

Form 539 - 8X - 7-68 - 14885  
Iowa State Highway Commission  
Application for Permit to Construct Entrance from Private Property  
to Primary Road or Primary Road Extension  
7/1/71 88394

COMPARED

5533

Jul 6 50

Permit Number 4-370  
Pottawattamie County  
Project U-1043

*Donny Lerner*  
*DL*

IOWA STATE HIGHWAY COMMISSION

Application for Permit to Construct Entrance from Private Property  
to Primary Road or Primary Road Extension

Applicant The Bluffs Corporation  
Address 917 City National Bank Bldg Omaha, Nebraska June 18, 19 71  
(Date)

Iowa State Highway Commission  
Des Moines, Iowa

Recipient:

A permit is hereby requested to construct a Type B entrance 45 feet in width, from  
right of way line to primary road traveled way, including necessary drainage structure thereunder at Station  
108+82 East side.

PLAT OF ENTRANCE AS PROPOSED TO BE CONSTRUCTED IS ATTACHED  
TO AND IS A PART OF THIS APPLICATION. (Form 539)

Proposed entrance is located on Primary Road No. 192, Sec. 12, T. 74N, R. 44W, Pottawattamie  
County, 882ft. Miles North from Jct 192 & 92 (275) more specifically described as follows:  
(Direction) (Place, Town, or Object)  
Approx. 1275 ft south of the center of Sec. 12-74-44

The applicant agrees that if granted a permit to construct the above described entrance, the following  
stipulations shall govern.

1. Written approval of the Highway Commission shall be obtained before any change is made in the entrance  
or its location.
2. That the entrance, including drainage structure, grading and surfacing, shall be constructed by the  
applicant at the applicant's expense, in accordance with the plat attached hereto, and in conformity with the  
standard specifications of the Iowa State Highway Commission, and shall thereafter be kept in repair and main-  
tained by the applicant at his own expense. Nothing in this stipulation, however, shall preclude the Iowa  
State Highway Commission from entering upon said entrance on highway right of way and performing necessary  
maintenance for the protection of the highway.
3. That the construction, of the entrance shall be completed by the 18 day of Sept., 1971  
(The permit is null and void if drive is not completed by the above date unless extension is granted in  
writing by the Iowa State Highway Commission.)
4. That the construction, future repair or maintenance of said entrance shall be carried on in such a way  
as not to interfere with, or interrupt traffic on said highway, and the applicant shall take all reasonable  
precautions to protect and safeguard the lives and property of any person or persons, and shall save the State  
and State Highway Commission harmless of any damage or losses that may be sustained by any person or persons,  
on account of such construction, repair or maintenance operations.
5. That no filling will be permitted in the right of way of primary road No. 192 other than that  
necessary to construct the proposed entrance.  
That the culvert pipe under the entrance shall be 60 line coated corrugated metal or 15000 concrete pipe.  
It shall be 18 inches in diameter and 60 feet in length as shown on attached sketch,  
and of quality complying with Sec. 4181 and Sec. 4183 of the Iowa State Highway Commission Standard and Specifi-  
cations, Series of 1964, or subsequent revisions. The pipe shall be installed at the elevation specified by  
the engineer.  
The finished surface elevation of the driveway over the pipe or piers where the pipe would normally be,  
shall be 4 inches lower than shoulder elevation at Station 108+82 to prevent water drain-  
ing onto the pavement or travel way.
6. That the applicant agrees to give the State Highway Commission forty-eight hours notice of his intention  
to start construction on the highway right of way. Said notice shall be in writing to the person whose name is  
shown below.

71-08392

**COMPARED**

- 7. That all provisions herein relating to future repair or maintenance shall be binding on all successors or assigns of the applicant.
- 8. Stipulations and requirements contained herein are not intended to waive greater requirements of local zoning ordinances.
- 9. Applicant's attention is directed to the fact that private property may not be used so as to obstruct or encumber the public highway right of way, or interfere with the safety, comfort, and rights of public highway users.

Signed The Bluffs Corporation  
(Applicant)

Elmer W. Adams  
By \_\_\_\_\_

Manager

(Title)

917 City National Bank Bldg.  
(Address)  
Omaha, Nebraska

**ACKNOWLEDGEMENT**

STATE OF IOWA

Pottawattamie County ss.

On this 23 day of June AD. 19 71, before me E. A. Billingsley, a  
Notary Public in and for said County, State of IOWA, Personally appeared Elmer W. Adams  
and \_\_\_\_\_ to be known to be the person(s), named in and who executes the foregoing  
instrument, and acknowledged that he executed the same as voluntary act and  
deed.

