

01187 ✓

NO 01187 ✓ Pages 5
Doc Tax _____
Fee \$ 34.00 P&M \$ 4.50
Fees Pd \$ _____ Gen Fee \$ 29.50
Check# _____
Refund _____ Due 34.00

THE STATE OF NEBRASKA } ss
MADISON COUNTY

This instrument filed for record
the 5 day of April 20 23
at 11:30 A.M. and recorded in
Book 2023 Page 01187

Diana S Tyrodym Register of Deeds

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

CONDITIONAL USE PERMIT
RESOLUTION NO. 2023PC-1

WHEREAS, Park Mobile Home Court MHC, LLC, a Delaware Limited Liability Company, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for a recreational vehicle campground on property addressed as 915 Bonita Drive which is legally described as follows:

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF EWIN PROPERTIES 2ND ADDITION, IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6TH P.M., MADISON COUNTY, NEBRASKA; THENCE S01°26'45"E ALONG THE EAST LINE OF LOT 1 AND CONTINUING ALONG THE EAST LINE OF LOT 2 OF SAID EWIN PROPERTIES 2ND ADDITION, A DISTANCE OF 380.50 FEET; THENCE S87°47'17"W A DISTANCE OF 573.00 FEET; THENCE N01°26'45"W A DISTANCE OF 380.50 FEET TO THE NORTH LINE OF LOT 2 OF SAID EWIN PROPERTIES 2ND ADDITION; THENCE N87°47'17"E ALONG THE NORTH LINE OF LOT 2 AND CONTINUING ALONG THE NORTH LINE OF LOT 1 OF SAID EWIN PROPERTIES 2ND ADDITION, A DISTANCE OF 573.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.00 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 February 7, 2023 receiving input and data from the APPLICANT and the general public concerning the Conditional Use Permit;

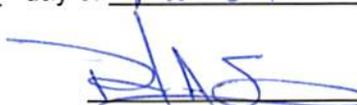
NOW THEREFORE, in consideration of the foregoing recitals, the Planning Commission of the City of Norfolk, Nebraska hereby adopts the following Resolution:

BE IT RESOLVED by the Planning Commission of the City of Norfolk, Nebraska that Park Mobile Home Court MHC, LLC, a Delaware Limited Liability Company, is hereby granted a Conditional Use Permit for a recreational vehicle campground on property subject to the following terms and conditions:

1. The attached site plan is hereby approved and shall be complied with;
2. The recreational vehicle campground terms of service, as may be amended from time to time, shall be complied with;
3. The Conditional Use Permit shall be for ten (10) years;
4. The Conditional Use Permit shall be a personal privilege granted to the APPLICANT and shall not be subject to transfer;
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 March, 2023.

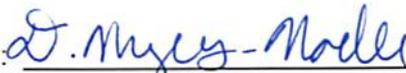
ATTEST:



 Dan Spray
 Planning Commission Chair



 Elizabeth Lienemann
 Planning Commission Secretary

Approved as to form: 

