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THE STATE OF NEBRASKA }
MADISON COUNTY } ss

This instrument filed for record
the 1 day of December 20 23
at 9:40 A.M. and recorded in
Book 2023 Page 04387

Diana S Tyrodym Register of Deeds

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

CONDITIONAL USE PERMIT
RESOLUTION NO. 2023PC-9

WHEREAS, Benjamin Conover and Sarah Conover, husband and wife, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for an oversize accessory building on property addressed as 2403 Timber Meadows Lane, which is legally described as follows:

Lot 12, Timber Meadows Subdivision, to Madison County, Nebraska; and

WHEREAS, the property described above is presently included in Zoning District R-R, Rural Residential District; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on October 17, 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 Benjamin and Sarah Conover are hereby granted a Conditional Use Permit to construct and allow an oversize accessory building on the property subject to the following terms and conditions:

1. The total maximum permitted square footage (ground level) for detached accessory building(s) on the property described above shall be 4,000 SF;
2. No commercial use shall be allowed and the accessory building shall be used for personal storage only;
3. There shall be no storage of hazardous materials;
4. Pursuant to the Norfolk City Code, the Conditional Use Permit shall run with the land;

- 5. 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;
- 6. 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;
- 7. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

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

ATTEST:

Sarah Wortmann
 Sarah Wortmann
 Planning Commission Secretary

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 7th day of November, 2023 by ~~Dan Spray~~ ^{Dirk Waite}, Planning Commission ^{Vice} Chair and Sarah Wortmann, Planning Commission Secretary of the City of Norfolk.



Valerie K. Grimes
 Notary Public Signature
Valerie K. Grimes
 Notary Public Printed