

PAGED _____ DOC TAX _____
GENERAL _____ FEE \$10.50 Chg.
INDEXED _____ NO. 3572

This instrument filed for record
the 25 day of July 2011
at 8:30 A.M. and recorded in
Book 2011-07 Page 1159-1160
Nancy J. Gross
Register of Deeds

CONDITIONAL USE PERMIT
RESOLUTION NO. 2011PC-4

WHEREAS, R.J. and Jessica Gall filed an application for a Conditional Use Permit for additional accessory storage buildings on property which is legally described as follows:

The E1/2 SW1/4 of Section 8, Township 24 North, Range 1 West of the 6th P.M., Madison County, Nebraska LESS Lot 1, MRB Addition, Madison County, Nebraska

WHEREAS, the property described above is presently included in Zoning District A; and

WHEREAS, the Norfolk Planning Commission has conducted a public hearing on June 21, 2011 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 Norfolk Planning Commission of the City of Norfolk, Nebraska that R.J. and Jessica Gall are hereby granted a Conditional Use Permit for additional accessory storage buildings subject to the following terms and conditions:

1. A site plan from all angles, specific dimensions, location on lot and elevations is attached to this permit. The permitted structures shall be built according to this site plan;
2. Access to the structures, with the site distance plan on Eisenhower Avenue, shall be kept in the file;
3. No commercial use shall be allowed and the accessory building shall be used for personal storage only;
4. Access shall be limited to the main driveway until the secondary (east) access issue is approved by the county;
5. There shall be compliance with any other applicable City, County, State or Federal regulations that may apply;

- 6. Pursuant to the Norfolk City Code, this Conditional Use Permit shall run with the land and be perpetual;
- 7. 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.

PASSED AND APPROVED this 6 day of July, 2011.

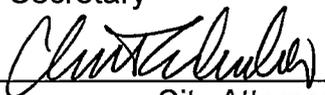
ATTEST:



 Planning Commission Chair
 J.J. Snodgrass

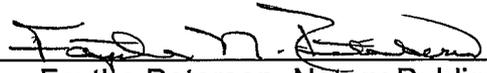


 Planning Commission Secretary

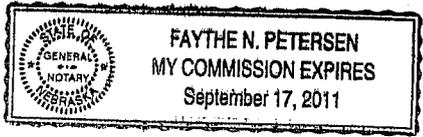
Approved as to form: 

 City Attorney

The foregoing instrument was acknowledged before me this 6 day of July, 2011 by J.J. Snodgrass, Planning Commission Chair of the City of Norfolk.



 Faythe Petersen, Notary Public



Jared Faltys

See R/L Gall Study and Profile

Try Design Speed - 45 mph

Eye Height - 3.50 ft.

Object Height 4.25 ft.

