

CITY OF
FREMONT
NEBRASKA PATHFINDERS

400 East Military Avenue, Fremont, NE 68025-5141

May 24, 2019

RE: Conditional Use Permit

Agenda Item # 21 L.
Date 6-5-2019

Dear Property Owner:

You are hereby advised that the City of Fremont has received the following application(s):

A request by Kelly Group Inc. property owners for conditional use permit to expand a nonstandard use on property located at 220 North H, Fremont, Nebraska.

The public hearing on this application will be held before the City of Fremont City Council on the 11th day of June, 2019. The public hearing is your opportunity to appear and speak on the merits of this application, if you so choose. The City Council study session begins at 6:45 PM followed by the formal meeting at 7:00 PM in the Fremont City Council Chambers located on the second floor in the Fremont Municipal Building at 400 East Military Avenue, Fremont, Nebraska.

If you would like more information, you are encouraged to contact the applicant Larry Hladik at 402-727-1344 or lhladik@kellyklosure.com, or the Planning Director, Jennifer Dam at 402-727-2636 or jennifer.dam@fremontne.gov.

The Planning Department staff report and recommendation will be available at the City Clerk's office on Friday, June 7th after 4:30 PM. The Planning Commission Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

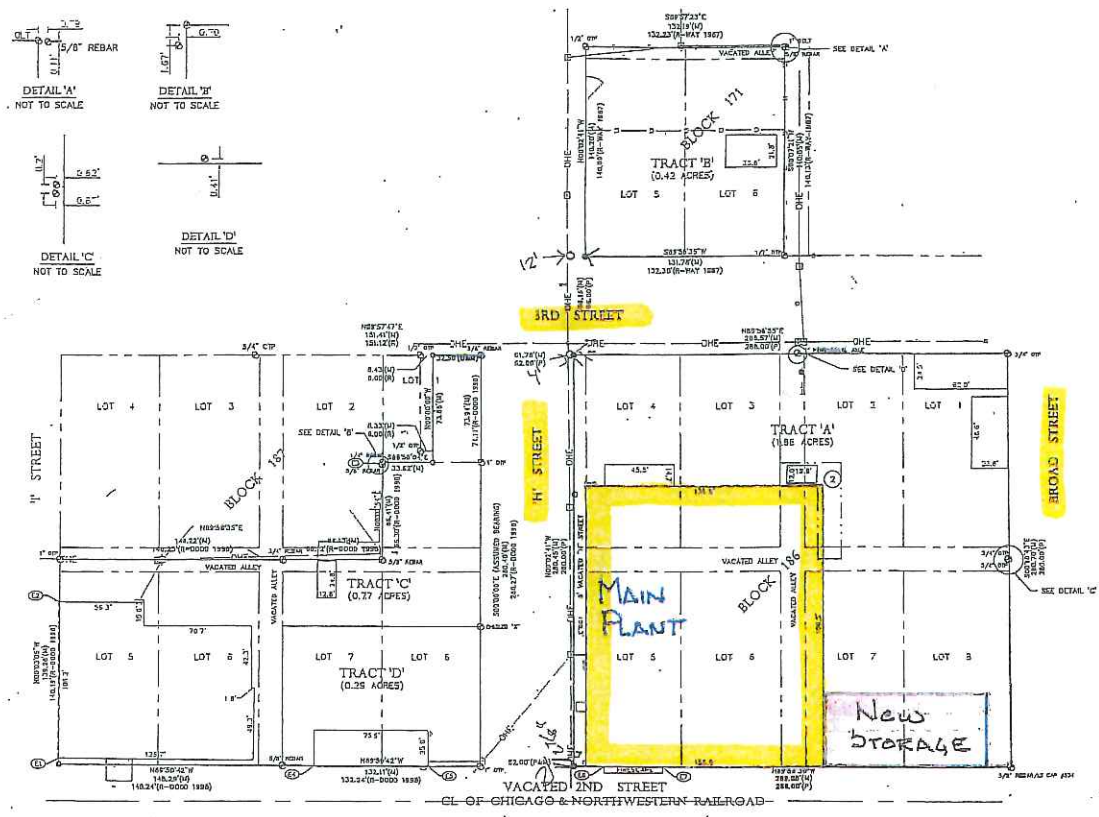
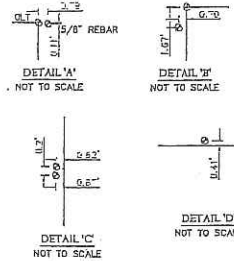
Sincerely,

Tyler Ficken,
City Clerk

Attachment: map

Cc: Kelly Group, Inc.
Fremont School Board
County Board
Lower Platte North NRD

2019 MAY 22 PM 1:54
RECEIVED
Dodge Co Highway Dept



LEGAL DESCRIPTION

TRACT A:
LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, AND THE VACATED NORTH-SOUTH ALLEY AND EAST-WEST ALLEY ALL IN BLOCK 187, TOGETHER WITH THE VACATED EAST 4 FEET OF 1ST STREET ADJACENT TO LOTS 4 AND 5 IN THE ORIGINAL TOWN OF THE CITY OF FREMONT, DOBBE COUNTY, NEBRASKA.

