



COPY

400 East Military Avenue, Fremont, NE 68025-5141

November 1, 2019

RE: Requests for Conditional Use Permit for 4 triplex units and to amend Conditional Use Permit for area of church

Dear Property Owner:

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

An application by Cris Larson of Mesner Development for a conditional use permit to construct four triplex residential buildings on property generally described as the south 135 feet of Tax Lot 38, in Section 15, Township 17 N Range 8E, generally located between K and L Streets, south of Linden Ave., Fremont, NE.

An application by Stan Darling on behalf of the Presbyterian Church of Fremont to amend the area of a pre-existing conditional use permit for a church on property generally located at 520 W. Linden Ave., Fremont, Nebraska.

The public hearing on these applications will be held before the City of Fremont City Council on November 12, 2019. The public hearing is your opportunity to appear and speak on the merits of these applications, if you so choose. The City Council meeting begins 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 Planning Director, Jennifer Dam at 402-727-2641 or jennifer.dam@fremontne.gov.

You may appear at the public hearing to provide your comments or submit them in writing prior to the public hearing to the City Council in care of the City Clerk at 400 E Military Ave, Fremont, NE 68025 or by fax to 402-727-2659.

The agenda and staff reports will be available on the City's website, www.fremontne.gov after 3:00 pm on November 6, 2019.

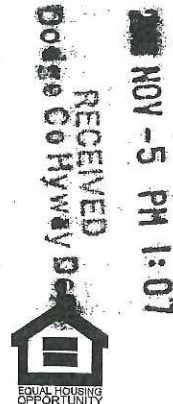
Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Ficken".

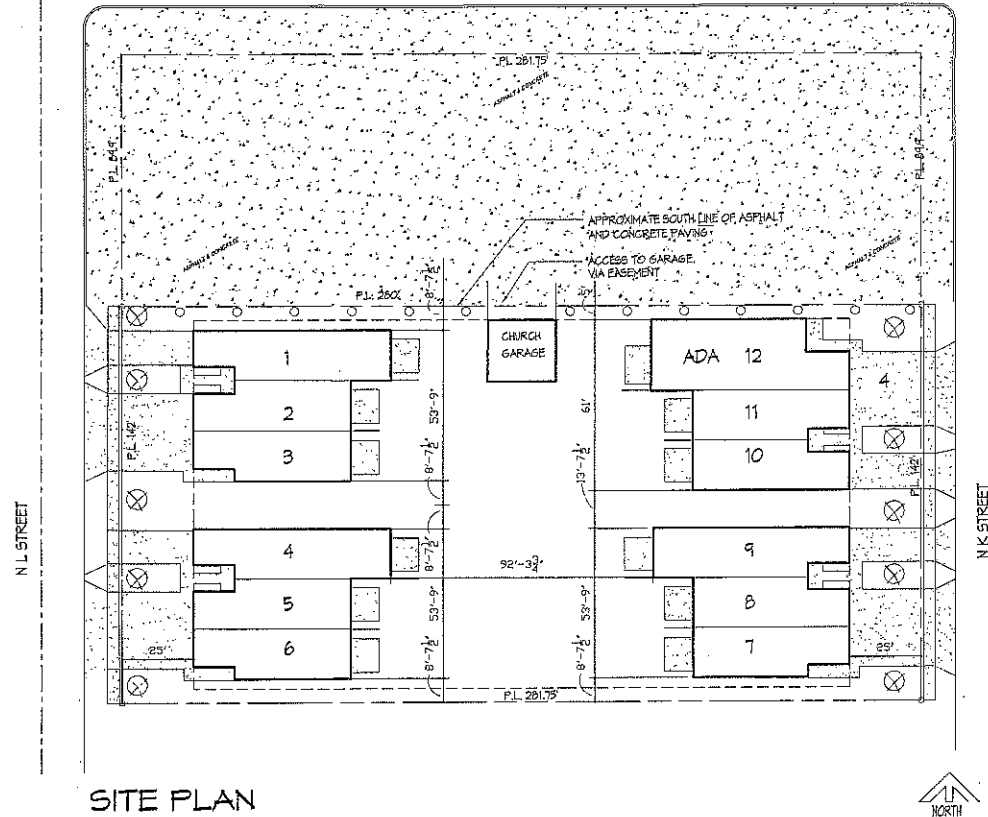
Tyler Ficken, City Clerk

Attachment: Vicinity map, schematic drawing

Cc: Cris Larson
Stan Darling



LINDEN AVENUE



SITE PLAN

SCALE: 1" = 30'

COMBINED LOTS INFORMATION:
 SITE AREA: 65338 SF at 231.9 FT X 281.75 FT
 IMPERVIOUS AREA: 44,081 SF = 67%
 GREEN AREA: 33%

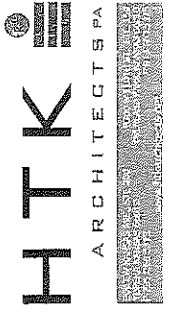
LIFE HOUSE LOT INFORMATION:
 SITE AREA: 40,009 SF at 281.75 FT X 142.0 FT
 IMPERVIOUS AREA: 20,038 SF = 50%
 GREEN AREA: 50%

SETBACKS REQ.:
 FRONT: 25 FT.
 REAR: 15 FT.
 SIDE: 5 FT.
 CORNER: N.A.
 LOT SF. PER UNIT: 3,313 SF.
 PARKING: 24 SPACES = 2 PER UNIT

UNITS: 8 2-BR. UNITS
 4 3-BR. UNITS

LANDSCAPE LEGEND

- TREE: BLAZE MAPLE, 6"1"
 MATURE HEIGHT 40'-50'
 MATURE WIDTH 30'-40'
- SHRUB: LILAC
 PRIVACY/BUFFER SHRUB ON PROPERTY LINE
 SPACING @ 20' O.C.



