

**AGENDA**  
**VALLEY CITY COUNCIL**  
Tuesday, October 18, 2022  
City Hall  
203 North Spruce  
Valley, NE 68064  
4:30 PM

1. **CALL TO ORDER**
2. **PROOF OF PUBLICATION**
3. **PUBLIC HEARINGS**
  - 3.A. Conditional Use Permit - 736 W. Reichmuth Road - Allow Pole Design Building in R2 Zoning District
    - Open Public Hearing
    - Public comments: proponents and opponents
    - Close Public Hearing
    - Discussion and questions by Planning Commission Members
    - Vote on recommendation to City Council
4. **Adjourn**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

P.O. Box 682  
Valley, NE 68064  
Phone: 402-359-2251 Ext. 306  
Fax: 402-359-2610  
[www.valleyne.org](http://www.valleyne.org)



**Official Use Only**  
Permit Number \_\_\_\_\_  
 Check    Cash    Credit Card  
Check # \_\_\_\_\_

Business Hours 9 am – 5 pm M-F

*aps custom @ ms ne com*

**RESIDENTIAL REMODEL – ADDITION PERMIT APPLICATION**

Basement Finish (SF)    Room Addition (SF)    Remodel (SF)    Other (SF)

Address of project 736 W. Reichmuth Rd

Legal Description: \_\_\_\_\_

Owner of Property Andrew Schnatz 736 W. Reichmuth Rd Valley NE 68064 (402) 670-0675  
(Name) (Address) (City, State, Zip) (Phone)

\*General Contractor: Same  
(Name) (Address) (City, State, Zip) (Phone)

*\*Only owners that reside in the address of the project (single family home) are permitted to act as the contractor.*

Total Value of proposed work \$ 50,000 Permit Fee \$ \_\_\_\_\_  
(Includes all materials, labor and profit for finished project)

Please provide all of the applicable documents below:

Describe Project: Clean Building

Detailed Drawings (permit will not be accepted unless detailed drawings have been submitted)    Site Plans

Elevation Certificate    Floodplain Development Permit    Plumbing, Mechanical & Electrical Permit Application(s)

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this building permit shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law, and that this permit shall not prevent the building official from requiring construction to be in compliance with all applicable code provisions during field inspections. This permit shall become null and void if no construction work has commenced within 180 days from date of issuance or if work has commenced then stopped for more than 180 days. This building permit is issued for the express purpose of work started on this application and shown on the approved plans. Any changes to the construction plans that affect the scope of work shall be approved by the building official prior to construction and may require another permit application. No permit fee is refundable if work has not commenced and more than 180 days has elapsed after issuance date.

Applicant Name (Print clearly): Andrew Schnatz Signature: [Signature] Date: 9/21/22

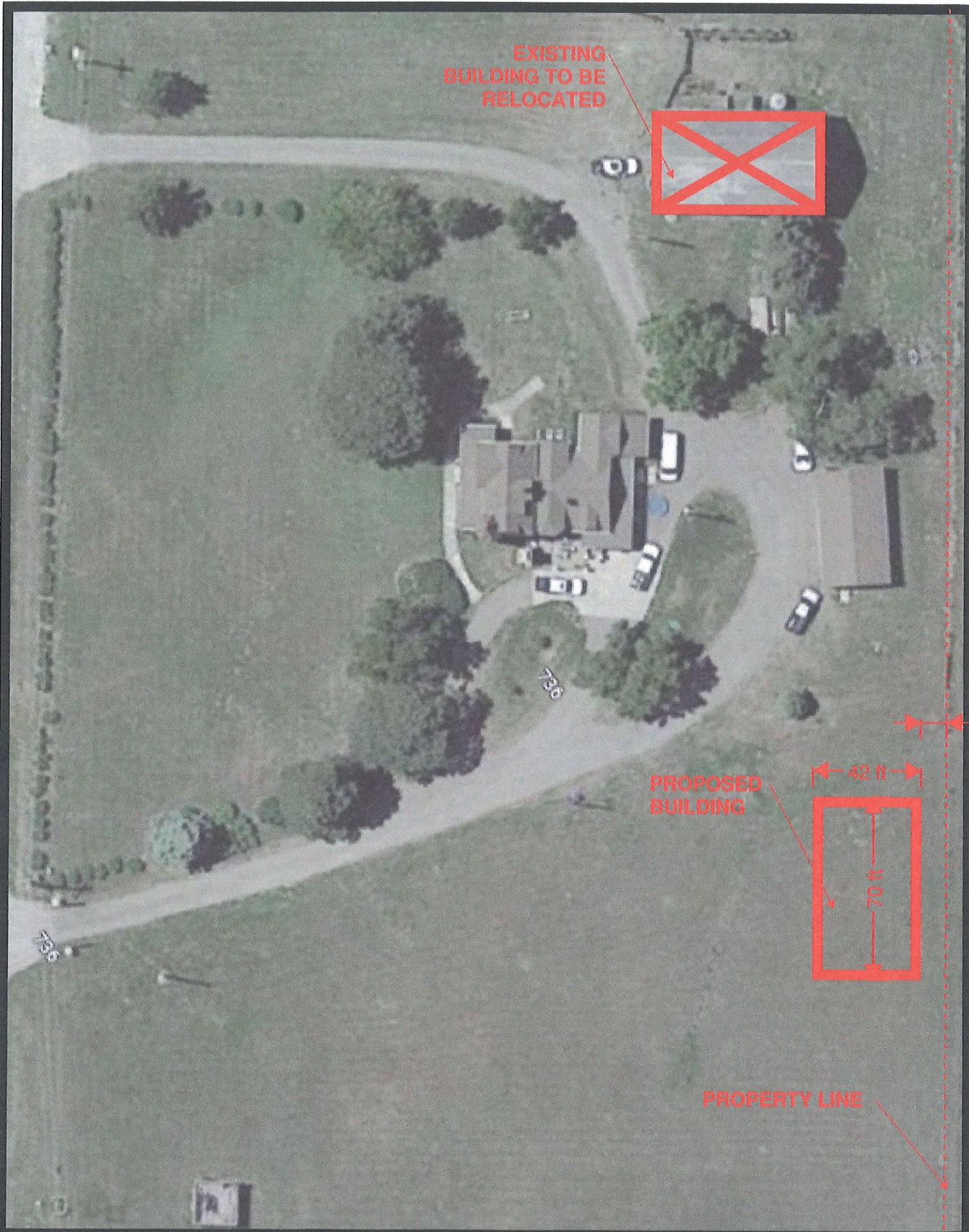
Contact Name (Print clearly): \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Person to answer questions regarding construction drawings and other code compliance issues.