TRACT B:
LOTS 5 AND 6 AND THE SOUTH HALF OF THE VACATED ALLEY ADJACENT TO THE NORTH SIDE OF LOTS 5 AND 6, BLOCK 171, ORIGINAL TOWN TO THE CITY OF FREMONT, DOBBE COUNTY, NEBRASKA.

TRACT C:
LOT 1, EXCEPTING THE WEST 33.5 FEET OF THE NORTH 74.0 FEET OF SAID LOT 1; TOGETHER WITH LOTS 7 AND 8, EXCEPTING THE SOUTH 85 FEET OF SAID LOT 7 AND 8, TOGETHER WITH THE SOUTH HALF OF THE VACATED EAST/WEST ALLEY ADJOINING SAID LOT 7 AND 8 TOGETHER WITH THE VACATED EAST/WEST ALLEY BETWEEN LOT 1 AND 8; ALL IN BLOCK 170, ORIGINAL TOWN, FREMONT, DOBBE COUNTY, NEBRASKA.

TRACT D:
LOTS 5 AND 6 AND THE SOUTH ONE HALF OF THE VACATED ALLEY ADJOINING ON THE NORTH AND THE ENTIRE VACATED ALLEY ADJOINING ALL OF THE ADJACENT PROPERTY ON THE EAST ALL IN BLOCK 187, ORIGINAL TOWN, NOW CITY OF FREMONT, DOBBE COUNTY, NEBRASKA.

TRACT 'D':
THE SOUTH 85 FEET OF LOTS 7 AND 8, BLOCK 187, ORIGINAL TOWN, FREMONT, DOBBE COUNTY, NEBRASKA.

AS PER EDICT 'A' IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 8588 OR BEARING AN EFFECTIVE DATE OF NOVEMBER 24, 2005 AT 8:39 AM.

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|-------------------------------|-----------------------|
| ○ MONUMENT FOUND | — EASEMENT LINE |
| □ MONUMENT SET | — OVERHEAD ELECTRIC |
| — SPACED FROM NON PLASTIC COP | — WATER MAIN |
| — SPACED FROM PLASTIC COP | — SANITARY SEWER MAIN |
| ○ TEMPORARY POINT | — STORM SEWER |
| N MEASURED DISTANCE | — UNDERGROUND GAS |
| R RECORDED DISTANCE | |
| P PLATTED DISTANCE | ○ MANHOLE |
| CP OPEN TOP PIPE | ○ FIRE HYDRANT |
| CIP COVERED TOP PIPE | ○ WATER VALVE |
| | ○ CURB STOP |
| | ○ ELECTRICAL METER |
| | ○ GAS METER |
| | □ TELEPHONE PEDSTAL |

STATEMENT OF ENCROACHMENTS

1. Southwest corner of overhang of building is 1.0 FEET WEST OF PROPERTY LINE.
2. Northwest corner of overhang of building is 0.7 FEET WEST OF PROPERTY LINE.
3. Northeast corner of overhang of building is 0.2 FEET EAST OF PROPERTY LINE.
4. Southwest corner of building is 0.6 FEET SOUTH OF PROPERTY LINE.
5. Southeast corner of building is 0.4 FEET SOUTH OF PROPERTY LINE.
6. Southwest corner of fire escape for building is 4.5 FEET SOUTH OF PROPERTY LINE.
7. Southeast corner of fire escape for building is 4.3 FEET SOUTH OF PROPERTY LINE.

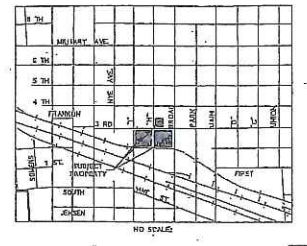
NOTES CORRESPONDING TO SCHEDULE B SECTION II

2. EASEMENT FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING UTILITY LINES AND PIPES AS CONTAINED IN INSTRUMENT FILED SEPTEMBER 26, 1975, RECORDED IN INSTR. BOOK 10, AT PAGE 371.

MISCELLANEOUS NOTES

1. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED BEARING AND ARE USED TO DEFINE ANGLES ONLY; MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAN.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°00'00" EAST AS THE EAST LINE OF BLOCK 187, ORIGINAL TOWN, AS EVIDENCED BY MONUMENTS FOUND.
3. THE LAND AREA OF THE SUBJECT PROPERTY FOR TRACT 'A' IS 1.86 ACRES, MORE OR LESS, AND FOR TRACT 'B' THE LAND AREA IS 0.42 ACRES, MORE OR LESS, AND FOR TRACT 'C' THE LAND AREA IS 0.27 ACRES, MORE OR LESS, AND FOR TRACT 'D' THE LAND AREA IS 0.25 ACRES, MORE OR LESS.

VICINITY SKETCH



ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
THIS SURVEY IS MADE FOR THE BENEFIT OF KELLY GROUP, INC., FREMONT NATIONAL BANK AND TRUST COMPANY, AND DOBBE COUNTY TITLE & ESCROW CO., L.L.C.

