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THE STATE OF NEBRASKA } ss
 MADISON COUNTY }
 This instrument filed for record
 the 24 day of March 2023
 at 8:30 A.M. and recorded in
 Book 2023 Page 01013
Diana S. Tyndal Register of Deeds

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

CONDITIONAL USE PERMIT
 RESOLUTION NO. 2023PC-3

WHEREAS, Flatrock Group, LLC, a Delaware Limited Liability Company, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for farming and construction equipment sales, new and used, rentals and service on property generally located at the southwest corner of Highway 275 and South 40th Street which is legally described as follows:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 1 WEST OF THE 6TH P.M., NORFOLK, MADISON COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE S0°12'14"E (ASSUMED BEARING), A DISTANCE OF 178.84 FEET; THENCE N27°33'55"E, A DISTANCE OF 79.98 FEET; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 275 FOR THE FOLLOWING 3 COURSES; THENCE N88°46'08"E, A DISTANCE OF 360.53 FEET TO THE POINT OF BEGINNING; THENCE N88°46'08"E, A DISTANCE OF 364.58 FEET; THENCE S89°10'32"E, A DISTANCE OF 399.57 FEET; THENCE N86°00'54"E, A DISTANCE OF 162.99 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 275 AND THE WEST RIGHT-OF-WAY LINE OF SOUTH 37TH STREET; THENCE S0°13'23"E, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH 37TH STREET, A DISTANCE OF 699.31 FEET; THENCE S89°46'37"W, A DISTANCE OF 926.62 FEET; THENCE N0°13'35"W, A DISTANCE OF 689.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 641,918 SQUARE FEET OR 14.74 ACRES, MORE OR LESS; 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 December 6, 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 Flatrock Group, LLC, a Delaware Limited Liability Company, is hereby granted a Conditional Use Permit for farming and construction equipment sales, new and used, rentals and service on property subject to the following terms and conditions:

1. There shall be no outdoor storage, except for saleable equipment;
2. The building, landscaping, etc. enhancement required by the Highway Corridor Overlay District and approved by the review board shall be maintained;
3. The Conditional Use Permit shall be a personal privilege granted to the APPLICANT and shall not be subject to transfer;
4. 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;
5. 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;
6. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 7th day of March, 2023.

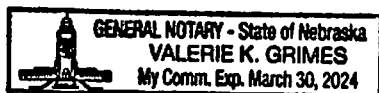
ATTEST:




 Dan Spray
 Planning Commission Chair


 Elizabeth Lienemann
 Planning Commission Secretary

Approved as to form: 
 Danielle Myers-Noelle
 City Attorney

The foregoing instrument was acknowledged before me this 7th day of March, 2023 by Dan Spray, Planning Commission Chair and Elizabeth Lienemann, Planning Commission Secretary of the City of Norfolk.




 Notary Public Signature

 Notary Public Printed