Contact Email Address (optional) \_\_\_\_\_

*The property shall comply with all applicable City of Valley Zoning Ordinances. All neighborhood covenants and easements are the responsibility of the builder or homeowner.*

**OFFICIAL USE ONLY**  
Approving Official: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: DENIED: Pole buildings not allowed on R-2  
↳ will need a conditional use permit.



**GENERAL NOTES AND SPECIFICATIONS**

- The materials and labor shown on these plans that are provided by Cleary Building Corp. are limited to those materials and labor as defined by the Cleary Building Corp. contract. Additional materials or accessories that are not being provided by Cleary Building Corp. may be shown on plans for context or building code compliance.
- All lumber, unless otherwise noted, shall be S4S #2 SPF or better.
- Lumber embedded in, or in contact with, the ground shall be treated per AWPA standards:  
Embedded in Ground: 0.6 lbs/ft<sup>3</sup> retention  
Ground Contact: 0.4 lbs/ft<sup>3</sup> retention
- Steel panels and flashings shall be 29 gauge, 100,000 PSI, painted galvanized.
- All nails are to be threaded, hardened steel unless otherwise noted. Fasteners used in treated lumber shall be hot dipped galvanized stainless steel, or rated by the manufacturer for the application.
- Soil shall be graded to provide drainage away from the building. Maintain the grade levels shown on plans around the building.
- Fill used for concrete floor slab sub grade, if present, shall be reasonably graded granular material. Fill used in columns holes shall be the excavated soil unless noted otherwise. All fill shall be free from debris, stones over 4" and frozen material.
- Heating, ventilating, air conditioning, plumbing, and electrical work is not a part of this set of drawings and shall be installed as per applicable codes.

**TABLE OF CONTENTS**

- 110. ELEVATIONS
- 120. FLOOR PLAN
- 125. ROOF FRAMING PLAN
- 130. TYPICAL SECTION
- 140. HEADER DETAILS
- 150. TRUSS DIAGRAMS



190 PAOLI STREET / P.O. BOX 930220  
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: CONNOR CZERWONKA  
DATE DRAWN: 06/13/22

PLAN REVISIONS:		
NUMBER	DATE	BY
1		
2		
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4		

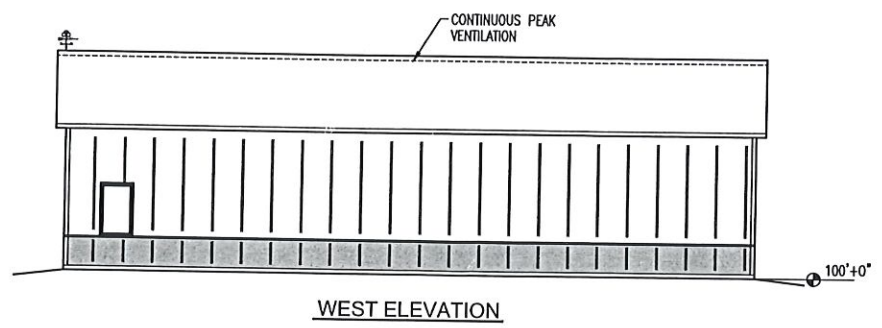
736 W. Reichmuth Rd  
Valley, NE 68064

PROJECT NAME: SCHNATZ, ANDY  
PROJECT SITE ADDRESS: [REDACTED]  
BUILDING SIZE: 42' 0" x 70' 0" x 14' 10"  
SHEET NAME: ELEVATIONS