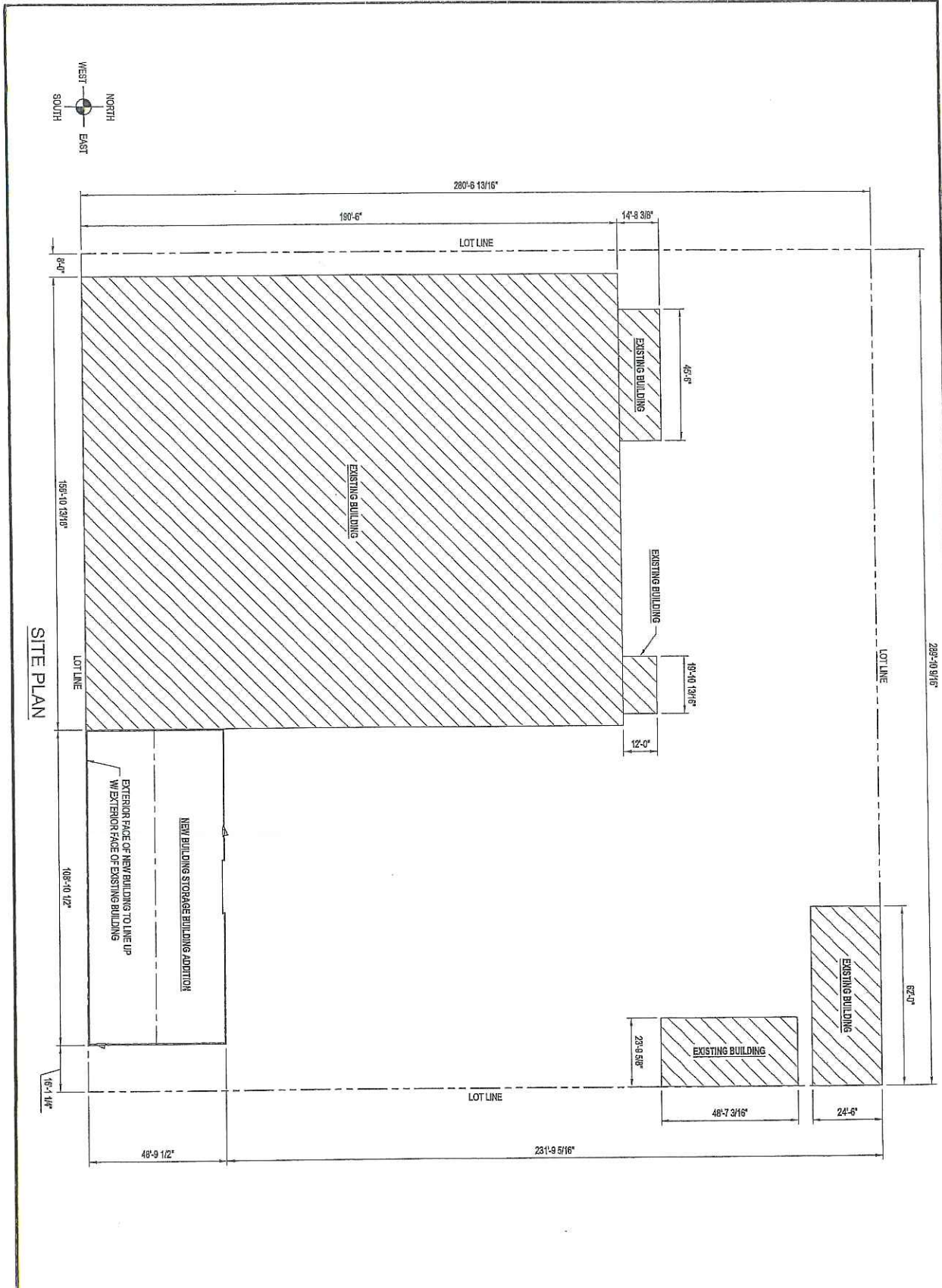
I, JEFFREY J. BERTAIN, A REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY TO THE FORESAID PARTIES, THEIR SUCCESSORS AND ASSIGNS, AS OF THE DATE SET FORTH ABOVE, THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND (THE "PREMISES") BEGINNING AS LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, AND THE VACATED NORTH-SOUTH ALLEY AND EAST-WEST ALLEY ALL IN BLOCK 186, TOGETHER WITH THE VACATED EAST 4 FEET OF 1ST STREET ADJACENT TO LOTS 4 AND 5 IN THE ORIGINAL TOWN, AND LOTS 5 AND 6 AND THE SOUTH HALF OF THE VACATED ALLEY ADJOINING TO THE NORTH SIDE OF LOTS 5 AND 6, BLOCK 171, ORIGINAL TOWN, AND LOT 1 EXCEPTING THE WEST 33.5 FEET OF THE NORTH 74.0 FEET OF SAID LOT 1; TOGETHER WITH LOTS 7 AND 8, EXCEPTING THE SOUTH 85 FEET OF SAID LOT 7 AND 8, TOGETHER WITH THE SOUTH HALF OF THE VACATED EAST/WEST ALLEY ADJOINING SAID LOT 7 AND 8, TOGETHER WITH THE VACATED EAST/WEST ALLEY BETWEEN SAID LOT 1 AND 8, ALL IN BLOCK 187, ORIGINAL TOWN, AND LOTS 5 AND 6 AND THE SOUTH ONE HALF OF THE VACATED ALLEY ADJOINING ON THE NORTH AND THE ENTIRE VACATED ALLEY ADJOINING ALL OF THE ADJACENT PROPERTY ON THE EAST ALL IN BLOCK 187, ORIGINAL TOWN, AND THE SOUTH 85 FEET OF LOTS 7 AND 8, BLOCK 187, ORIGINAL TOWN, FREMONT, DOBBE COUNTY, NEBRASKA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," FORMALLY ESTABLISHED AND ADOPTED BY ALTA, ACES AND NSPS IN 1993, AND REVISED THEREIN 1, 2, 3, 4 AND 1/4 OF TABLE 'A' THEREOF, PERTINENT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACES AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNLESS OTHERWISE FURTHER SPECIFIED THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

