

NO 03713 ✓ Pages 2
Doc Tax _____
Fee \$ 16.00 P&M \$ 3.00
Fees Pd \$ _____ Gen Fee \$ 13.00
Check# _____
Refund _____ Due 16.00

03713 ✓

THE STATE OF NEBRASKA } ss
MADISON COUNTY

This instrument filed for record
The 19 day of August 20 22
at 10:00 A.M. and recorded in
Book 2022 Page 03713

Quinn S. Nykodym Register of Deeds

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

CONDITIONAL USE PERMIT
RESOLUTION NO. 2022PC-8

WHEREAS, NU-King, LLC, a Nebraska Limited Liability Company, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for a campground on property addressed as 4608 S. 25th Street, which is legally described as follows:

The East Half of the Southeast Quarter lying East of the Union Pacific Railroad Right of Way in Section 8, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska; LESS the East 40 feet thereof and LESS a tract of land lying wholly in the NE1/4 of the SE1/4 of Section 8, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska, more particularly described as follows: Beginning at the East quarter corner of said Section 8; thence South on Section line, on an assumed bearing of South 00°00' West 779.90 feet; thence South 89°57'50" West 910.40 feet to a point on the Easterly railroad right of way; thence North 10°32'15" East, along said railroad right of way, 793.37 feet to a point on the quarter line; thence North 89°57'50" East, along the quarter line, 765.30 feet to the point of beginning; and

WHEREAS, the property described above is presently included in Zoning District I-1, Light Industrial District; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on July 19, 2022 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 NU-King, LLC, a Nebraska Limited Liability Company, is hereby granted a Conditional Use Permit for a campground on property subject to the following terms and conditions:

1. The Conditional Use Permit shall be for five (5) years;
2. There shall be a maximum of five (5) RV/travel trailers, with temporary skirting only, placed on site and moveable upon request. No additional structures shall be added to any RV/travel trailer;

3. The placement of RV/travel trailers shall be limited to the southwest area of the site in the general location of the previous housing structure;
4. The RV/travel trailers shall be placed on concrete pads;
5. The residences shall be occupied by the APPLICANT's employees and those employee families;
6. The campground area shall be maintained and comply with all property maintenance codes;
7. All waste disposal systems shall comply fully with the Nebraska State Department of Environment and Energy requirements;
8. All water wells shall comply fully with the Nebraska State Department of Health and Human Services requirements;
9. The Conditional Use Permit shall be a personal privilege granted to the APPLICANT and shall not be subject to transfer;
10. 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;
11. 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;
12. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 2nd day of August, 2022.

ATTEST:

Elizabeth Lienemann
 Elizabeth Lienemann
 Planning Commission Secretary

Jacob Thone
 Planning Commission Chair, Pro Tem

Approved as to form:

D. Myers-Noelle
 Danielle Myers-Noelle
 City Attorney

The foregoing instrument was acknowledged before me this 2nd day of August, 2022 by Jacob Thone, Planning Commission Chair, Pro Tem and Elizabeth Lienemann, Planning Commission Secretary of the City of Norfolk.

Valerie K. Grimes
 Notary Public Signature

Valerie K. Grimes
 Notary Public Printed