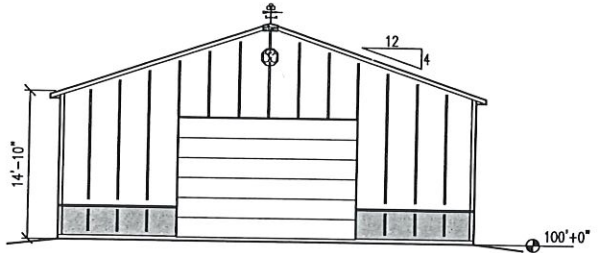
PROJECT NUMBER:  
**2022102662**

SHEET NUMBER:  
**110**

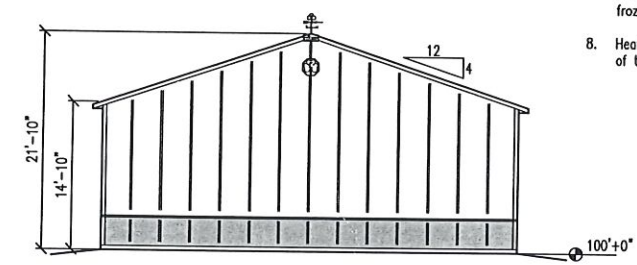
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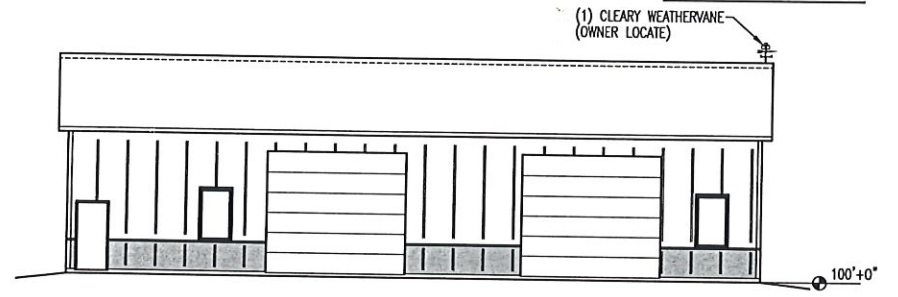
**WEST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**

COLUMNS	COLUMN SIZE	HOLE DEPTH	HOLE DIAMETER	FOOTING SIZE	NUMBER OF COLUMNS REQUIRED
(A) CORNER	3-PLY 2x6x20'-0"	5'-4"	18"	4'x14" PRECAST CONCRETE FOOTING	4
(B) SIDEWALL	3-PLY 2x6x20'-0"	5'-4"	18"	4'x14" PRECAST CONCRETE FOOTING	10
(C) ENDWALL	3-PLY 2x6x23'-8"	5'-4"	18"	4'x14" PRECAST CONCRETE FOOTING	2
(D) ENDWALL	3-PLY 2x6x27'-0"	5'-4"	18"	4'x14" PRECAST CONCRETE FOOTING	2
(E) DOOR	3-PLY 2x6x20'-0"	5'-4"	18"	4'x14" PRECAST CONCRETE FOOTING	2
(F) ENDWALL	3-PLY 2x6x23'-11"	5'-4"	18"	4'x14" PRECAST CONCRETE FOOTING	2

BUILDING ACCESSORY SCHEDULE					
ITEM	SIZE	B.E./T.E.	QTY	ACCESSORY FEATURES	
1	WINDOW F/O	3' 0"x5' 0"	B.E. = 103' 6"	3	TYP. AT WINDOW AREA ONLY
2	OVERHEAD DOOR	14' 0"x12' 0"	B.E. = 100' 4"	2	L.D. = 13' 11 1/2", 13'-20" HEADROOM OPTION WITHOUT LINER, DOOR NOT BY CLEARY
3	WALK DOOR F/O	3' 0"x6' 8"	B.E. = 100' 4"	1	TYP. AT WALK DOOR AREA ONLY
4	OVERHEAD DOOR	18' 0"x12' 0"	B.E. = 100' 4"	1	L.D. = 17' 11 1/2", 13'-20" HEADROOM OPTION WITHOUT LINER, DOOR NOT BY CLEARY