JEFFREY J. BERTAIN
REGISTRATION NO. 12-554

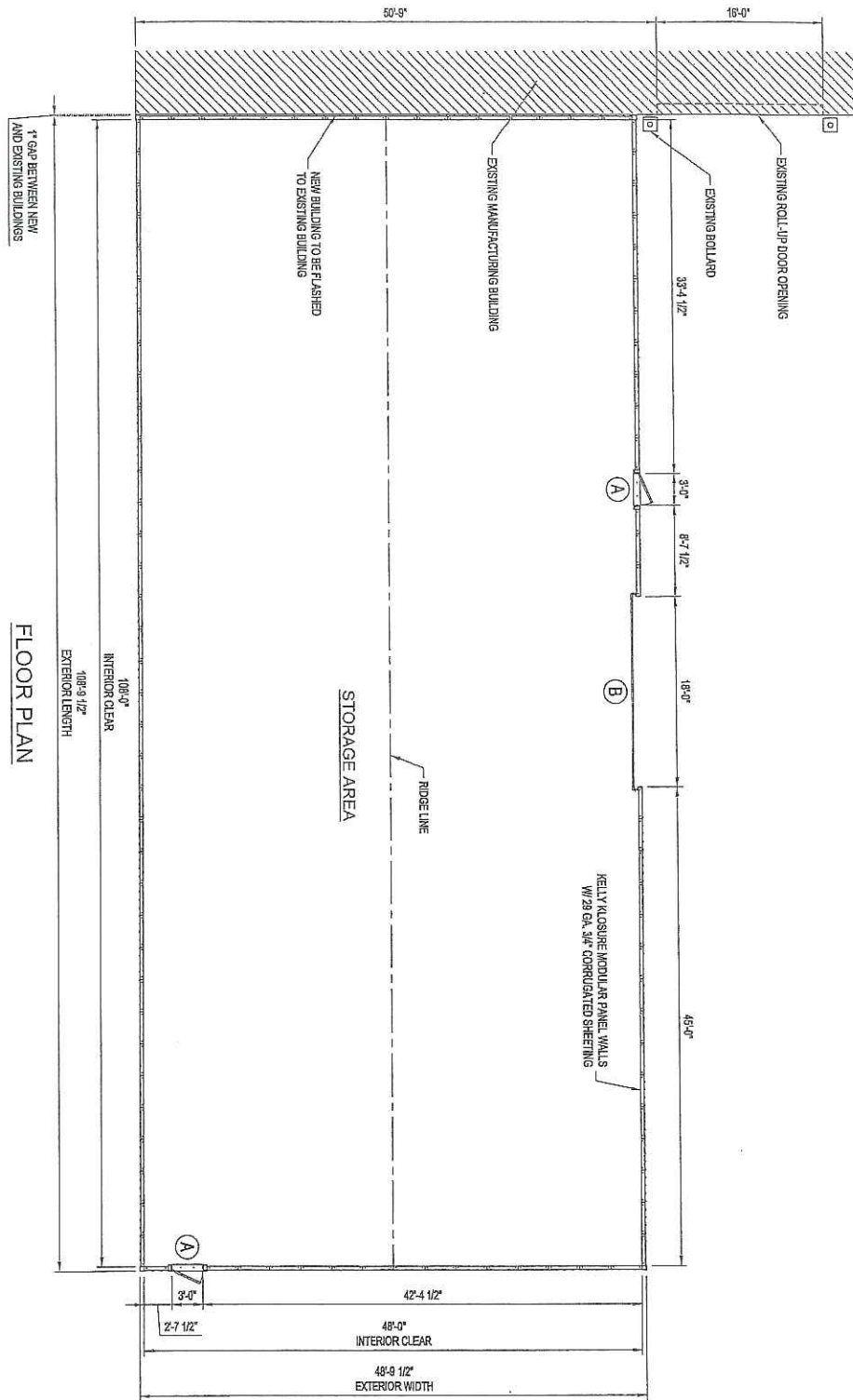
JEO
 PART OF BLOCKS 171 AND 187
 ALL OF BLOCK 186
 ORIGINAL TOWN OF FREMONT
 ALTA/ACSM LAND TITLE SURVEY

FILE NO.	23-2745
PROJECT NO.	271507
DATE	11-14
FIELD BOOK	FREMONT
FILE BOOK	3010
FILE AREA	2915021
REVISION	
REVISED BY	
FILE NUMBER	
SHEET	1 OF



