

CITY OF  
**FREMONT**  
NEBRASKA PATHFINDERS



COPY

400 East Military Avenue, Fremont, NE 68025-5141

May 7, 2019

Agenda Item # 25b  
Date 5-22-2019

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 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 Planning Commission on the 20<sup>th</sup> 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 Larry Hladik at 402-727-1344 or [lhladik@kellyklosure.com](mailto:lhladik@kellyklosure.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, May 17<sup>th</sup> 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,

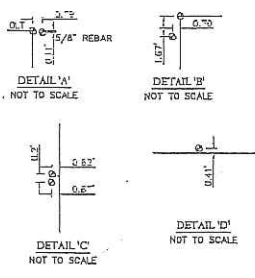
*Jennifer Dam  
by Robin White*

Jennifer L. Dam, AICP  
Planning Director

Attachment: map

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

2019 MAY - 8 AM 10: 21  
RECEIVED  
Dodge Co Hyway 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 186, TOGETHER WITH THE VACATED EAST 8 FEET OF "H" STREET ADJACENT TO LOTS 4 AND 5 IN THE ORIGINAL TOWN OF THE CITY OF FREMONT, DODGE 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 OF THE CITY OF FREMONT, DODGE 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 ADJACENT TO SAID LOT 7 AND TOGETHER WITH THE VACATED EAST-WEST ALLEY BETWEEN LOT 1 AND 6, ALL IN BLOCK 187, ORIGINAL TOWN, FREMONT, DODGE COUNTY, NEBRASKA, 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 ABOVE-DENOTED PROPERTY ON THE EAST ALL IN BLOCK 187, ORIGINAL TOWN, NOW CITY OF FREMONT, DODGE COUNTY, NEBRASKA.

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

AS PER CERTIFICATE 'A' IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 0584 OR, BEARING AN EFFECTIVE DATE OF NOVEMBER 24, 2005 AT 8:30 AM.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- MONUMENT FOUND
- MONUMENT SET
- 1/2\"/>
- TEMPORARY POINT
- MEASURED DISTANCE
- RECORDED DISTANCE
- OPEN TOP PIPE
- CIP CRIMPED TOP PIPE
- HANHOLE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- ELECTRICAL METER
- GAS METER
- TELEPHONE PIEDestal
- EASEMENT LINE
- DRAINAGE ELECATED
- WATER MAIN
- SANITARY SEWER MAIN
- STORM SEWER
- UNDERGROUND GAS

**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 0.4 FEET SOUTH OF PROPERTY LINE.
- ⑤ SOUTHWEST 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 SOUTHWEST 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 PURPOSE OF CONSTRUCTING AND MAINTAINING UTILITY LINES AND PIPES AS CONTAINED IN INSTRUMENT FILED SEPTEMBER 21, 1977, RECORDED IN REG. BOOK 10, AT PAGE 371.

**MISCELLANEOUS NOTES**

- ① DIMENSIONS OF THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED BEARING AND ARE USED TO DEDUCE 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\"/>
- 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.

**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 DODGE COUNTY TITLE & ESCROW CO., LLC.

I, JEFFREY A. BERNAH, A REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY TO THE ABOVE-DENOTED 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") KNOWN 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 8 FEET OF "H" STREET ADJACENT TO LOTS 4 AND 5 IN THE ORIGINAL TOWN AND 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, 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 TOGETHER WITH THE VACATED EAST-WEST ALLEY BETWEEN SAID LOT 1 AND 6, 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 ABOVE-DENOTED PROPERTY ON THE EAST ALL IN BLOCK 187, ORIGINAL TOWN, FREMONT, DODGE COUNTY, NEBRASKA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY BY WHICH IT IS MADE WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1988, AND UNLESS OTHERS: 1. 2. 74 AND 114 OF TABLE "A," THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNLESS FURTHER CERTIFIED THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLUSURE REQUIREMENTS FOR SURVEY MEASUREMENTS, HIGH CONTROL, LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