Left Turn

$$d = 1.47(45)(2 + 4.5)$$

$$t_a = 4.5 \text{ (Fig IX-33)}$$

$$d = 430 \text{ ft. Sight Distance to Left}$$

Sight Distance to Right - 85% of Design Speed = 40 mph

$$P = 550 \text{ ft. (Figure IX-34)}$$

$$t_a = 13.5 \text{ sec. (Table IX-7)}$$

$$Q = (13.5 + 2)(1.47)(40) = 911 \text{ ft}$$

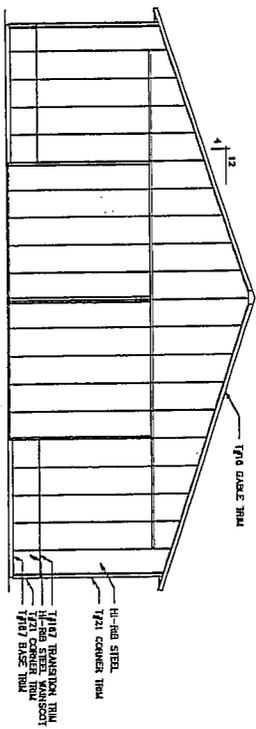
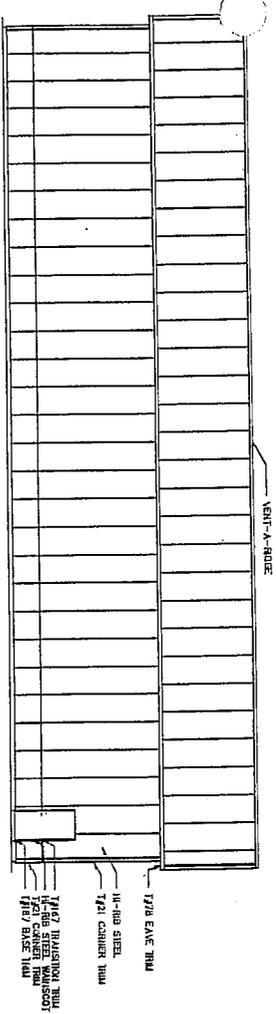
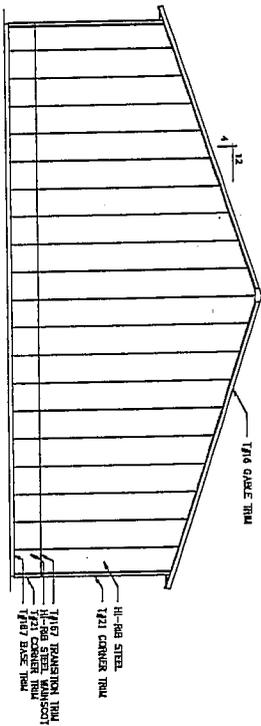
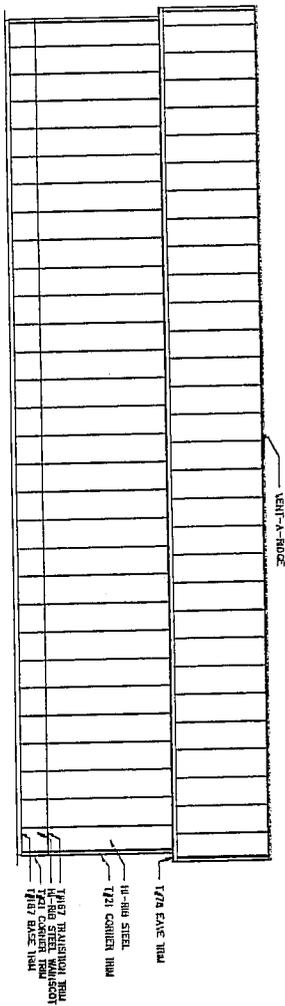
$$h = 550 - 16 - 19 - (2)(1.47)(40) = 400 \text{ ft. } \leftarrow$$

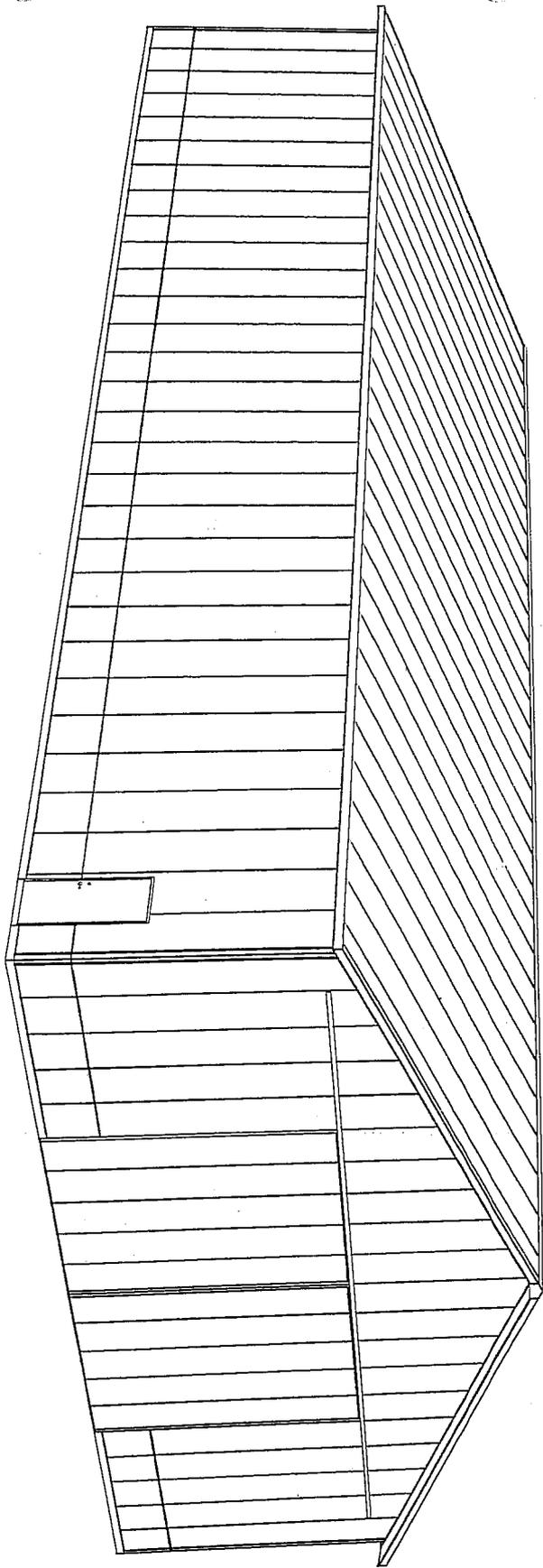
$$\text{Sight Distance} = Q - h = 911 - 400 = 511 \text{ ft. } \leftarrow$$