SITE PLAN

<p>A-101</p>	<p>DRAWN BY: APC DATE: 4/10/19 PROJECT TITLE: STORAGE BUILDING ADDITION FREMONT, NE 68025</p>	<p>PAGE TITLE: SITE PLAN</p>	<p>MANUFACTURED BY: KELLY GROUP, INC. ADDRESS: P.O. BOX 1058 FREMONT, NE 68026 PHONE: 800-228-7230 FAX: 402-727-1363 WEB:</p>
	<p>CHECKED BY: LLJ DATE: 4/12/19</p>	<p>PROPRIETARY INFORMATION</p> <p><small>THIS DRAWING AND THE DESIGN IT COVERS ARE THE EXCLUSIVE PROPERTY OF KELLY GROUP, INC. OF NE. THEY ARE PROVIDED ONLY ON THE USER'S EXPRESS AGREEMENT THAT THEY WILL NOT BE REPRODUCED, COPIED, LOANED, ENRIED, CHANGED OR OTHERWISE USED EXCEPT IN THE LIMITED WAY PERMITTED BY CONSENT OF KELLY GROUP, INC. AND ARE NOT TO BE USED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF KELLY GROUP, INC.</small></p>	<p>Kelly Klosure</p> <p>TOUGH BY DESIGN. CUSTOM BY CHOICE.</p>
	<p>REVISION: 01 DATE: 4/12/19</p>	<p>BUYER: KELLY GROUP INC.</p>	
	<p>SCALE: 1/32" = 1'-0"</p>	<p>BUYER P.O. NUMBER:</p>	



FLOOR PLAN

DOOR SCHEDULE	
MARK NO.	DESCRIPTION
(A)	3'-0" W X 7'-0" H PERSONNEL DOOR (SWING AS SHOWN ON PLAN VIEW)
(B)	18" X 120" UNINSULATED OVERHEAD DOOR MODEL 820 HEAVY-DUTY SLAT STYLE ROLLING STEEL DOOR W/ MANUAL CHAIN OPERATOR

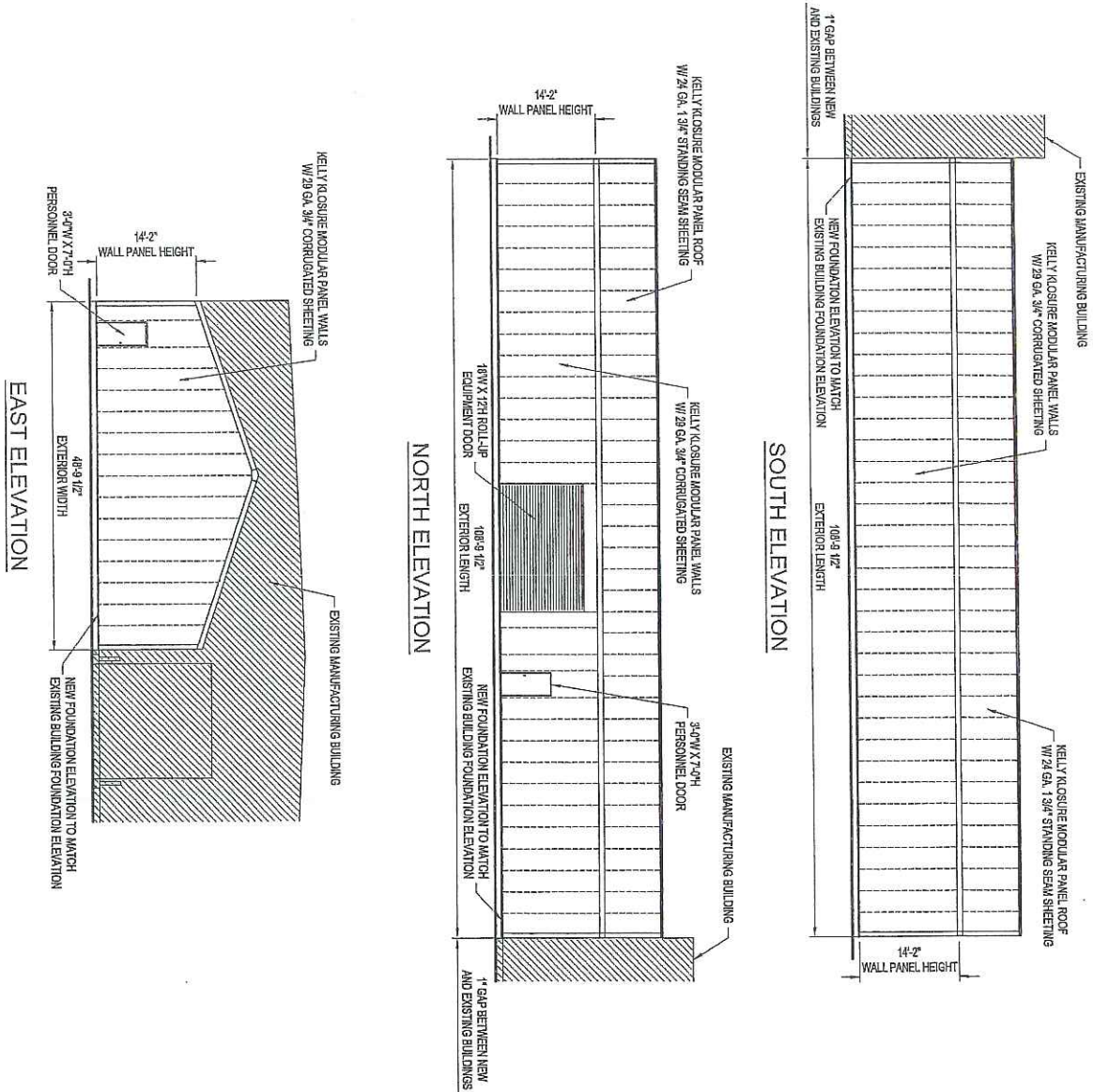
PROJECT NUMBER A-102	DRAWN BY:	DATE:
	APC	4/10/19
	KELLY DOCUMENT #	
	CHECKED BY:	DATE:
	LLH	4/12/19
REVISION:	01	DATE:
	4/12/19	
SCALE:	3/32" = 1'-0"	