JEFFREY A. BERNAH  
 REGISTRATION NO. LS-534

**VICINITY SKETCH**

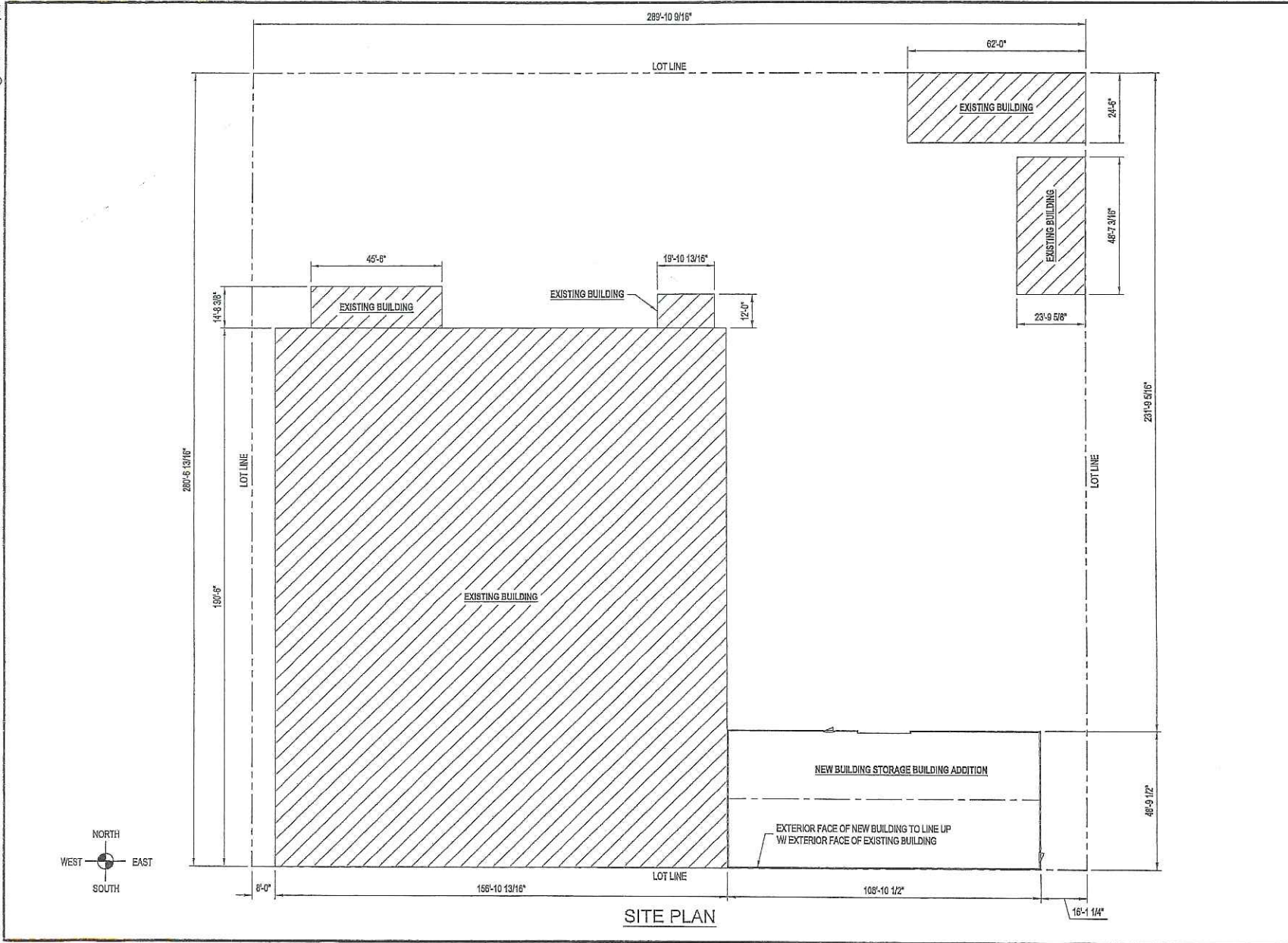


**JEO**  
 Consulting Group, Inc.  
 701 N. 10th Street, Suite 100  
 Lincoln, NE 68502  
 Phone: 402.441.1111  
 Fax: 402.441.1112  
 www.jeo.com

