


CITY OF
FREMONT
NEBRASKA PATHFINDERS


CITY

400 East Military Avenue, Fremont, NE 68025-5141

May 7, 2019

RE: Conditional Use Permit

Agenda Item # 256
Date 5-22-2019

Dear Property Owner:

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

A request by Thomas Thompson on behalf of Adams Oil, Inc. property owners for conditional use permit to expand a nonstandard use on property located at 1500 Front Street, Fremont, Nebraska.

A public hearing on this application will be held before the City of Fremont Planning Commission on the 20th day of May, 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 Thomas Thomsen at 402-721-7111 or thomsent@sidnerlaw.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 Planning Department office on Friday, May 17th 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.

Sincerely,

Jennifer Dam
by Robin White

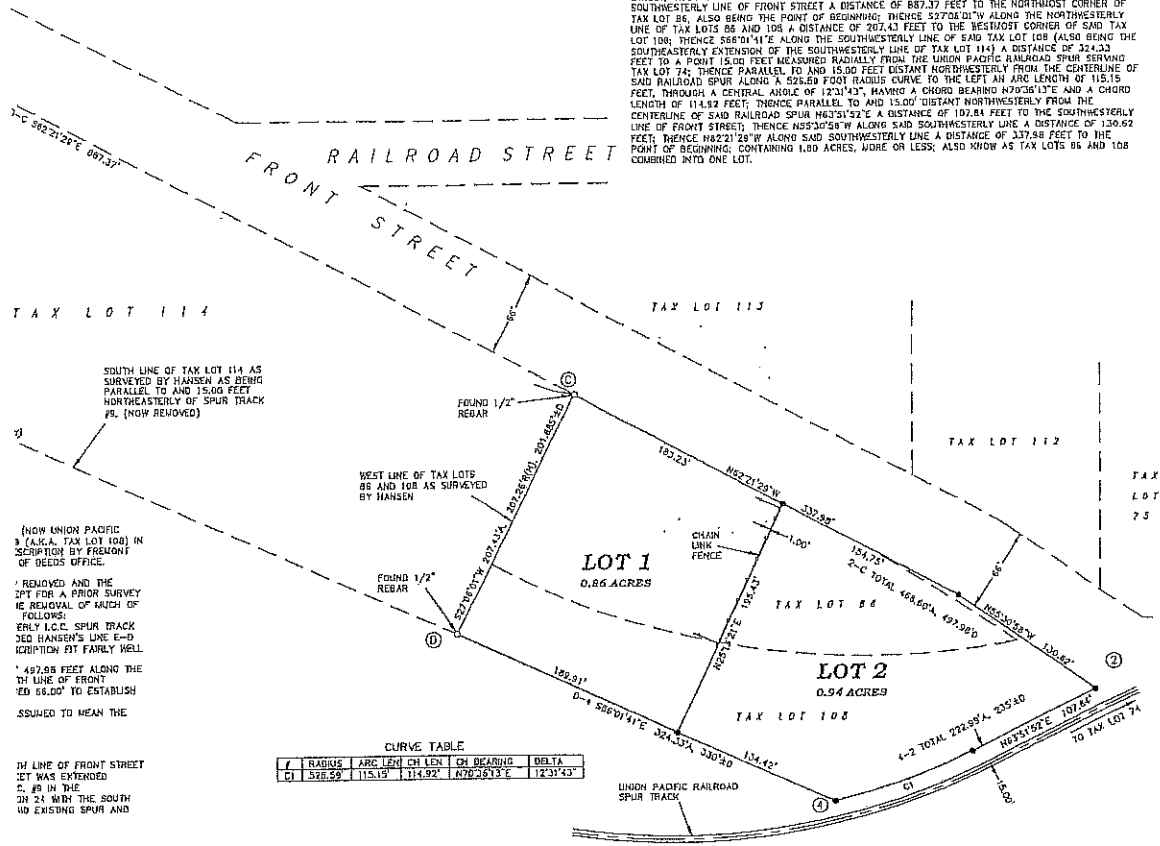
Jennifer L. Dam, AICP
Planning Director

Attachment: map

Cc: Thomas Thomson
Fremont School Board
County Board
Lower Platte North NRD

2019 MAY - 8 AM 10: 21
RECEIVED
Dodge Co Hwyway Dept

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24 THENCE N00°15'07"E (ASSUMED BEARING) ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 24 A DISTANCE OF 153.48 FEET TO THE NORTHWEST CORNER OF TAX LOT 111, ALSO BEING ON THE SOUTHWESTERLY LINE OF VACATED FRONT STREET; THENCE S02°21'29"E ALONG THE NORTHEASTERLY LINE OF TAX LOT 114, ALSO BEING THE SOUTHWESTERLY LINE OF FRONT STREET A DISTANCE OF 887.37 FEET TO THE NORTHEAST CORNER OF TAX LOT 86, ALSO BEING THE POINT OF BEGINNING; THENCE S27°02'01"W ALONG THE NORTHEASTERLY LINE OF TAX LOTS 86 AND 108 A DISTANCE OF 207.43 FEET TO THE WESTMOST CORNER OF SAID TAX LOT 108; THENCE S68°01'41"E ALONG THE SOUTHWESTERLY LINE OF SAID TAX LOT 108 (ALSO BEING THE SOUTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF TAX LOT 114) A DISTANCE OF 224.33 FEET TO A POINT 15.00 FEET MEASURED RADIALLY FROM THE UNION PACIFIC RAILROAD