PRELIMINARY

DATE:
 • October 11, 2019

REVISED DATE:
 •
 •
 •

Life House Apartments
 Fremont, Nebraska

MESNER DEVELOPMENT CO.

1415 16TH STREET, CENTRAL CITY, NE 68925

SHEET CONTENTS:
 • SITE PLAN A

HTK PROJECT NUMBER:
 • 1.607.01-007

SHEET NUMBER:

A-1
 PRELIMINARY DESIGN

PRELIMINARY

 SUBMITTAL

DATE:

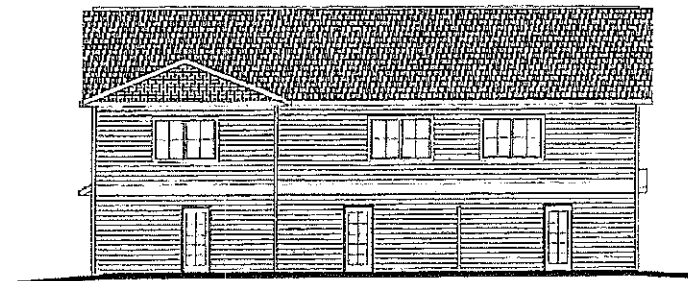
 • JULY 16, 2019

REVISION DATE:

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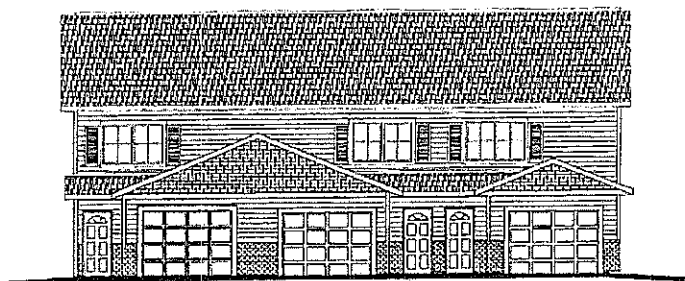
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TYPICAL REAR ELEVATION W/ 3BR. UNIT

 1/8" = 1'-0"



TYPICAL FRONT ELEVATION W/ 3BR. UNIT

 1/8" = 1'-0"

Life House Apartments

 Fremont, Nebraska

MESHER DEVELOPMENT CO.

1415 10TH STREET, CENTRAL CITY, NE 68926

SHEET CONTAINS:

 • BUILDING ELEVATIONS, 1/8" = 1'-0"

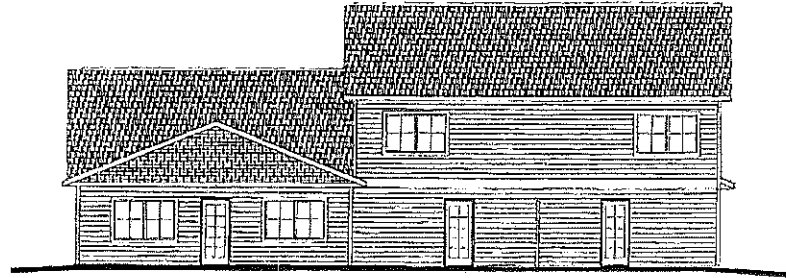
THE PROJECT NUMBER:

 • 1607 03.007

SHEET NUMBER:

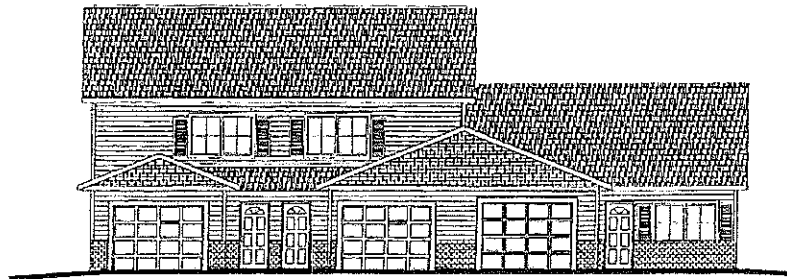
A-3

08/15/2019 09:57



TYPICAL REAR ELEVATION W/ ADA UNIT

3/16" = 1'-0"



TYPICAL FRONT ELEVATION - W/ ADA UNIT

3/16" = 1'-0"

DATE:	01/14/2019
REVISION DATE:	
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Life House Apartments
 Fremont, Nebraska

MESNER DEVELOPMENT CO.
 1415 16TH STREET, CENTRAL CITY, NE 68505

SHEET COMMENTS:
 01/14/2019 (1) WINDOW-TIPLEX
 W/ ADA UNIT

HTK PROJECT NUMBER:

• 1607-01-017

SI ESTIMATOR:

A-3

SCALE AS NOTED ON SHEET