PROJECT TITLE	BUYER
STORAGE BUILDING ADDITION FREMONT, NE 68025	KELLY GROUP INC.
KELLY ORDER NUMBER	
BUYER P.O. NUMBER	

PAGE TITLE
FLOOR PLAN
PROPRIETARY INFORMATION
<small>THIS DRAWING AND THE DESIGN CONCEPTS ARE THE EXCLUSIVE PROPERTY OF KELLY GROUP, INC. OF NE. THEY ARE PROVIDED ONLY ON THE USER'S EXPRESS AGREEMENT THAT THEY WILL NOT BE REPRODUCED, COPIED, LOANED, EXHIBITED, CHANGED OR OTHERWISE USED EXCEPT IN THE LIMITED WAY PERMITTED BY CONSENT OF KELLY GROUP, INC. FOR THE PROJECT ON WHICH THIS DOCUMENT IS USED.</small>

MANUFACTURED BY:
KELLY GROUP, INC.
ADDRESS:
P.O. BOX 1058
FREMONT, NE 68026
PHONE:
800-228-7230
FAX:
402-727-1363
WEB:





DRAWN BY: APC	DATE: 4/10/19
KELLY DOCUMENT #:	
CHECKED BY: LLH	DATE: 4/12/19
REVISION: 01	DATE: 4/12/19
SCALE: 1/16" = 1'-0"	
KELLY QUOTE NUMBER:	

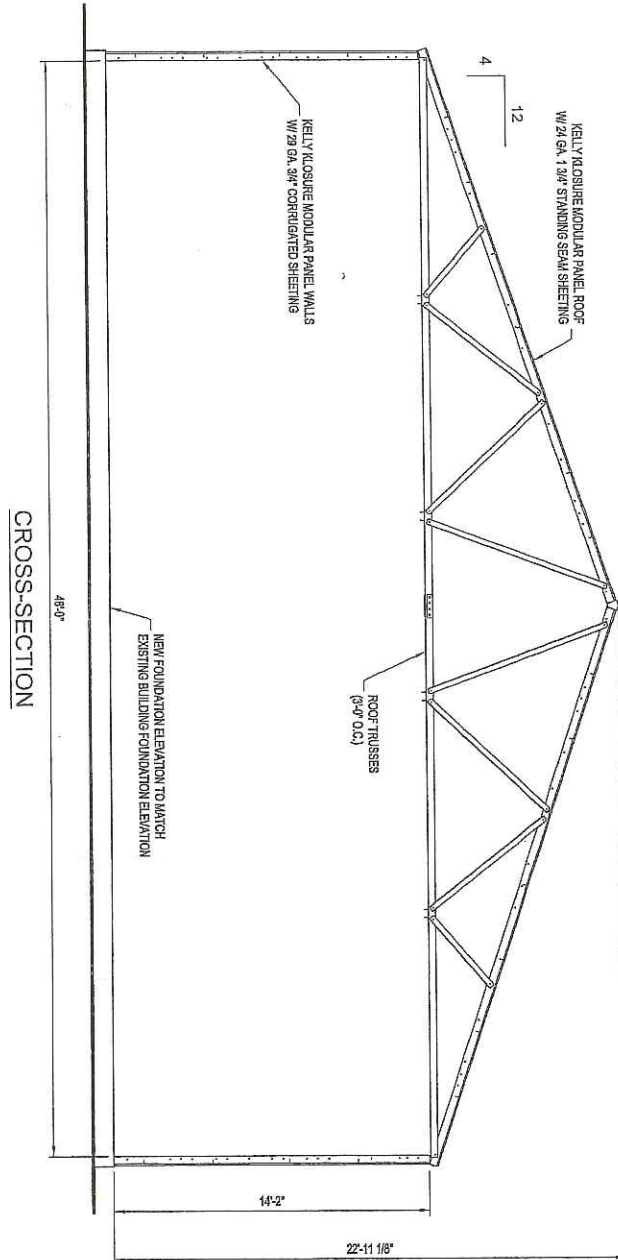
PROJECT TITLE: STORAGE BUILDING ADDITION FREMONT, NE 68025
BUYER: KELLY GROUP INC.
KELLY ORDER NUMBER:
BUYER P.O. NUMBER:

PAGE TITLE: ELEVATIONS
PROPRIETARY INFORMATION THIS DRAWING AND THE DESIGN IT COVERS ARE THE EXCLUSIVE PROPERTY OF KELLY GROUP, INC. OF NE. THEY ARE PROVIDED ONLY ON THE USER'S EXPRESS AGREEMENT THAT THEY WILL NOT BE REPRODUCED, COPIED, LOANED, EXHIBITED, CHANGED OR OTHERWISE USED EXCEPT IN THE LIMITED WAY PERMITTED BY CONSENT OF KELLY GROUP, INC. OF NE. TO THE USER OR THEIR AGENTS KELLY GROUP, INC. OF NE.

MANUFACTURED BY: KELLY GROUP, INC.
ADDRESS: P.O. BOX 1058 FREMONT, NE 68026
PHONE: 800-228-7230
FAX: 402-727-1363
WEB:



A-201

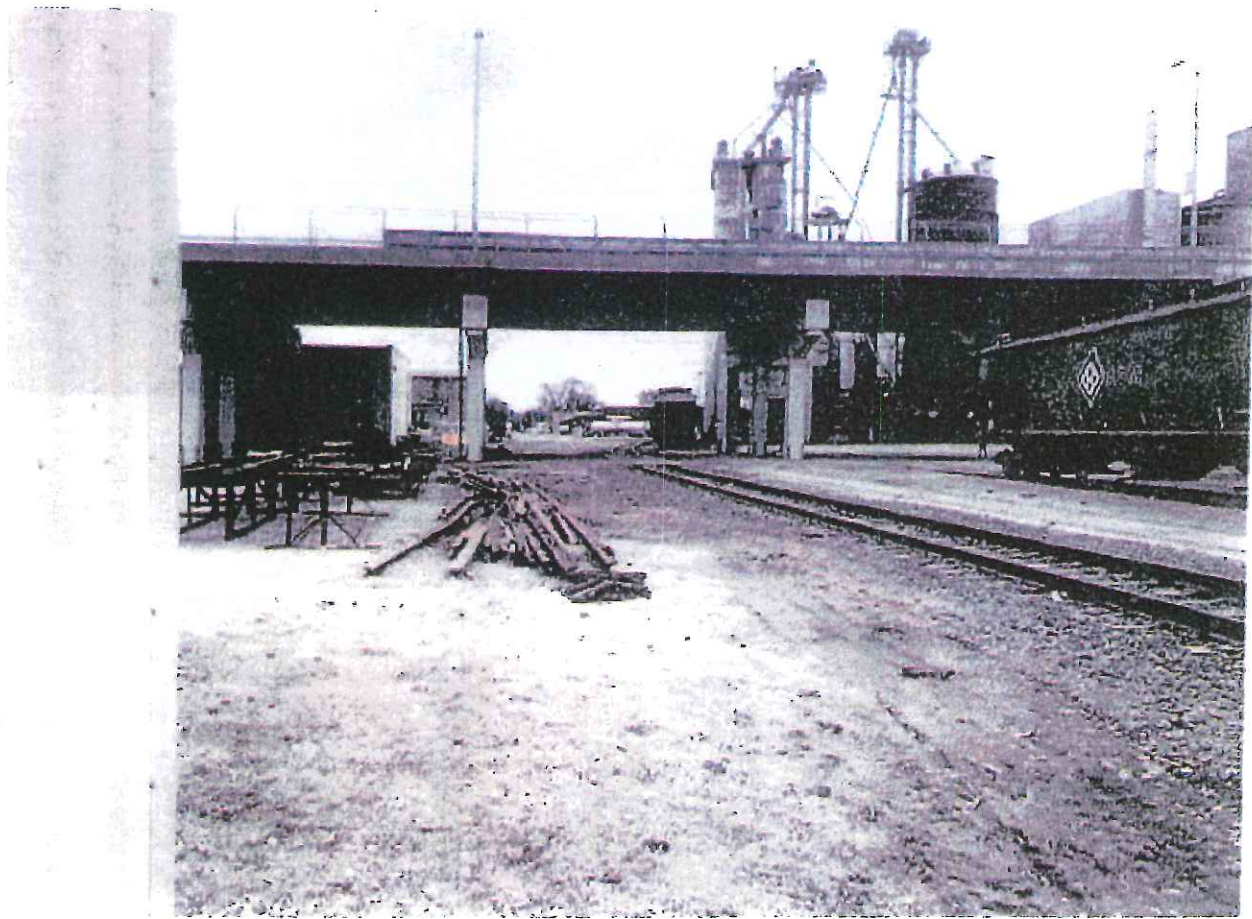


CROSS-SECTION

<p>PAPER</p> <p>A-301</p>	<p>DRAWN BY: APC</p> <p>DATE: 4/10/19</p>	<p>PROJECT TITLE:</p> <p>STORAGE BUILDING ADDITION</p> <p>FREMONT, NE 68025</p>	<p>PAGE TITLE:</p> <p>CROSS-SECTION</p>	<p>MANUFACTURED BY:</p> <p>KELLY GROUP, INC.</p> <p>ADDRESS:</p> <p>P.O. BOX 1058</p> <p>FREMONT, NE 68026</p> <p>PHONE:</p> <p>800-229-7230</p> <p>FAX:</p> <p>402-727-1363</p> <p>WEB:</p>