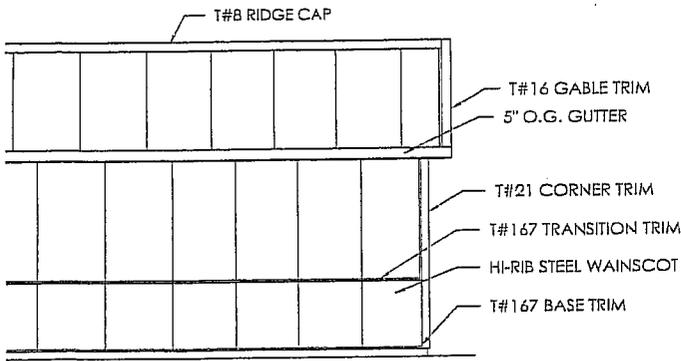
Right Turn

$$\text{Sight Distance} = \underline{450 \text{ ft.}} \text{ Fig IX-39}$$

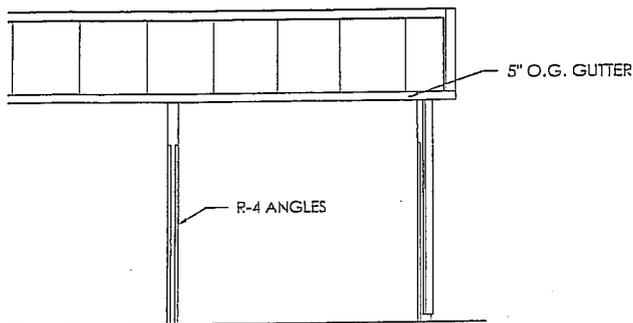
IF DESIGN SPEED = 45 mph, can set at
Sta. 11400 (170 ft East of Prop. Line)