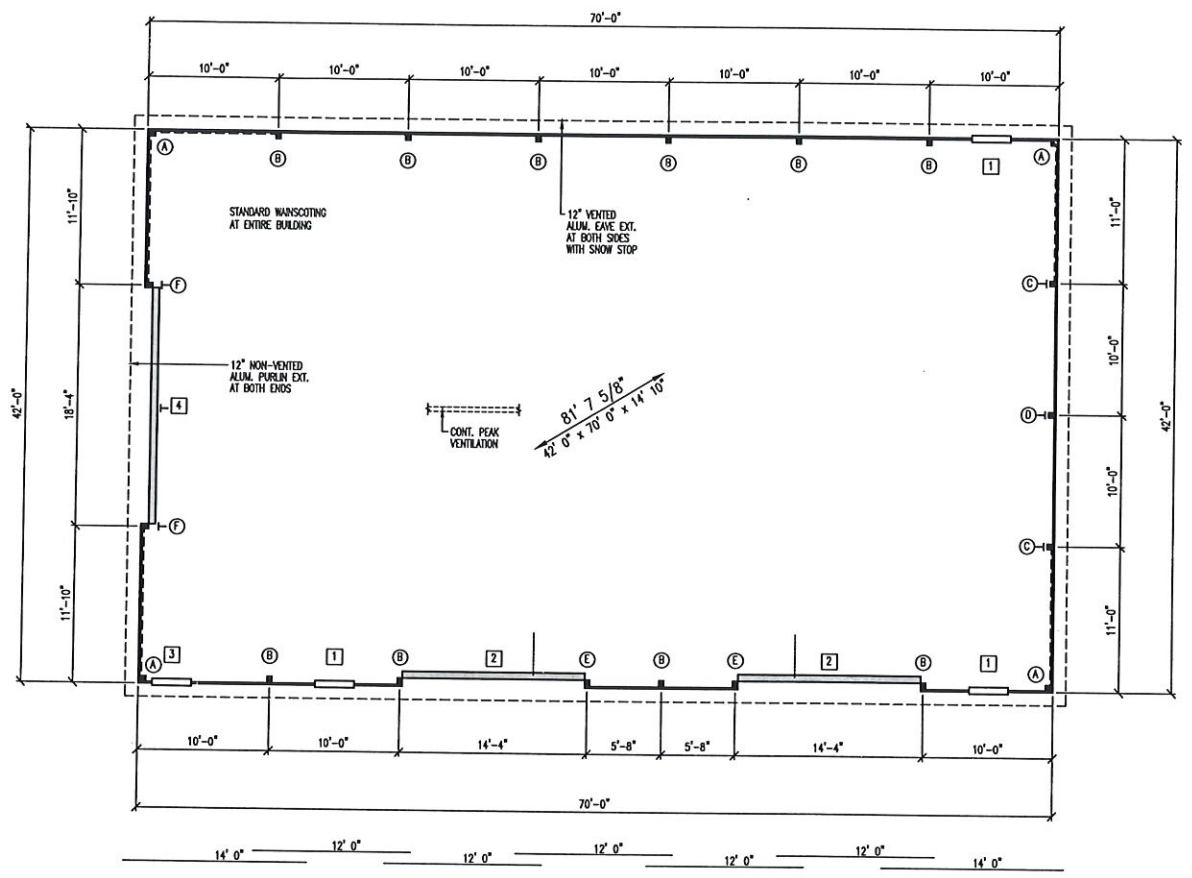
- NOTES:**
- FIELD VERIFY ALL DOOR AND WINDOW ROUGH OPENING SIZES PRIOR TO INSTALLING FRAME-OUTS
  - (1) CLEARY WEATHERWANE (OWNER LOCATE) IF BUILDING HAS CUPOLA, WEATHERWANE LOCATED ON TOP OF CUPOLA
  - ENDWALL COLUMNS ARE 3-PLY TO THE BUILDING EAVE HEIGHT AND 1-PLY FROM THERE TO THE ROOF PLANE
  - 2x4 STANDARD DIAGONAL CORNER BRACING AT ALL CORNERS (UNLESS OTHERWISE NOTED)
  - 2x4 JACKBRACING AT ENDWALL COLUMNS (NOT NEEDED AT FULL LENGTH COLUMNS)
  - 2x4 PURLIN BRACING AT ENDWALL TRUSSES
  - 2x4 CORNER BRACING TO BE INSTALLED AT ALL CORNERS AND OVERHEAD DOORS
  - TRIM ALL VERTICAL J-TIM WITH GEMIN TRIM



DRAWN BY: CONNOR CZERWONKA  
DATE DRAWN: 06/13/22

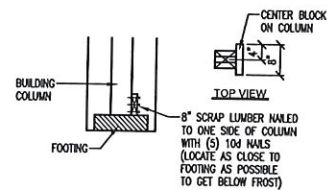
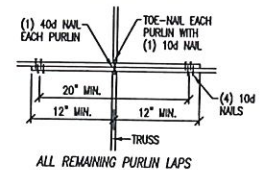
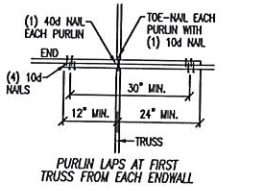
PLAN REVISIONS:		
NUMBER	DATE	BY
1		
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← NORTH



**CONT. PURLIN DESIGN**

CONSTRUCTION FOREMAN NOTE:  
BE SURE TO MAINTAIN THE OVERALL LAP DISTANCE AND THE SPACING FROM PURLIN END TO CENTER OF TRUSS AS SHOWN



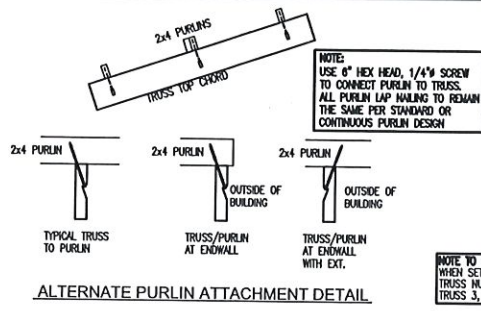
STANDARD COLUMN TIE DOWN DETAIL  
USE AT ALL COLUMNS UNLESS OTHERWISE NOTED

PROJECT NAME: SCHNATZ, ANDY  
PROJECT SITE ADDRESS: [REDACTED]  
BUILDING SIZE: 42' 0" x 70' 0" x 14' 10"  
SHEET NAME: FLOOR PLAN

