

NO 00264 Pages 2
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THE STATE OF NEBRASKA } ss
 MADISON COUNTY

This instrument filed for record
 the 27 day of January 2025
 at 10:00 A.M. and recorded in
 Book 2025 Page 00264

Diana S. Tykodym Register of Deeds

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

CONDITIONAL USE PERMIT
 RESOLUTION NO. 2025PC-1

WHEREAS, STEED, LLC, a Nebraska Limited Liability Company, 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 located approximately 1/8 mile west of South 13th Street and West Monroe Avenue which is legally described as follows:

Tract B of Lot Boundary Change between Lots 1-R and 2-R, Ampride Inc. Third Addition to Madison County, Nebraska, more particularly described as follows: Tract B, Lot 2-R, Ampride Inc. Third Addition to Madison County, Nebraska, being a Re-plat of Lots 1 and 5 of Ampride Inc. Second Addition and part of vacated 14th Street, Madison County, Nebraska AND part of Lot 1-R of said Ampride Inc. Third Addition, more particularly described as follows: Beginning at the SW Corner of said Lot 1-R; thence North along the West line of said Lot 1-R, on an assumed bearing of N 0°00'30" E, 98.10 ft. to a point on the centerline of a drainage easement; thence S 55°19'04" E, along said centerline, 170.15 ft. to a point on the South line of said Lot 1-R; thence S 89°28'33" W, along said South line, 139.94 ft. to the Point of Beginning AND LESS that part of Lot 2-R; described as follows: Beginning at the NE Corner of said Lot 2-R; thence West along the North line of said Lot 2-R, on an assumed bearing of S 89°23'58" W, 60.04 ft.; thence S 0°00'08", 404.70 ft. to a point on the centerline of a drainage easement; thence S 55°19'04" E, along said centerline, 72.95 ft. to a point on the East line of said Lot 2-R; thence N 0°00'30" E, along said East line, 458.43 ft. to the Point of Beginning.

WHEREAS, the property described above is presently included in Zoning District I-1; and

WHEREAS, the Planning Commission of the City of Norfolk, Nebraska has conducted a public hearing on December 17, 2024 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 STEED, LLC 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. A metal building without the use of preferred materials, is permitted per the separate highway corridor overlay waiver, until the building on the adjacent property to the east of the proposed storage building is removed. If the existing building to the east providing highway corridor screening of the proposed storage building is removed and not rebuilt, then the proposed storage building shall, at that time, comply with the highway corridor preferred materials requirements.
4. There shall be compliance with the Highway Corridor Overlay District requirements, except for as provided above and in the separate given highway corridor overlay waiver;
5. Pursuant to the Norfolk City Code, the Conditional Use Permit shall be a personal privilege granted to the APPLICANT and shall not be subject to transfer;
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 the floodplain and any other applicable City, County, State, or Federal regulations that may apply.

PASSED AND APPROVED this 7th day of January, 2025.

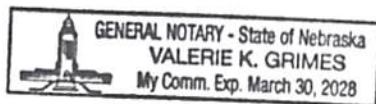
ATTEST:

Brianna Duerst
 Brianna Duerst
 Planning Commission Secretary

Dirk Waite
 Dirk Waite
 Planning Commission Chair

Approved as to form: Danielle Myers-Noelle
 Danielle Myers-Noelle
 City Attorney

The foregoing instrument was acknowledged before me this 7th day of January, 2025 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