

NO 00119 ✓ Pages 2
Doc Tax _____
Fee \$ 16.00 P&M \$ 3.00
Fees Pd \$ _____ Gen Fee \$ 13.00
Check# _____
Refund _____ Due 16.00

00119 ✓

THE STATE OF NEBRASKA } ss
MADISON COUNTY

This instrument filed for record
the 13 day of January 20 25
at 9:45 A.M. and recorded in
Book 2025 Page 00119

Diane S Tykodym Register of Deeds

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

CONDITIONAL USE PERMIT
RESOLUTION NO. 2024PC-10

WHEREAS, The Well NE, a Nebraska Non-Profit Corporation, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit for residential above the ground floor only on property addressed as 1800 W. Pasewalk Ave. and legally described as follows:

Lots 5, 6, 7, and 8, Block 2, The Meadows 2nd Addition to the City of Norfolk, Madison County, Nebraska.

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 3, 2024 receiving input and data from the APPLICANT and the general public concerning the proposed 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 The Well NE is hereby granted a Conditional Use Permit to construct residential above ground floor only subject to the following terms and conditions:

1. The maximum number of residential beds shall be based on the DHHS regulations;
2. The minimum required parking for both the commercial and residential uses shall be maintained;
3. There shall be no storage of hazardous materials;

- 4. Pursuant to the Norfolk City Code, this 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 floodplain regulations and any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 17th day of December, 2024.

ATTEST:

Brianna Duerst
 Brianna Duerst, Planning Commission Secretary

Dirk Waite
 Dirk Waite, Planning Commission Chair

Approved as to form: D. Myers-Nalla
 City Attorney

The foregoing instrument was acknowledged before me this 17th day of December, 2024 by Dirk Waite, Planning Commission Chair and Brianna Duerst, Planning Commission Secretary of the City of Norfolk.



Valerie K. Grimes
 Notary Public Signature

Valerie K. Grimes
 Notary Public Printed