

No	03074	#Pages	2
Doc Tax \$	_____		
Fee \$	16.00	P&M \$	3.00
Fees Pd\$	_____	Gen Fee \$	13.00
Ck#	_____		
Refund	_____	Due	16.00

THE STATE OF NEBRASKA } ss
MADISON COUNTY

This instrument filed for record
the 4 day of June 20 21
at 10:35 A.M. and recorded in
Book 2021 Page 03074

Diane S. Nyberg Register of Deeds

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

CONDITIONAL USE PERMIT
RESOLUTION NO. 2021PC-6

WHEREAS, Volkman Plumbing & Heating, Inc., a Nebraska Corporation, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit to allow storage and warehousing of non-hazardous materials on property addressed as 211 W. Madison Ave. and 207 S. 3rd St. and legally described as follows:

- Lot 2, Bradfords Addition, City of Norfolk, Madison County, Nebraska
- Lot 3, Bradfords Addition, City of Norfolk, Madison County, Nebraska; and

WHEREAS, the property described above is presently included in Zoning District C-2, Central Business; 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 Volkman Plumbing & Heating, Inc. is hereby granted a Conditional Use Permit to allow storage and warehousing of non-hazardous materials subject to the following terms and conditions:

1. Outdoor and indoor building storage is permitted;
2. A minimum six foot (6') high vinyl fence shall be installed along the lot lines: east and north boundary of 211 W. Madison Ave., west boundary of 211 W. Madison Ave. until the intersection of the 207 S. 3rd St. lot boundary, and then west along the northern boundary of 207 S. 3rd St.;
3. The vinyl fence shall be offset five feet (5'), towards the south, from the northern property line of 211 W. Madison Ave.;
4. Within the five foot (5') area between the northern property line of 211 W. Madison Ave. and the fence, there shall be the minimum hardscape of decorative/landscape gravel/rock;

- 5. There shall be no storage of hazardous materials;
- 6. The Conditional Use Permit shall be for ten (10) years;
- 7. Pursuant to the Norfolk City Code, this Conditional Use Permit shall be a personal privilege granted to the APPLICANT and shall not be subject to transfer;
- 8. 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;
- 9. 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;
- 10. 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.

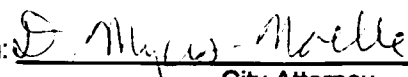
ATTEST:



 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





 Notary Public Printed