PROJECT NUMBER: 2022102662  
SHEET NUMBER: 120  
SHEET SCALE: NONE



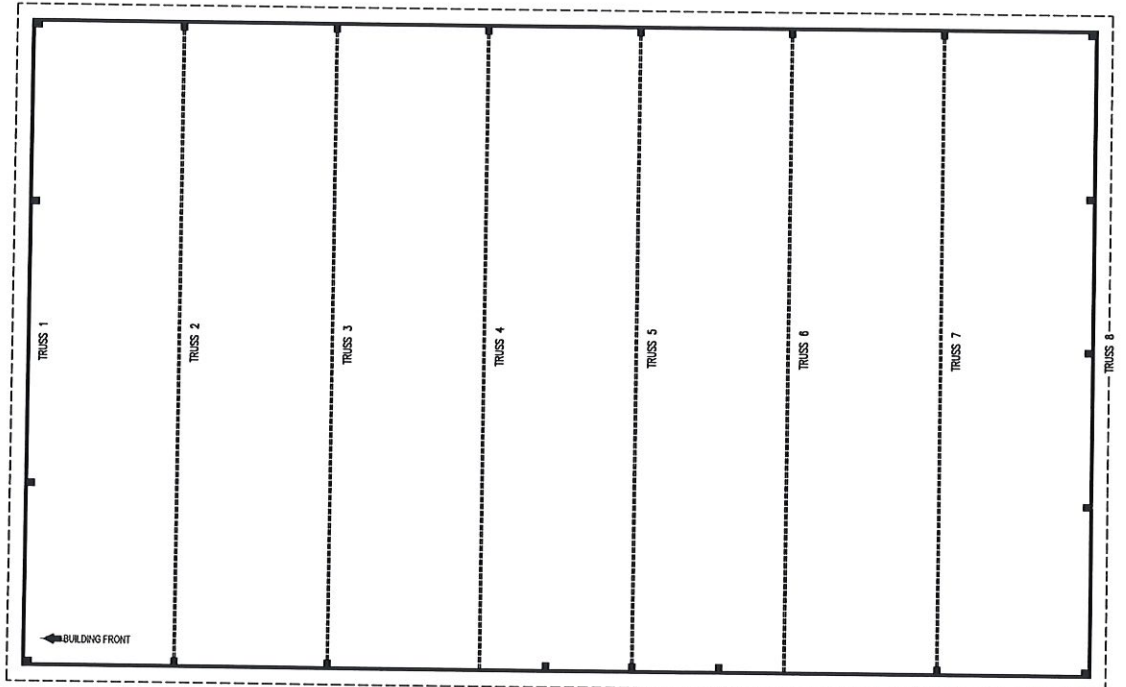
TRUSS INFORMATION			
#	DESCRIPTION	SCREW PLACEMENT	HOLE
1	41-9 ENDWALL 4 WO-HEADER 12" HEEL	PURLINS NAILED	NONE
2	41-9 PLSC 20STNO 100C 4 TRUSS	PURLINS NAILED	NONE
3	41-9 PLSC 20STNO 100C 4 TRUSS	PURLINS NAILED	NONE
4	41-9 PLSC 20STNO 100C 4 TRUSS	PURLINS NAILED	NONE
5	41-9 PLSC 20STNO 100C 4 TRUSS	PURLINS NAILED	NONE
6	41-9 PLSC 20STNO 100C 4 TRUSS	PURLINS NAILED	NONE
7	41-9 PLSC 20STNO 100C 4 TRUSS	PURLINS NAILED	NONE
8	41-9 ENDWALL 4 WO-HEADER 12" HEEL	PURLINS NAILED	NONE



NOTE TO CREW:  
WHEN SETTING TRUSSES START AT ENDWALL TRUSS NUMBER 1 AND MOVE TO TRUSS 2, THEN TRUSS 3, ETC.

**CLEARY BUILDING CORP.**  
 190 PAOLI STREET / P.O. BOX 930220  
 VERONA, WI 53593 / (800) 373-5550  
 DRAWN BY: CONNOR CZERWONKA  
 DATE DRAWN: 06/13/22  
 PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		



PROJECT NAME: SCHNATZ, ANDY  
 PROJECT SITE ADDRESS: [REDACTED]  
 BUILDING SIZE: 42' 0" x 70' 0" x 14' 10"  
 SHEET NAME: ROOF FRAMING PLAN  
 PROJECT NUMBER: 2022102662  
 SHEET NUMBER: 125  
 SHEET SCALE: NONE





190 PAOLI STREET / P.O. BOX 930220  
VERONA, WI 53593 / (608) 373-5550

DRAWN BY: CONNOR CZERWONKA

DATE DRAWN: 06/13/22

PLAN REVISIONS:

NUMBER	DATE	BY
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2		
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PROJECT NAME:  
**SCHINATZ, ANDY**