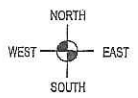
ALTA/ACSM LAND TITLE SURVEY

PART OF BLOCKS 171 AND 187  
 ALL OF BLOCK 186  
 ORIGINAL TOWN OF FREMONT  
 TOWN OF FREMONT, NEBRASKA

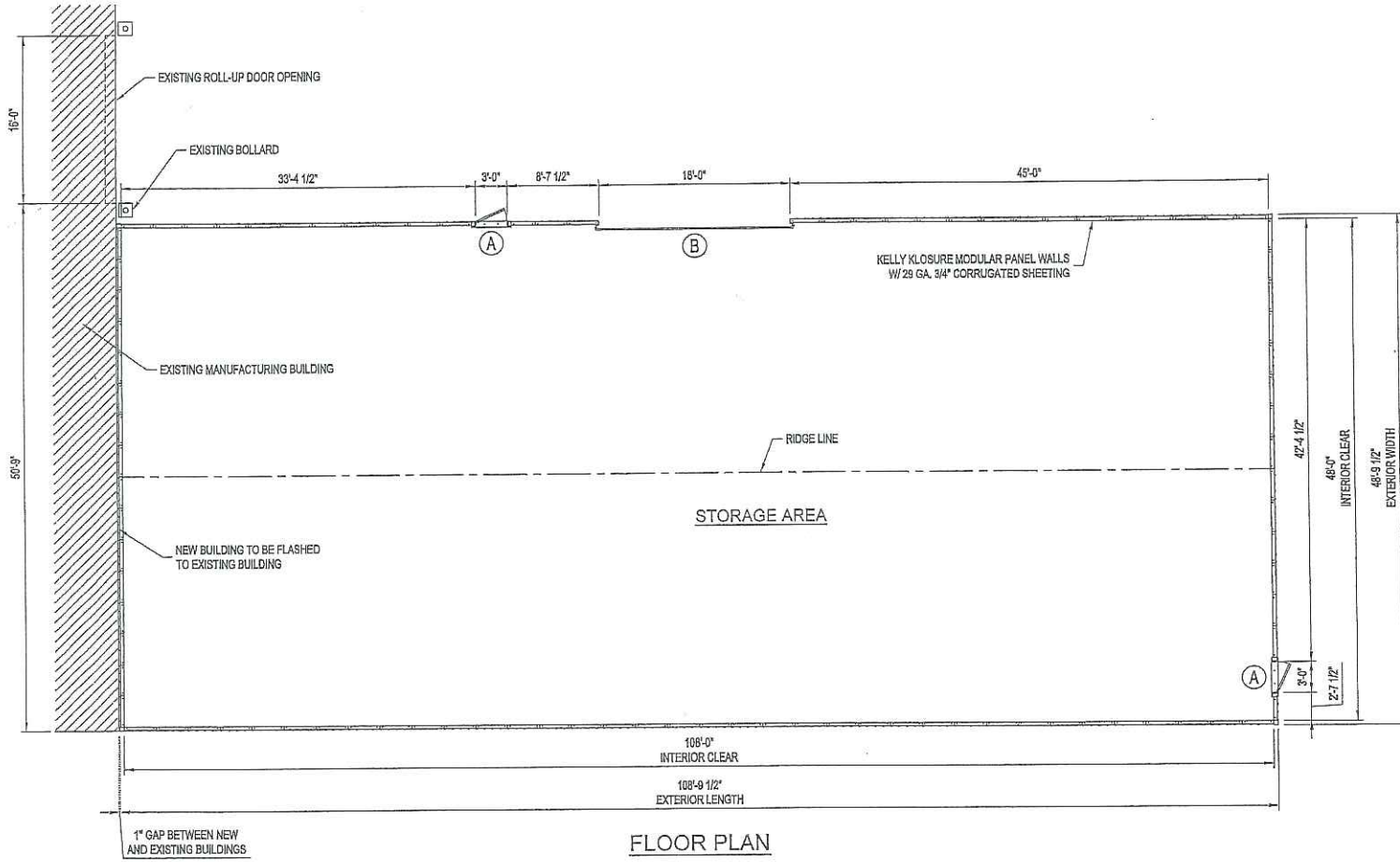
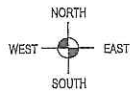
DATE	11/23/07	DRAWN BY	
PROJECT NO.	2113021	SHEET GROUP	(01)
SHEET			
FIELD BOOK		TRACT	
FIELD DATE		FREMONT #11	
FILE NAME		JUSWALK	
ENTRUST		2113021.DWG	
REVIEW BY			
REVIEW DATE			
FILE NUMBER			
SHEET	10	OF 1	



SITE PLAN



 <p><b>Kelly Klosure</b> TOUGH BY DESIGN. CUSTOM BY CHOICE.</p>	
<p>MANUFACTURED BY: KELLY GROUP, INC. ADDRESS: P.O. BOX 1069 FREMONT, NE 68025 PHONE: 800-228-7280 FAX: 402-727-1383 WEB: KELLYKLOSURE.COM</p>	
<p>PROJECT TITLE <b>STORAGE BUILDING ADDITION FREMONT, NE 68025</b></p>	<p>FACE TITLE <b>SITE PLAN</b></p>
<p>PROPRIETARY INFORMATION THIS DRAWING &amp; THE DESIGN COVERED ARE THE EXCLUSIVE PROPERTY OF KELLY GROUP, INC. IF HE, THEY ARE REPRODUCED OR IN ANY MANNER EXPRESS OR IMPLICITLY USED EXCEPT IN THE LIMITED MANNER PERMITTED BY CONSENT OF KELLY GROUP, INC. OF NE, TO THE USER OR THEIR AGENTS KELLY GROUP, INC. OF NE, MAKES NO REPRESENTATION REGARDING DRAWING SCALE, ACCURACY.</p>	
<p>DATE: 4/10/19 DRAWN BY: APC CHECKED BY: LKH DATE WORK: 4/2/19 DATE: 4/12/19 SCALE: 1/32" = 1'-0"</p>	<p>PROJECT NUMBER: 1819000000 BUDGET NUMBER: 1819000000 KELLY ORDER NUMBER: 1819000000</p>
<p><b>KELLY GROUP INC.</b></p>	
<p><b>A-101</b></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)	16' W X 12' H UNINSULATED OVERHEAD DOOR MODEL 620 HEAVY-DUTY SLAT STYLE ROLLING STEEL DOOR W/ MANUAL CHAIN OPERATOR