E. A. Billingsley  
Notary Public in and for said County

Recommended for Approval:

Philip Hassenstab  
District Maintenance Engineer  
Permit Granted

June 28, 1971  
(Date)

Philip Hassenstab, District Engineer  
for Iowa State Highway Commission

Recommended for Approval:

City Clerk

Margaret C. J. Hill P.W. Dir.  
Mayor or Other Authorized Official Title

6-18-71  
Date

County Sealing Officer

Date

Notice of date construction is to start shall be sent by applicant to

Philip Hassenstab Box 7, Council Bluffs, Iowa  
Address

**NOTATION OF RECORD**

Filed for Record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_, and Recorded in  
Book \_\_\_\_\_ of \_\_\_\_\_, on Page \_\_\_\_\_

Recorder

By \_\_\_\_\_ Deputy

**71-08893**

(Four copies of the application and plat must be filed with the State Highway Commission at Ames, Iowa.  
If applicant is within a city or town five copies of application and plat are required)

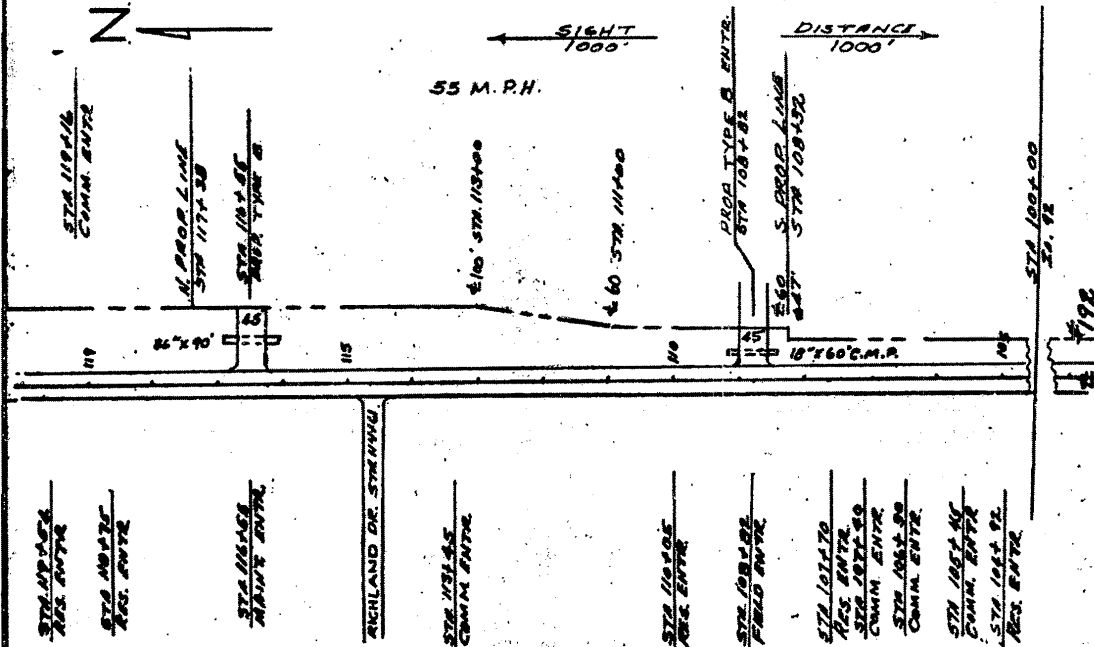
# COMPARED

Form 53: IOWA STATE HIGHWAY COMMISSION No. 4-370  
 ACCESS PLAN County Pottawattamie  
 Project No. U-1043

SPECIAL PUBLIC ROAD CONNECTION (Access Rights Acquired)  CHECK  PRIVATE PROPERTY ENTRANCE (Access Rights NOT Acquired) EXHIBIT "A"  
 Attach to Form 536 Attach to Form 559

Location Description: Primary Road No. 192, Sec. 12, T. 74N, R. 44W  
Pottawattamie County, 882 ft. North from Jct. 192 & 92(275)  
 more specifically described as follows: APPROX. 1275 ft. South of center  
Sec. 12-74-44

SKETCH MAP (Show intersection, entrance and property line details and dimensions)



NOTE: The sketch shall include section of road of sufficient length to show the existing public roads on both sides and location of all accesses within the area which have previously been signored, including all special road connections.

**CERTIFICATION**  
 I hereby certify that this sketch was prepared by me or under my direct personal supervision and that I am a duly registered professional engineer under the laws of the State of Iowa.  
 (Signature) [Signature] Town Exp.  
 Date 6/16/71 No. 5401

**APPLICANT**  
 Name The Bluffs Corporation  
 By [Signature]  
 (Signature)  
 Address 917 City National Bank Bldg.  
Omaha, Nebraska  
 Date June 22, 1971

71-08394