PROJECT SITE ADDRESS:  
**[REDACTED]**

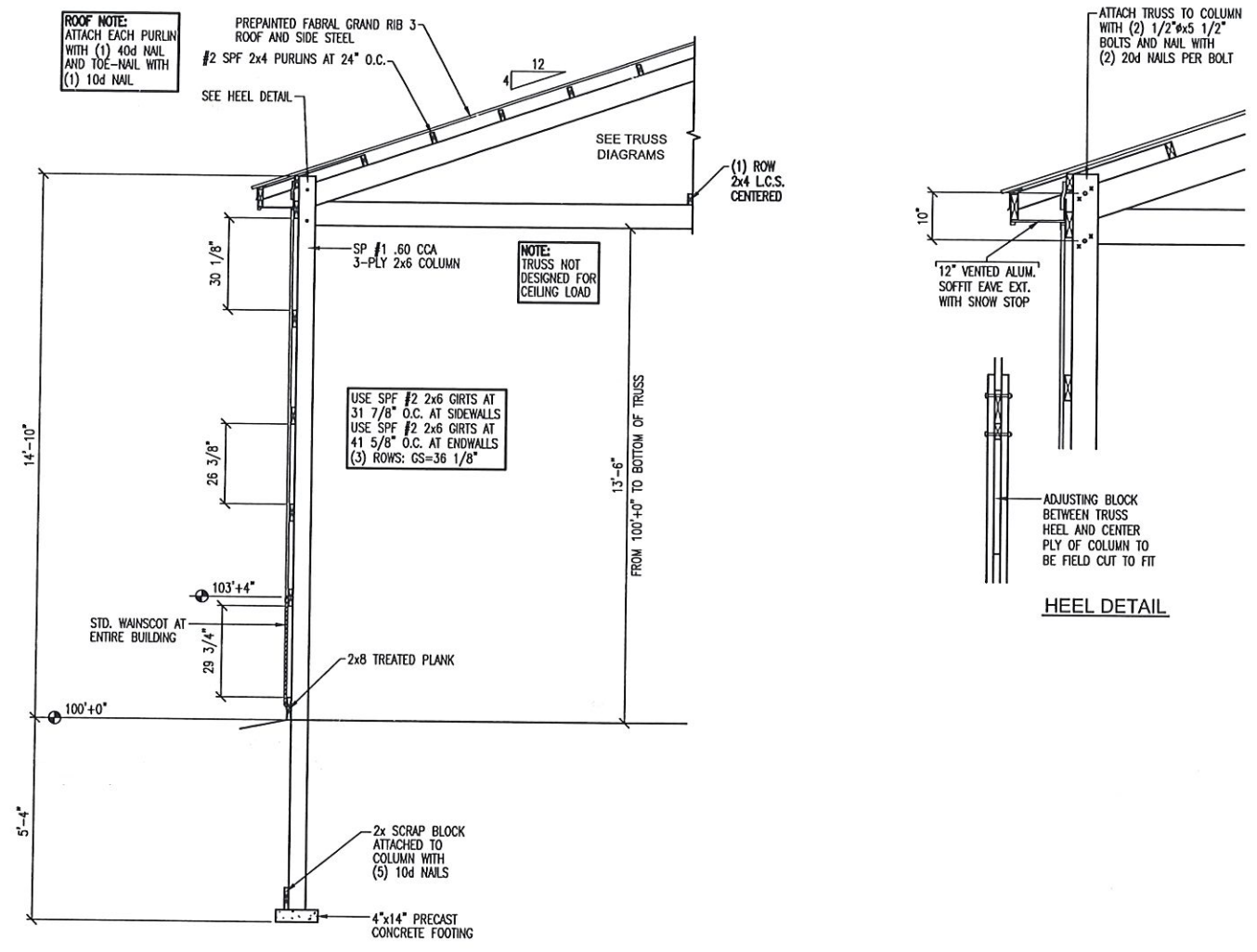
BUILDING SIZE:  
**42' 0" x 70' 0" x 14' 10"**