SPUR SERVING TAX LOT 74; THENCE PARALLEL TO AND 15.00 FEET DISTANT NORTHEASTERLY FROM THE CENTERLINE OF SAID RAILROAD SPUR ALONG A 525.69 FOOT RADIUS CURVE TO THE LEFT AN ARC LENGTH OF 115.15 FEET, THROUGH A CENTRAL ANGLE OF 12°31'43", HAVING A CHORD BEARING N70°38'13"E AND A CHORD LENGTH OF 114.82 FEET; THENCE PARALLEL TO AND 15.00 FEET DISTANT NORTHEASTERLY FROM THE CENTERLINE OF SAID RAILROAD SPUR N63°15'52"E A DISTANCE OF 101.84 FEET TO THE SOUTHWESTERLY LINE OF FRONT STREET; THENCE N05°30'58"W ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 130.62 FEET; THENCE N02°21'28"W ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 337.88 FEET TO THE POINT OF BEGINNING, CONTAINING 1.80 ACRES, MORE OR LESS; ALSO KNOWN AS TAX LOTS 86 AND 108 COMBINED INTO ONE LOT.



SOUTH LINE OF TAX LOT 114 AS SURVEYED BY HANSEN AS BEING PARALLEL TO AND 15.00 FEET NORTHEASTERLY OF SPUR TRACK #B. (NOW REMOVED)

(NOW UNION PACIFIC) (A.K.A. TAX LOT 108) IN DESCRIPTION BY FREMONT OF DEEDS OFFICE.

REMOVED AND THE 217' FOR A PRIOR SURVEY IE REMOVAL OF MARCH OF FOLLOWS: EARLY L.C.C. SPUR TRACK HED HANSEN'S LINE E-D IDENTIFICATION BY FAIRLY WELL 497.08 FEET ALONG THE DI LINE OF FRONT 86.00' TO ESTABLISH ASSUED TO MEAN THE

DI LINE OF FRONT STREET SET WAS EXTENDED S. #B IN THE DI 24 WITH THE SOUTH TO EXISTING SPUR AND

CURVE TABLE

1	RADIUS	ARC LEN	CH LEN	CH BEARING	DELTA
D-1	525.69'	115.15'	114.82'	N70°38'13"E	12°31'43"

I, _____ ZONING ADMINISTRATOR OF THE CITY OF FREMONT, NEBRASKA, DO HEREBY CERTIFY THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR FILING OF RECORD WITH THE REGISTER OF DEEDS, DODGE COUNTY, NEBRASKA.

ZONING ADMINISTRATOR DATE

BLUC, AL SAID

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY AS THE UNDERSIGNED REGISTERED LAND SURVEYOR, THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR WILL BE SET AS SHOWN WITHIN 60 DAYS OF FILING OF THIS PLAT IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE.
 STEPHEN W. DODD, LS-503