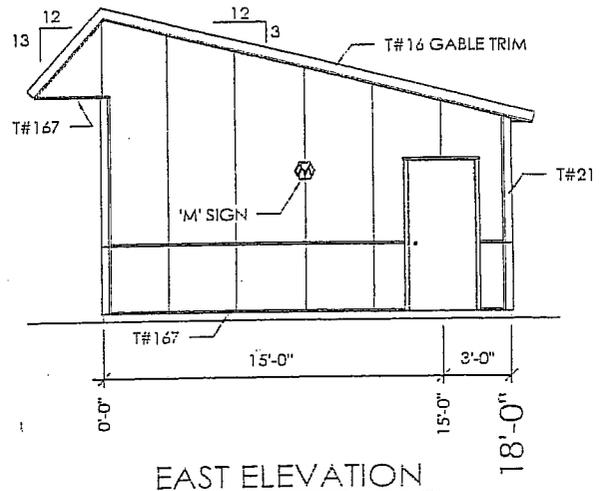




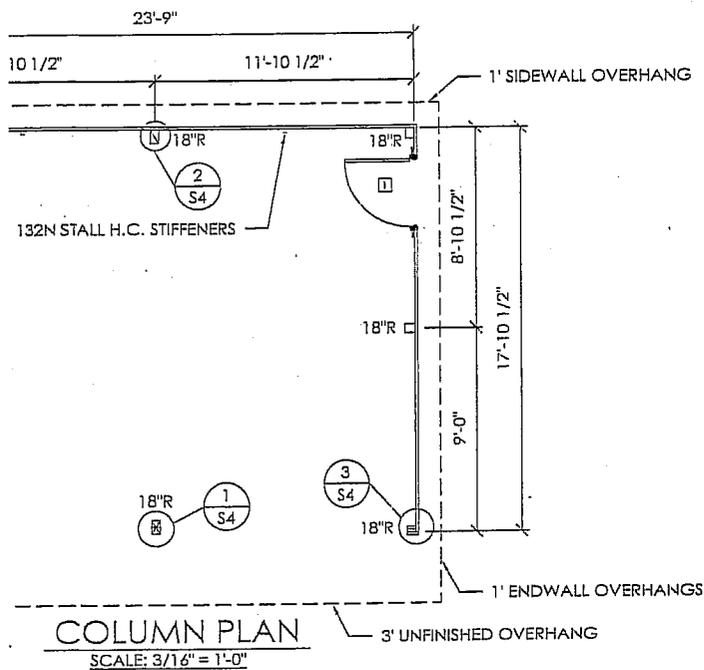
NORTH ELEVATION



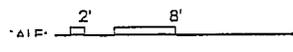
SOUTH ELEVATION



EAST ELEVATION



COLUMN PLAN
SCALE: 3/16" = 1'-0"



1327.38 P

1327.67 A

1327.36 V

2631.30 P

2631.33 A

100°57'13"V

2622.36 A

2622.12 P

SHELTER BELT

S01°00'15"E

1325.25 P

SECTION LINE & APPROX. EISENHOWER AVENUE
N89°59'32"E



SCALE 1"=200'

PRESENT ZONING
A, AGRICULTURAL DISTRICT

LEGAL DESCRIPTION
E 1/2 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 24 NORTH,
RANGE 1 WEST OF THE 6TH P.M., EXCEPT THAT PART
PLATTED AS MRB ADDITION, MADISON COUNTY, NEBRASKA