SHEET NAME:  
**TYPICAL SECTION**

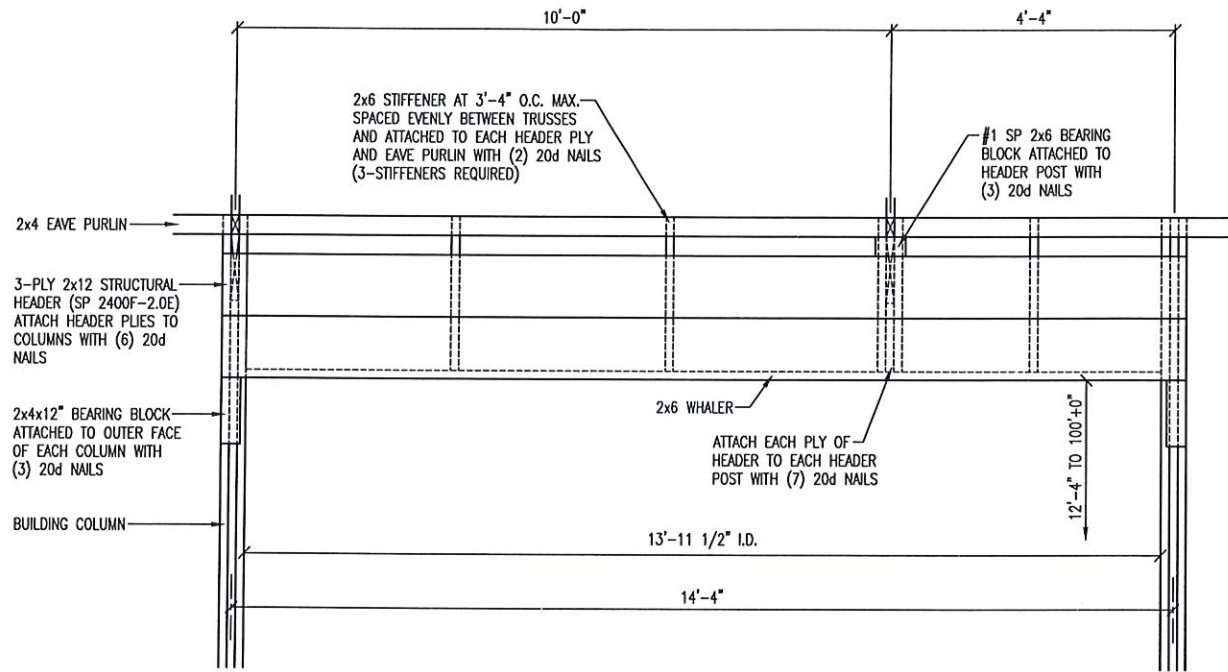
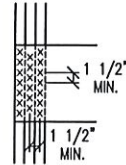
PROJECT NUMBER:  
**2022102662**

SHEET NUMBER:  
**130**

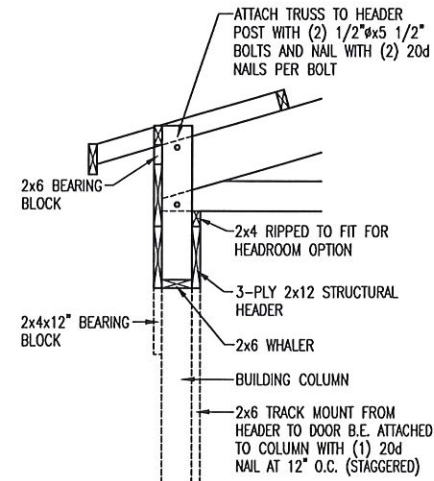
SHEET SCALE: NONE



**NOTE-NAILING ALTERNATIVE:**  
 INSTALL (2) 3 1/2" x .131RS GUN  
 NAILS FOR EACH 20d NAIL SPECIFIED  
 (USE 20d NAILS IF NUMBER OF GUN  
 NAILS REQUIRED REDUCES THE SPACING  
 IN A VERTICAL OR HORIZONTAL ROW  
 TO LESS THAN 1 1/2" AT A HEADER  
 POST OR COLUMN AS SHOWN)



**14'x12' OVERHEAD DOOR HEADER DETAIL**  
 VIEW FROM OUTSIDE OF BUILDING



**SECTION AT HEADER POST**



190 PAOLI STREET / P.O. BOX 838220  
 VERONA, WI 53593 / (800) 373-5550

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DATE DRAWN: 06/13/22

PLAN REVISIONS:

NUMBER	DATE	BY
1		
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4		

PROJECT NAME: SCHNITZ, ANDY  
 PROJECT SITE ADDRESS: [REDACTED]  
 BUILDING SIZE: 42' 0" x 70' 0" x 14' 10"  
 SHEET NAME: HEADER DETAILS

PROJECT NUMBER:  
 2022102662

SHEET NUMBER:  
 140

SHEET SCALE: NONE





APPLICATION FOR CONDITIONAL USE PERMIT  
Valley, Nebraska

paid 9-30-22  
CK # 2680  
\$150.00

Date 9/29/22  
Property Owner's Name Andrew & Kim Schnatz  
Address 736 West Reichmuth Rd. Valley NE 68064  
Phone No. 359-5975 (Home) 402 670-0675 (Work)

Pursuant to the Valley Zoning Ordinance, application is hereby made for the following proposed use of property or structure:

Legal Description of Property I would like to replace a 100 year old Barn with a new pole barn for the same purpose of storage.

Lot Size 3.6 Acres (Sq. Ft./ Acres) Zoning District R2

Will use in all other respects conform to the applicable regulations of the district in which it is located? Yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? Yes

Will use have adequate water, sewer and drainage facilities? NO

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads? N/A

Estimated Cost of Structure \$ 50,000  
Applicant's Signature Andrew P. Schnatz Mailing Address Same

Enclosed: Site Plan  Easements \_\_\_\_\_  
Application fee is Non-Refundable.

