



Agenda Item # 20d i  
Date 7-17-19



COPY

400 East Military Avenue, Fremont, NE 68025-5141

July 3, 2019

RE: Conditional Use Permit

Dear Property Owner:

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

A request by Timothy Bryson for a conditional use permit to allow a private campground at 797 North County Rd 19.

A public hearing on this application will be held before the City of Fremont Planning Commission on the 15<sup>th</sup> day of July, 2019. The public hearing is your opportunity to appear and speak on the merits of this application, if you so choose. The Planning Commission study session begins at 4:45 PM followed by the formal meeting at 5:00 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 Timothy Bryson at 402-968-8534 or [brysoneverything@gmail.com](mailto:brysoneverything@gmail.com), or the Planning Director, Jennifer Dam at 402-727-2636 or [jennifer.dam@fremontne.gov](mailto:jennifer.dam@fremontne.gov).

The Planning Department staff report and recommendation will be available at the Planning Department office on Friday, July 12th after 3:00 PM. The Planning Commission Agenda and staff reports will also be available on the City's website at that time, [www.fremontne.gov](http://www.fremontne.gov).

Sincerely,

A handwritten signature in blue ink that reads "Jennifer L. Dam".

Jennifer L. Dam, AICP  
Planning Director

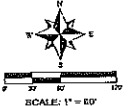
ATTACHMENT; survey plat

Cc: Timothy Bryson  
Dodge County  
Fremont School Board  
County Board  
Lower Platte North NRD

2019 JUL -9 AM 9:05  
RECEIVED  
DODGE COUNTYWAY DEPT

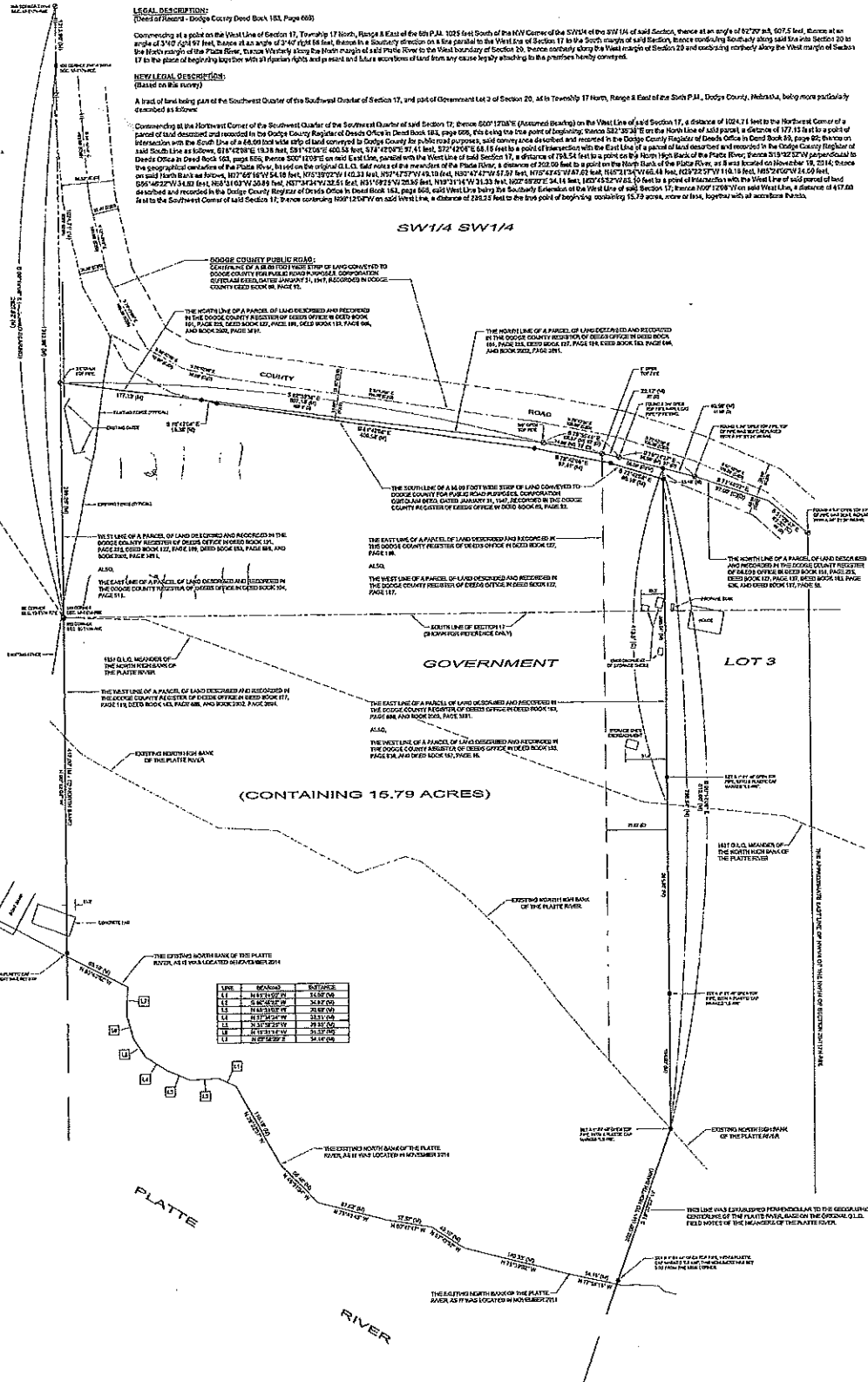
# SURVEY PLAT

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17 AND PART OF PART OF GOVERNMENT LOT 3 OF SECTION 20  
ALL IN TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA



- LEGEND:**
- 1. MONUMENT FOUND
  - 2. MONUMENT SET
  - 3. DEDICATED SECTION (PART 20)
  - 4. MEASURED DISTANCE
  - 5. MEASURED DISTANCE
  - 6. MEASURED DISTANCE
  - 7. MEASURED DISTANCE
  - 8. MEASURED DISTANCE
  - 9. MEASURED DISTANCE
  - 10. MEASURED DISTANCE
  - 11. MEASURED DISTANCE
  - 12. MEASURED DISTANCE
  - 13. MEASURED DISTANCE
  - 14. MEASURED DISTANCE
  - 15. MEASURED DISTANCE
  - 16. MEASURED DISTANCE
  - 17. MEASURED DISTANCE
  - 18. MEASURED DISTANCE
  - 19. MEASURED DISTANCE
  - 20. MEASURED DISTANCE

| NO. | SECTION | TOWNSHIP | RANGE | ACRES | STATUS        |
|-----|---------|----------|-------|-------|---------------|
| 1   | 17      | 17 N     | 8 E   | 36.00 | SW 1/4 SW 1/4 |
| 2   | 20      | 17 N     | 8 E   | 36.00 | Govt Lot 3    |
| 3   | 17      | 17 N     | 8 E   | 36.00 | SW 1/4 SW 1/4 |
| 4   | 20      | 17 N     | 8 E   | 36.00 | Govt Lot 3    |
| 5   | 17      | 17 N     | 8 E   | 36.00 | SW 1/4 SW 1/4 |
| 6   | 20      | 17 N     | 8 E   | 36.00 | Govt Lot 3    |
| 7   | 17      | 17 N     | 8 E   | 36.00 | SW 1/4 SW 1/4 |
| 8   | 20      | 17 N     | 8 E   | 36.00 | Govt Lot 3    |
| 9   | 17      | 17 N     | 8 E   | 36.00 | SW 1/4 SW 1/4 |
| 10  | 20      | 17 N     | 8 E   | 36.00 | Govt Lot 3    |
| 11  | 17      | 17 N     | 8 E   | 36.00 | SW 1/4 SW 1/4 |
| 12  | 20      | 17 N     | 8 E   | 36.00 | Govt Lot 3    |
| 13  | 17      | 17 N     | 8 E   | 36.00 | SW 1/4 SW 1/4 |
| 14  | 20      | 17 N     | 8 E   | 36.00 | Govt Lot 3    |
| 15  | 17      | 17 N     | 8 E   | 36.00 | SW 1/4 SW 1/4 |
| 16  | 20      | 17 N     | 8 E   | 36.00 | Govt Lot 3    |
| 17  | 17      | 17 N     | 8 E   | 36.00 | SW 1/4 SW 1/4 |
| 18  | 20      | 17 N     | 8 E   | 36.00 | Govt Lot 3    |
| 19  | 17      | 17 N     | 8 E   | 36.00 | SW 1/4 SW 1/4 |
| 20  | 20      | 17 N     | 8 E   | 36.00 | Govt Lot 3    |



| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| 1    | S 17° 15' 00" E | 14.00    |
| 2    | S 88° 45' 00" W | 34.87    |
| 3    | S 74° 30' 00" W | 28.00    |
| 4    | S 17° 15' 00" E | 34.87    |
| 5    | S 88° 45' 00" W | 28.00    |
| 6    | S 74° 30' 00" W | 34.87    |
| 7    | S 17° 15' 00" E | 34.87    |
| 8    | S 88° 45' 00" W | 28.00    |
| 9    | S 74° 30' 00" W | 34.87    |
| 10   | S 17° 15' 00" E | 34.87    |

**SURVEYOR'S STATEMENT:**  
I, COUNTY AND STATE, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A QUALIFIED LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

*Timothy Bryson*  
TIMOTHY BRYSON, L.S. 08  
NOVEMBER 14, 2014



|  |  |   |   |
|--|--|---|---|
| Date: 11/14/14<br>Book: 17-67<br>Sheet: 1 of 1                     | <b>PLAT OF SURVEY</b><br>PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17 AND PART OF PART OF GOVERNMENT LOT 3 OF SECTION 20<br>ALL IN TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA | Surveyor:<br>Timothy Bryson<br>License No. 154-009<br>State of Nebraska   | Date:<br>11/14/14<br>Book:<br>17-67<br>Sheet:<br>1 of 1 |
| Timothy Bryson<br>2014, REG. NO. 154-009<br>FERRIS, NEBRASKA 68503 |  | <b>APEX</b><br><b>LAND SURVEYING, LLC</b><br>Timothy Bryson, L.S.<br>125 N. Chicago Ave., Fremont, Nebraska 68025<br>(402) 795-2330 Office / Mobile<br>taylor.larry@aex.com |   |