Planning Commission Secretary of the City of Norfolk.



Notary Public Signature

Valerie K. Grimes

Notary Public Printed



6. SITE OR PLOT PLAN - It shall be required that "ALL PLATTED & RECORDED EASEMENTS" be included on the site plan. Please indicate North arrow direction, property lines, and sidewalks.

For Applicant Use

