

NO 02839 ✓ Pages 4  
 Doc Tax \_\_\_\_\_  
 Fee \$ 28.00 P&M \$ 4.00  
 Fees Pd \$ \_\_\_\_\_ Gen Fee \$ 24.00  
 Check# \_\_\_\_\_  
 Refund \_\_\_\_\_ Due 28.00

THE STATE OF NEBRASKA } ss  
 MADISON COUNTY

This instrument filed for record  
 the 4 day of August 2023  
 at 9:50 A .M. and recorded in  
 Book 2023 Page 02839

*Diane S Tykodym* Register of Deeds

By  
 By the City of Norfolk, 309 N. 5<sup>th</sup> Street, Norfolk, NE 68701

CONDITIONAL USE PERMIT  
 RESOLUTION NO. 2023PC-5

WHEREAS, PAL Properties, LLC, a Nebraska Limited Liability Company, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for storage and warehousing of nonhazardous products on property addressed as 1906 W. Omaha Ave. which is legally described as follows:

Lot 3, Block 1, Desai's Subdivision to the City of Norfolk, Madison County, Nebraska.

WHEREAS, the property described above is presently included in Zoning District C-3;  
 and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on July 5, 2023 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 PAL Properties, LLC is hereby granted a Conditional Use Permit for storage and warehousing of nonhazardous products subject to the following terms and conditions:

1. There shall be no outdoor storage;
2. There shall be no storage of hazardous materials;
3. The site shall contain a total of one building structure, as shown on the site plan and building footprint plan. That structure shall contain 13 – 14'x51' units and 1- 40'x80' unit containing an office and storage for the office;

4. The office unit may contain a business office and any other storage units may not contain any commercial uses;
- ~~5. There shall be a min. 6', max. 8', vinyl fence along the northern property line;~~
6. Should lighting be provided, it shall be directed downward away from adjacent properties;
7. There shall be compliance with the Highway Corridor Overlay District;
8. Pursuant to the Norfolk City Code, the Conditional Use Permit shall run with the land;
9. 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;
10. 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;
11. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 18<sup>th</sup> day of July, 2023.

ATTEST:

Katelyn Palmer  
 Katelyn Palmer  
 Planning Commission Secretary Pro Tem

Dirk Waite  
 Dan Spray Dirk Waite  
 Planning Commission Chair Vice-Chair

Approved as to form: D. Myers-Noelle  
 Danielle Myers-Noelle  
 City Attorney

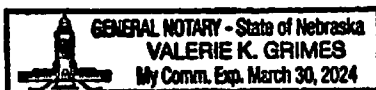
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2023 by ~~Dan Spray~~, Planning Commission Chair and Katelyn Palmer, Planning Commission Secretary Pro Tem of the City of Norfolk.

Dirk Waite

Vice-

Valerie K. Grimes  
 Notary Public Signature

Valerie K. Grimes  
 Notary Public Printed

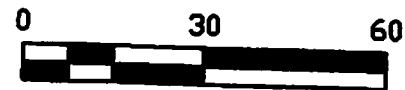


LEVEL 100

*Lavern F. Schroeder*  
LaVern F. Schroeder  
Registered Land Surveyor #312

Legend

- Pipe Found
- ▲ Survey Spike Found
- Pin Found
- Pin Set
- P Platted Dist.
- M Measured Dist.



*Neb.*

Set Backs:  
 Rear 25'  
 Sides 10'  
 Front 40' pave  
 into must leave 15'

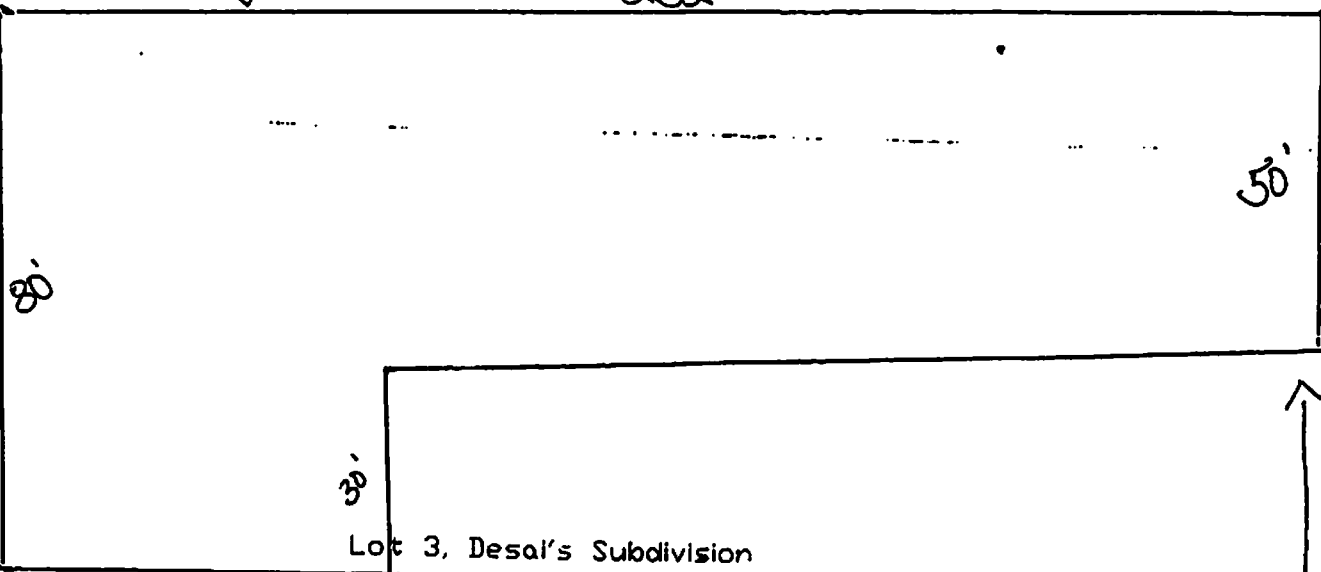


255.05'P 254.73'M

25'  
←  
→

232'

190.51  
15' Obi



Lot 3, Desai's Subdivision

100'  
↑

70'  
↑

5'

254.8'P 254.47'M

