

8:30

02557

No	02557 ✓	#Pages	3
Doc Tax \$			
Fee \$	22.00	Penalty \$	3.50
Fee Pd \$	Gen Fee \$ 18.50		
Ch#			
Refund	Duo \$ 22.00		

THE STATE OF NEBRASKA }
MADISON COUNTY } ss

This instrument filed for record
the 12 day of May 20 21
at 8:30 A.M. and recorded in
Book 2021 Page 02557

Diana S Tykoczym Register of Deeds

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

CONDITIONAL USE PERMIT
RESOLUTION NO. 2021PC-3

WHEREAS, Norfolk Market Square Holdings, LLC, a Delaware Limited Liability Company, hereinafter referred to as "APPLICANT", filed an application for a Conditional Use Permit seeking a permit for a climate controlled self-storage facility on property addressed as 919 S. 20th Street and legally described as follows:

Lot 2-R, Commonwealth Park Fifth Addition, a Replat of Lot 1 of Commonwealth Park Third Addition, City of Norfolk, Madison County, Nebraska; and

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

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on April 6, 2021 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 Norfolk Market Square Holdings, LLC, a Delaware Limited Liability Company, is hereby granted a Conditional Use Permit for a climate controlled self-storage facility subject to the following terms and conditions:

1. There shall be no outdoor storage;
2. There shall be no storage of hazardous materials;
3. There shall be a maximum of 13,621 SF, as depicted on the attached plan;
4. There shall be no commercial uses operated out of the storage units;
5. There shall be outside access only to the storage facility, no access through the other building tenant spaces;


- 6. The Conditional Use Permit shall be for ten (10) years;
- 7. Pursuant to the Norfolk City Code, the 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 20th day of April, 2021.

ATTEST:



 Dirk Waite
 Planning Commission Vice-Chair



 Elizabeth Lienemann
 Planning Commission Secretary

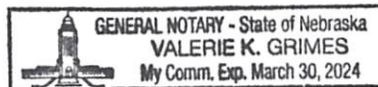
Approved as to form: 

 Danielle Myers-Noelle
 City Attorney

The foregoing instrument was acknowledged before me this 20th day of April, 2021 by Dirk Waite, Planning Commission Vice-Chair and Elizabeth Lienemann, Planning Commission Secretary of the City of Norfolk.

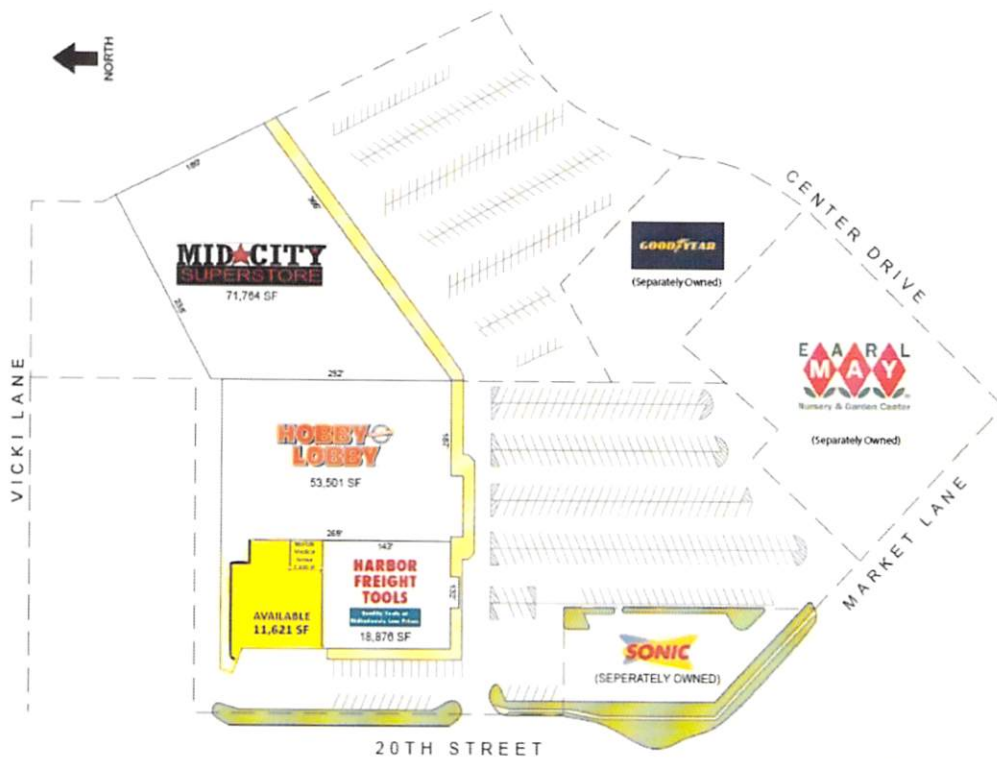


 Notary Public Signature





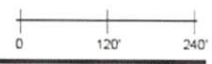
 Notary Public Printed



TENANT INFORMATION	
TENANT	SQ. FT.
MID CITY FURNITURE/STEREO	71,764
HOBBY LOBBY	53,501
HARBOR FREIGHT TOOLS	18,876
NORFOLK MEDICAL GROUP	2,000
AVAILABLE	11,621
TOTAL (SQUARE FEET)	157,762
SEPERATELY OWNED	
SONIC DRIVE-IN	



MARKET SQUARE
 NORFOLK, NEBRASKA



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PP
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 SALES AND DEVELOPMENT