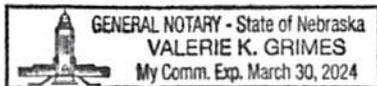
 Danielle Myers-Noelle
 City Attorney

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

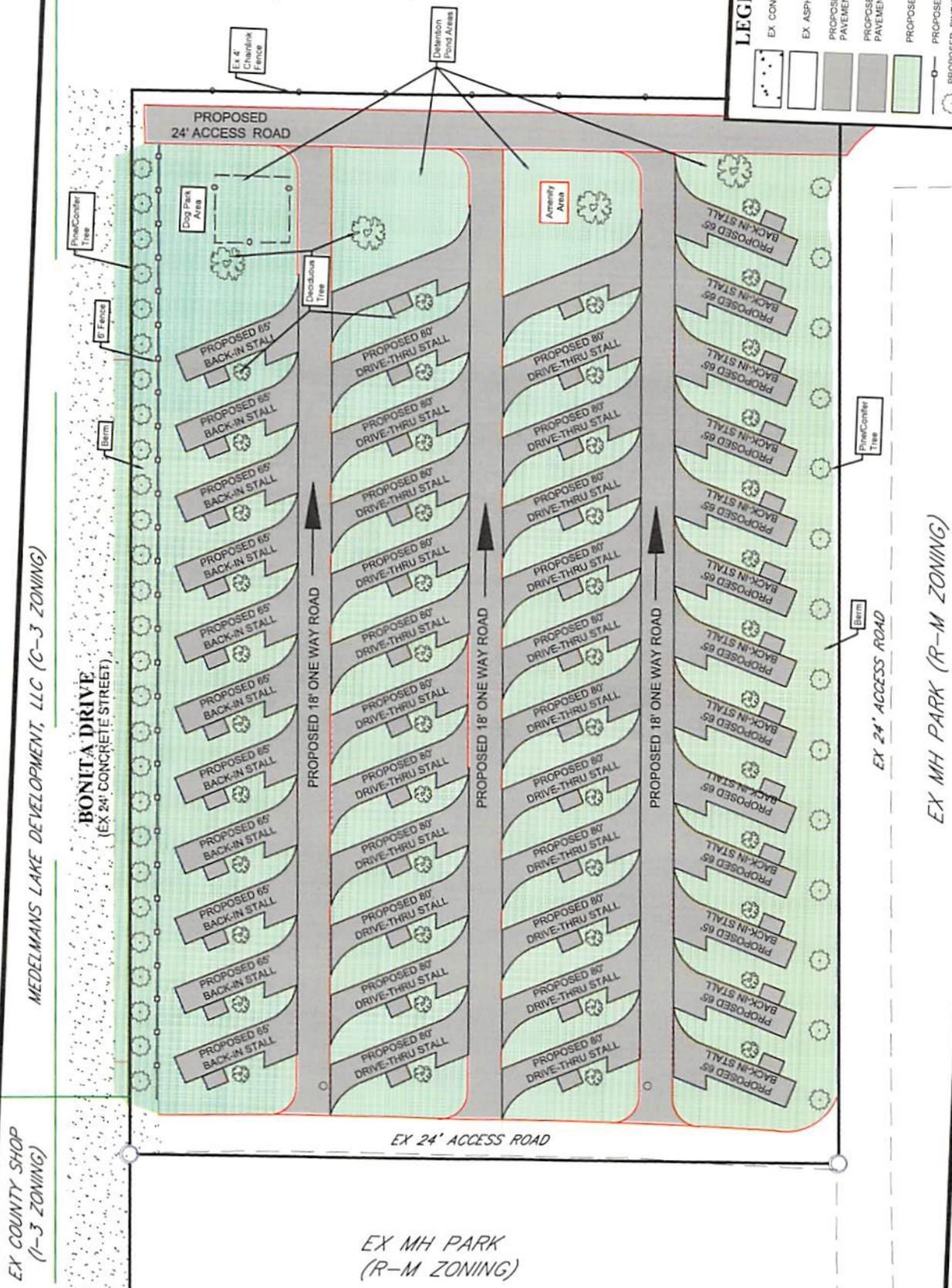




JANET OHLRICH
(1-3 ZONING)

LEGEND

- EX CONCRETE
- EX ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRASS
- PROPOSED 6' FENCE
- PROPOSED PINE/CONIFER TREE
- PROPOSED DECIDUOUS TREE



EX COUNTY SHOP
(1-3 ZONING)

MEDELMANS LAKE DEVELOPMENT, LLC (C-3 ZONING)

BONTA DRIVE
(EX 24' CONCRETE STREET)

