

NO 04494 ✓ Pages 3
 Doc Tax _____
 Fee \$ 22.00 P&M \$ 3.50
 Fees Pd \$ _____ Gen Fee \$ 18.50
 Check# _____
 Refund _____ Due 22.00

THE STATE OF NEBRASKA }
 MADISON COUNTY } ss

This instrument filed for record
 the 16 day of December 20 24
 at 11:10 A.M. and recorded in
 Book 2024 Page 04494

Diana S Nykodym Register of Deeds

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

CONDITIONAL USE PERMIT
 RESOLUTION NO. 2024PC-7

WHEREAS, Steve and Tina Beller, husband and wife, hereinafter referred to as "APPLICANT", has filed an application for a Conditional Use Permit seeking a permit to allow an oversize accessory building on property addressed as 2006 Hillview Dr. and legally described as follows:

A tract of land located in the west half of the northeast quarter of Section 16, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska, more particularly described as follows: Commencing at the southwest corner of the northwest quarter of the southwest quarter of the northeast quarter of said Section 16; thence south 89 degrees 42 minutes 31 seconds east (an assumed bearing), 65.90 feet to a point on the west line of Lot 1, Block 11, College View Second Addition; thence north 0 degrees 29 minutes 00 seconds east, 65.46 feet; thence south 89 degrees 42 minutes 01 seconds east, 95.30 feet to the point of beginning; thence south 0 degrees 29 minutes 00 seconds west, 57.00 feet to the northeast corner of Lot 1, Block 11, College View Second Addition; thence south 89 degrees 42 minutes 01 seconds east, 60.00 feet to the northwest corner of Lot 6, Block 6, of said College View Second Addition; thence north 0 degrees 29 minutes 00 seconds east 57.00 feet; thence south 89 degrees 42 minutes 01 seconds east, 500.10 feet; thence north 0 degrees 12 minutes 01 seconds east, 907.44 feet; thence north 89 degrees 36 minutes 17 seconds west, 482.61 feet; thence south 0 degrees 12 minutes 01 seconds west, 828.25 feet; thence north 89 degrees 42 minutes 01 seconds west, 77.10 feet; thence south 0 degrees 29 minutes 00 seconds west, 80.00 feet to the point of beginning.

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

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on October 22, 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 Steve and Tina Beller are hereby granted a Conditional Use Permit to construct and allow an oversized accessory building subject to the following terms and conditions:

1. The total maximum permitted square footage (ground level) for detached accessory buildings on the property described above shall be 5,900 SF which includes the proposed 4,200 SF new building, as shown on the attached site plan;
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. There shall be relief from the architectural compatibility requirement provided in Section 27-287(7) of the Norfolk City Code;
5. Pursuant to the Norfolk City Code, this Conditional Use Permit shall run with the land;
6. 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;
7. 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;
8. There shall be compliance with floodplain regulations and any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 5th day of November, 2024.

ATTEST:

Brianna Duerst

Brianna Duerst, Planning Commission Secretary

Dirk Waite

Dirk Waite, Planning Commission Chair

Approved as to form: D. Myers Madsen
City Attorney

The foregoing instrument was acknowledged before me this 5th day of November, 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





October 4, 2024 17:00 PM
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 0 0.045 0.09 0.18 km

- County Zoning**
- AG1
 - AG2
 - AT
 - C3
 - I
 - MH
 - RR
 - AHD
 - WHPD
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 - Sections