**OFFICE USE ONLY**

Permit No. \_\_\_\_\_ Permit is:  transferable,  transferable upon review/renewal  
Date \_\_\_\_\_ Approved \_\_\_\_\_ Approved with Added Conditions \_\_\_\_\_ Disapproved \_\_\_\_\_

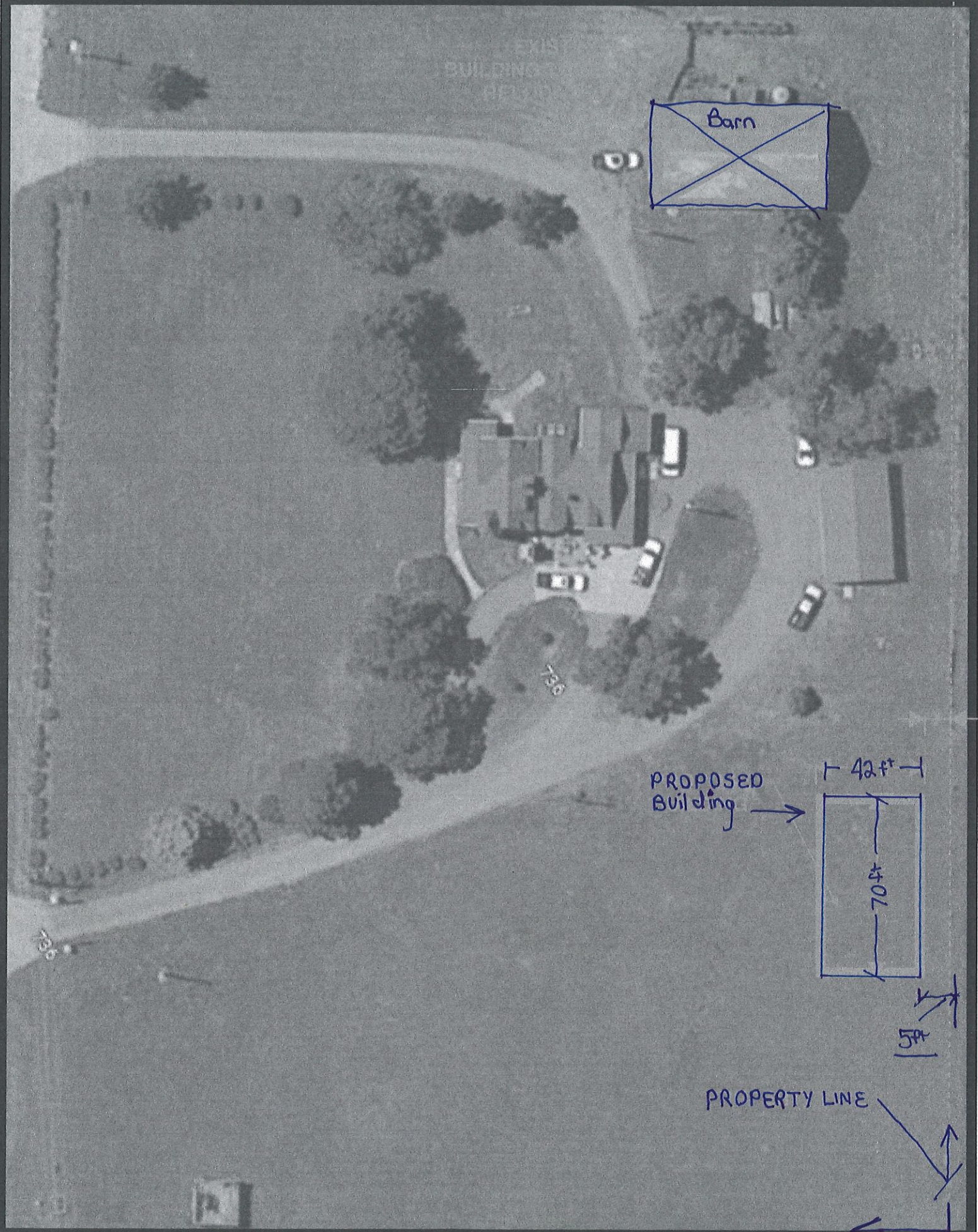
Chair, Valley Planning Commission

Date \_\_\_\_\_ Approved \_\_\_\_\_ Approved with Added Conditions \_\_\_\_\_ Disapproved \_\_\_\_\_

Mayor

ATTEST:  
City Clerk  
Page 1 of 1

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

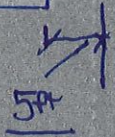
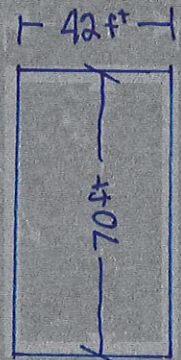


EXISTING BUILDING

Barn

736

PROPOSED Building



PROPERTY LINE

27-1-1040

2680



Andrew P. Schnatz  
736 West Reichmuth Rd.  
Valley, NE 68064

PERMITS PLUS Check Plus  
Protection & 24 Features

Date 9/29/22

PRINTED ON RECYCLED PAPER

Pay to the Order of City of Valley \$ 150.

one hundred & fifty & no/100 Dollars

Security Features  
Include:  
Drills on Back

FIRST NATIONAL BANK OF OMAHA  
800-642-0014  
WWW.FIRSTNATIONAL.COM

For \_\_\_\_\_

*Andrew P. Schnatz*

MP

⑆ 104000016⑆ 4111261621⑆ 2680