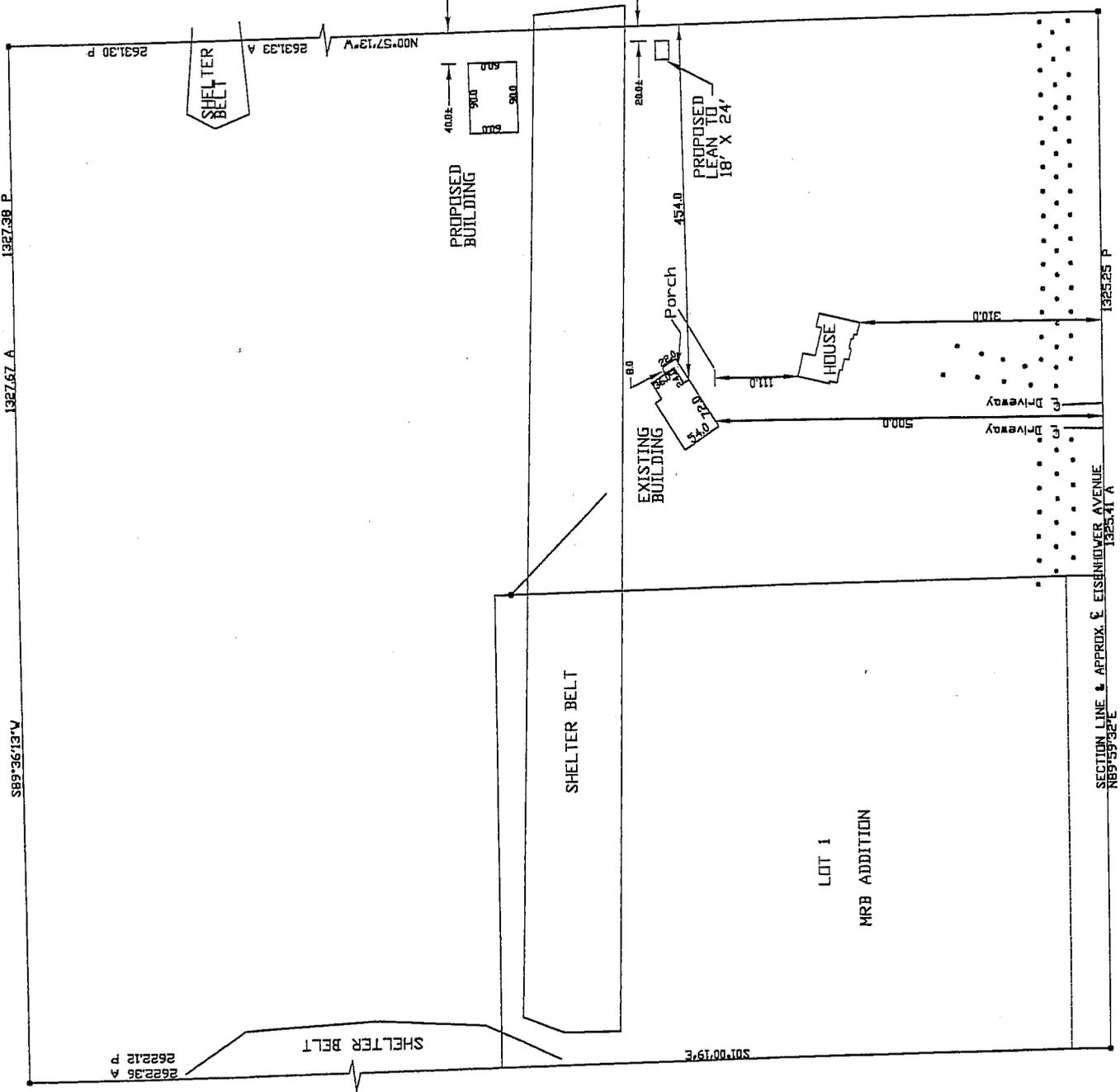
OWNERS
MRB, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

APPLICANT
R.J. GALL AND JESSICA GALL, HUSBAND AND WIFE

AREA
69.30 ACRES, MORE OR LESS

ENGINEER
JOHNSON ENGINEERING COMPANY
701 MICHIGAN AVENUE
NORFOLK, NEBRASKA 68701
TELEPHONE: (402)-371-1255

DIMENSIONS SHOWN TO THE PROPOSED BLDG. ARE APPROXIMATE.



JOHNSON ENGINEERING COMPANY

Consulting Engineering – Land Surveying

701 Michigan Avenue
Norfolk, Nebraska 68701
Telephone: (402)-371-1255

June 29, 2011

Norfolk Planning Commission
% Faythe Petersen
701 Koenigstein Avenue
Norfolk, Nebraska 68701

Dear Planning Commission Members,

I have reviewed the sight distance for the driveway at the east end of R. J. Gall's property on Eisenhower Avenue. The driveway does not meet the sight distance requirements for a design speed of 55 mph. As part of my review, I checked the driveway for 45 mph and the sight distance is adequate.

During the spring of 2010, I was instructed by the Board of Commissioners to perform a study on the feasibility of lowering the speed limit on the mile of Eisenhower Avenue between 37th Street and 25th Street and make a recommendation to the Board. I will be making the study within the next month and think there is a good chance that the study will indicate that a 45 mph speed limit is warranted.

I recommend that the driveway be left in place until the study is completed and action taken by the Board, if warranted. If the speed limit remains unchanged, the driveway should be removed.

If you have any questions, please feel free to contact me at any time.

Sincerely,



Richard C. Johnson, P.E.
Madison County Hwy. Supt.