

NO 00220 ✓ Pages 2  
 Doc Tax \_\_\_\_\_  
 Fee \$ 16.00 P&M \$ 3.00  
 Fees Pd \$ \_\_\_\_\_ Gen Fee \$ 13.00  
 Check# \_\_\_\_\_  
 Refund \_\_\_\_\_ Due \$ 16.00

THE STATE OF NEBRASKA } ss  
 MADISON COUNTY

This instrument filed for record  
 the 24 day of January 2024  
 at 10:00 A.M. and recorded in  
 Book 2024 Page 00220

*Diana S. Tykocyn* Register of Deeds

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

CONDITIONAL USE PERMIT  
 RESOLUTION NO. 2024PC-1

WHEREAS, Robert A. Uecker, trustee of Richard Uecker Trust, 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 generally located ½ mile west of S. 37<sup>th</sup> Street and south of North Airport Rd.

A TRACT OF LAND LYING WHOLLY IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 1 WEST OF THE 6<sup>TH</sup> P.M., MADISON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 6; THENCE EAST, ON THE NORTH LINE OF THE SOUTHEAST ¼, ON AN ASSUMED BEARING OF N 87°28'04" E A DISTANCE OF 980.17 FEET; THENCE S 01°35'19" E, PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼, A DISTANCE OF 33.00 FEET TO A POINT ON A 1340.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S 15°26'01" E; THENCE IN A SOUTHWESTERLY DIRECT, ON SAID CURVE, AN ARC LENGTH OF 1455.72 FEET, THE CHORD OF WHICH BEARS S 43°26'40" W, WITH A CHORD LENGTH OF 1385.19 FEET TO A POINT ON SAID WEST LINE OF THE SOUTHEAST ¼; THENCE N 01°35'19" W, ON SAID WEST LINE OF THE SOUTHEAST ¼, A DISTANCE OF 995.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.42 ACRES MORE OR LESS.

WHEREAS, the property described above is presently included in Zoning District C-1 (Local Business District); and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on December 19, 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 Robert A. Uecker, trustee of Richard Uecker Trust, 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;

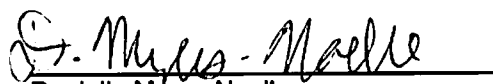
2. There shall be no storage of hazardous materials;
3. There shall be no residential occupancy/living quarters in any storage unit;
4. There shall be no commercial uses operated out of the storage units;
5. The Conditional Use Permit shall be for ten (10) years;
6. Pursuant to the Norfolk City Code, the Conditional Use Permit shall be personal privilege granted to the APPLICANT and shall not be subject to transfer;
7. 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;
8. 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;
9. There shall be compliance with any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 3<sup>rd</sup> day of January, 2024.

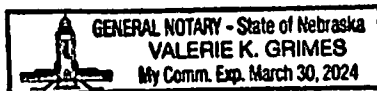
ATTEST:


  
 Sarah Wortmann  
 Planning Commission Secretary

  
 Dan Spray  
 Planning Commission Chair

Approved as to form:   
 Danielle Myers-Noelle  
 City Attorney

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of January, 2024 by Dan Spray, Planning Commission Chair and Sarah Wortmann, Planning Commission Secretary of the City of Norfolk.



  
 Notary Public Signature  
 Valerie K. Grimes  
 Notary Public Printed