PROPOSED 18' ONE WAY ROAD

PROPOSED 18' ONE WAY ROAD

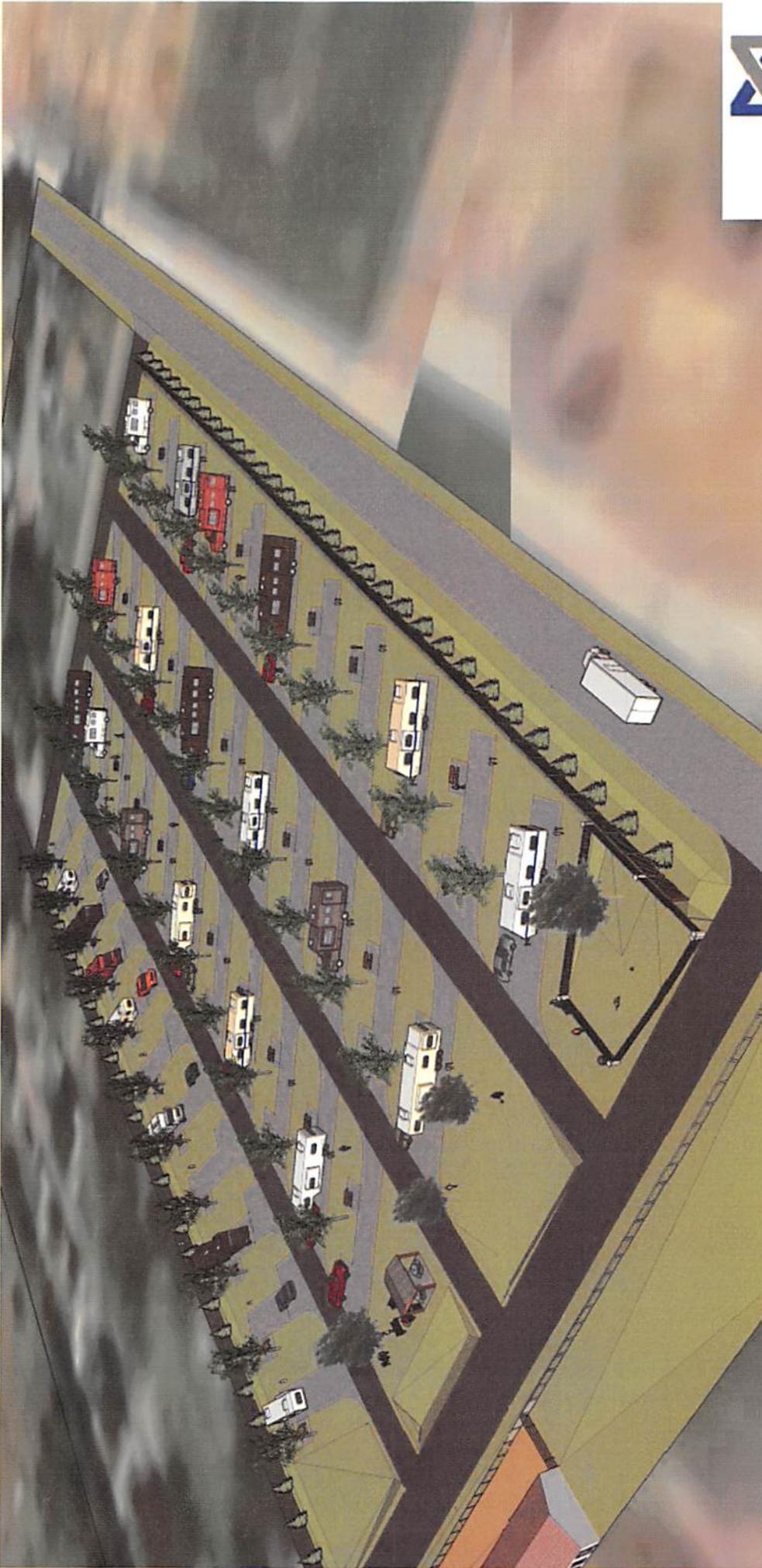
PROPOSED 18' ONE WAY ROAD

EX 24' ACCESS ROAD

EX 24' ACCESS ROAD

EX MH PARK (R-M ZONING)

EX MH PARK
(R-M ZONING)



Site View NE

01187



NE Site
(20' Level)