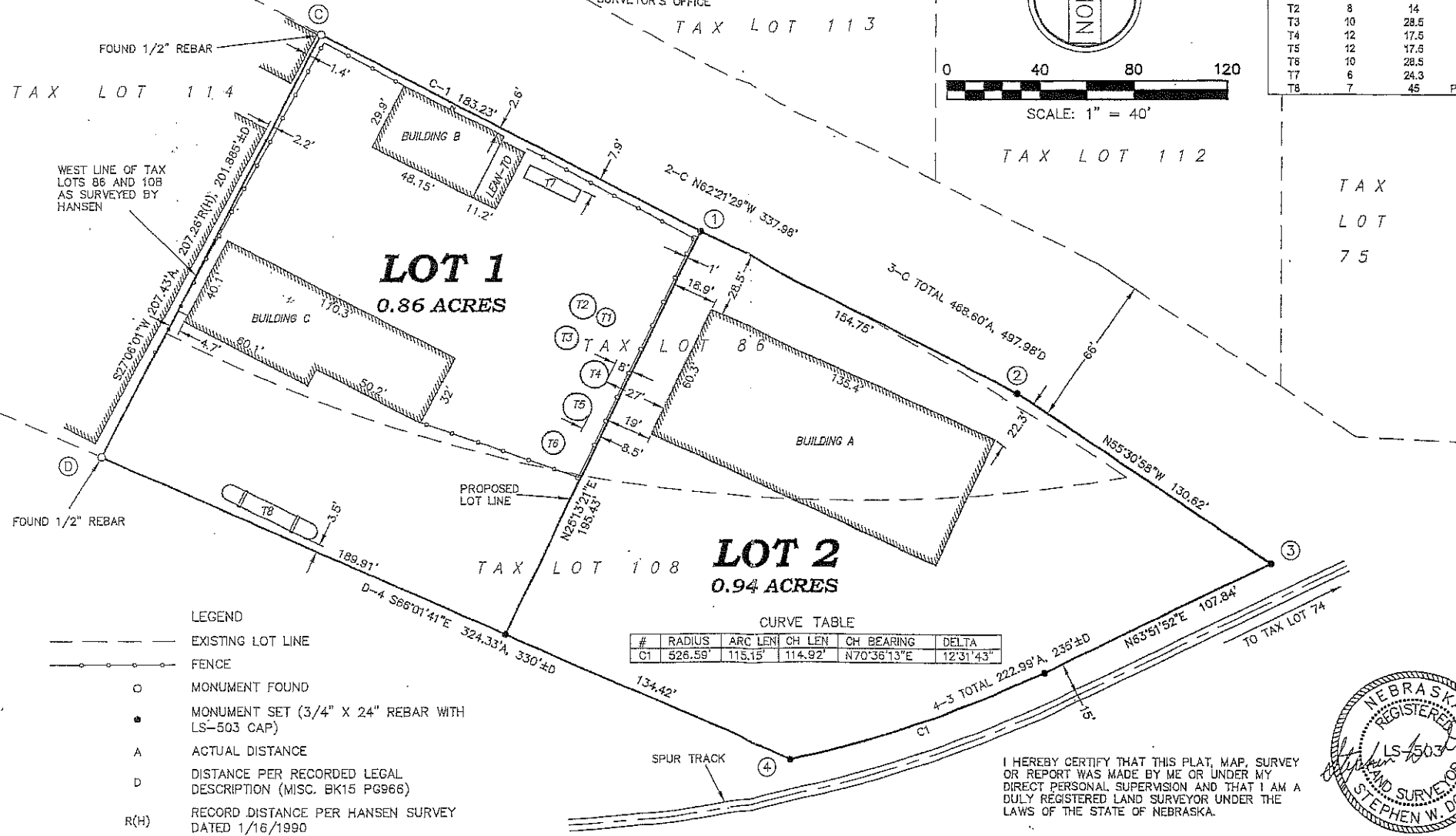
Dodd Engineering & Surveying
 Stephen W. Dodd P.E. & L.S.
 Ph. 402-727-9097
 402 North D. St., Box 1808
 Fremont, NE 68601-1808
 email: Steve@doddengineering.com

SURVEYOR'S NOTE: THIS DOCUMENT WAS PREPARED FOR THE PURPOSE OF LOCATING STRUCTURES AND TANKS ONLY. IT IS NOT A COMPLETE BOUNDARY SURVEY. A COMPLETE BOUNDARY SURVEY HAS BEEN PREPARED AND WILL BE FILED AT THE DODGE COUNTY SURVEYOR'S OFFICE



SCALE: 1" = 40'

FUEL TANK SUMMARY			
#	DIAMETER (FEET)	LENGTH OR HEIGHT (FEET)	FUEL TYPE
T1	11	27	GAS
T2	8	14	DIESEL
T3	10	28.5	DIESEL
T4	12	17.5	DIESEL
T5	12	17.5	DIESEL
T6	10	28.5	DIESEL
T7	6	24.3	GAS
T8	7	45	PROPANE



LOT 1
0.86 ACRES

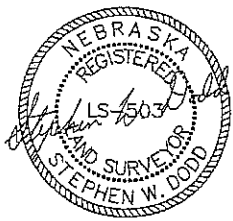
LOT 2
0.94 ACRES

CURVE TABLE

#	RADIUS	ARC LEN	CH LEN	CH BEARING	DELTA
C1	526.59'	115.15'	114.92'	N70°36'13"E	12°31'43"

- LEGEND
- EXISTING LOT LINE
 - - - FENCE
 - MONUMENT FOUND
 - MONUMENT SET (3/4" X 24" REBAR WITH LS-503 CAP)
 - A ACTUAL DISTANCE
 - D DISTANCE PER RECORDED LEGAL DESCRIPTION (MISC. BK15 PG966)
 - R(H) RECORD DISTANCE PER HANSEN SURVEY DATED 1/16/1990

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



7/2/2018

TAX
LOT
75