	<p>KELLY DOCUMENT #:</p>	<p>CHECKED BY: LLH</p> <p>DATE: 4/12/19</p> <p>REVISION: 01</p> <p>DATE: 4/12/19</p> <p>SCALE: 3/16" = 1'-0"</p>	<p>BUYER:</p> <p>KELLY GROUP INC.</p>	<p>PROPRIETARY INFORMATION</p> <p><small>THIS DRAWING & THE DESIGN IT COVERS ARE THE EXCLUSIVE PROPERTY OF KELLY GROUP, INC. OF NE. THEY ARE PROVIDED ONLY ON THE USER'S EXPRESS AGREEMENT THAT THEY WILL NOT BE REPRODUCED, COPIED, LOANED, EXHIBITED, CHANGED OR OTHERWISE USED EXCEPT IN THE LIMITED WAY PERMITTED BY CONSENT OF KELLY GROUP, INC. OF NE. TO THE USER OR THEIR AGENTS KELLY GROUP, INC. OF NE.</small></p>
	<p>KELLY IDENTITY NUMBER:</p>	<p>KELLY ORDER NUMBER:</p>	<p>BUYER P.O. NUMBER:</p>	
	<p>Kelly Klosure</p> <p>TOUGH BY DESIGN. CUSTOM BY CHOICE.</p>			



LOOKING EAST ALONG LOT LINE





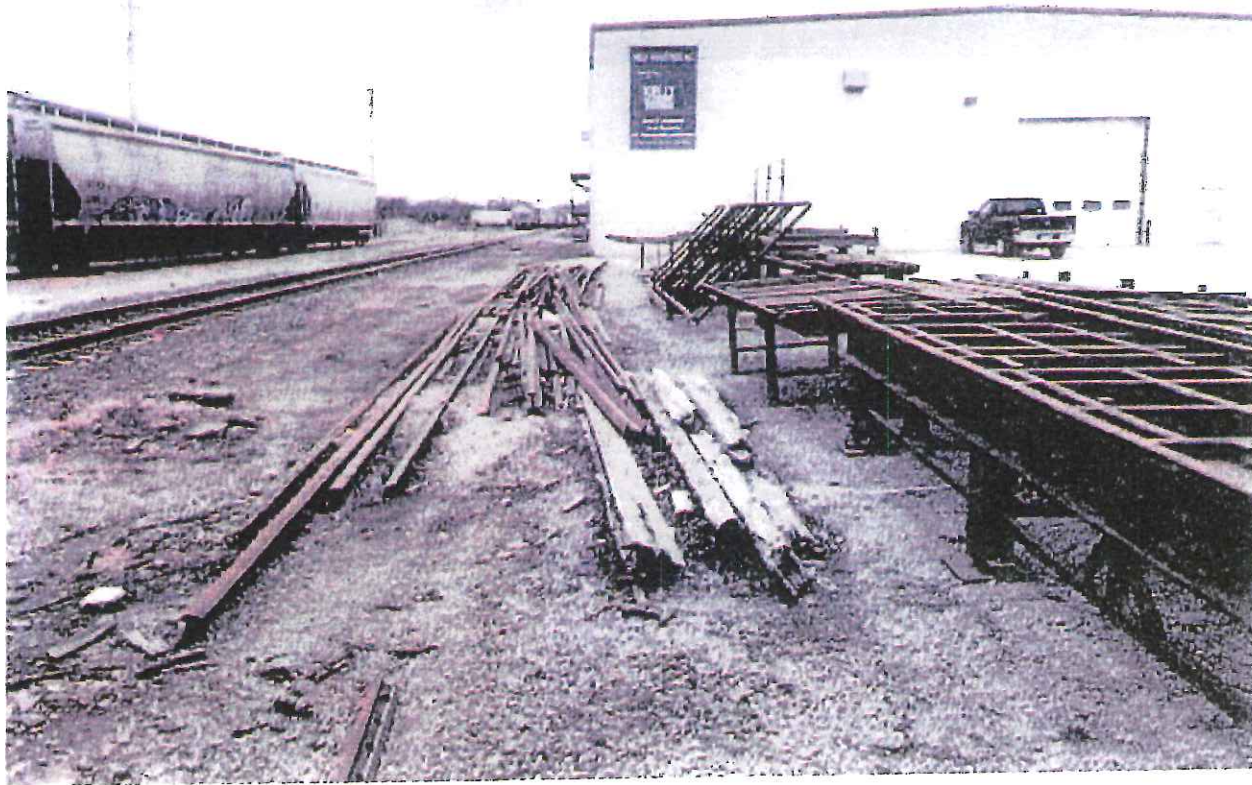
LOOKING SOUTH LOT LINE EAST



LOOKING NORTH ALONE BETWEEN EAST







LOOKING WEST ALONG LOT - SOUTH