MANUFACTURED BY:  
**KELLY GROUP, INC.**  
 ADDRESS:  
 P.O. BOX 0868  
 FREMONT, NE 68026  
 PHONE:  
 800-226-7230  
 FAX:  
 402-727-1663  
 WEB:  
 KELLYKLOSURE.COM

PROJECT TITLE:  
**STORAGE BUILDING ADDITION  
 FREMONT, NE 68025**

DATE:  
 4/10/19

DRAWN BY:  
 APC

CHECKED BY:  
 LH

REVISION:  
 01

SCALE:  
 3/32" = 1'-0"

KELLY QUOTE NUMBER:  
 A-102

FIGURE TITLE:  
**FLOOR PLAN**

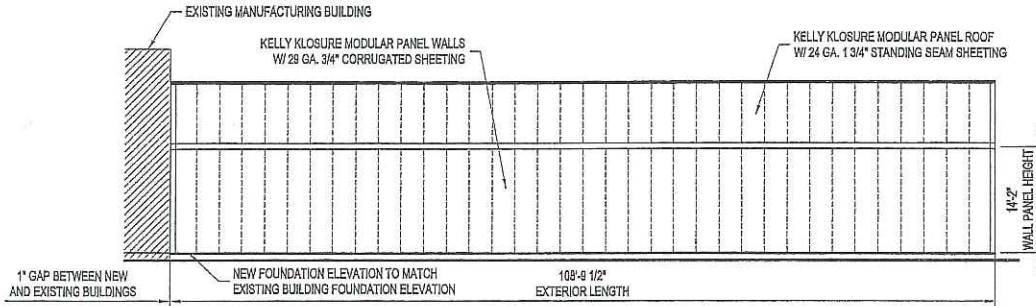
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BOILER:  
**KELLY GROUP INC.**

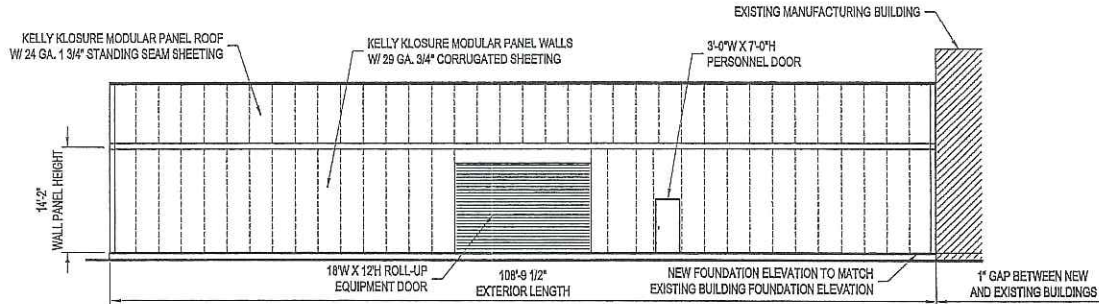
ENTER P.I. NUMBER:

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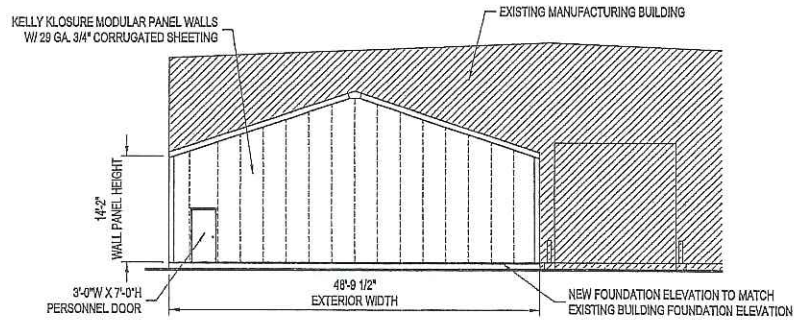
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**SOUTH ELEVATION**

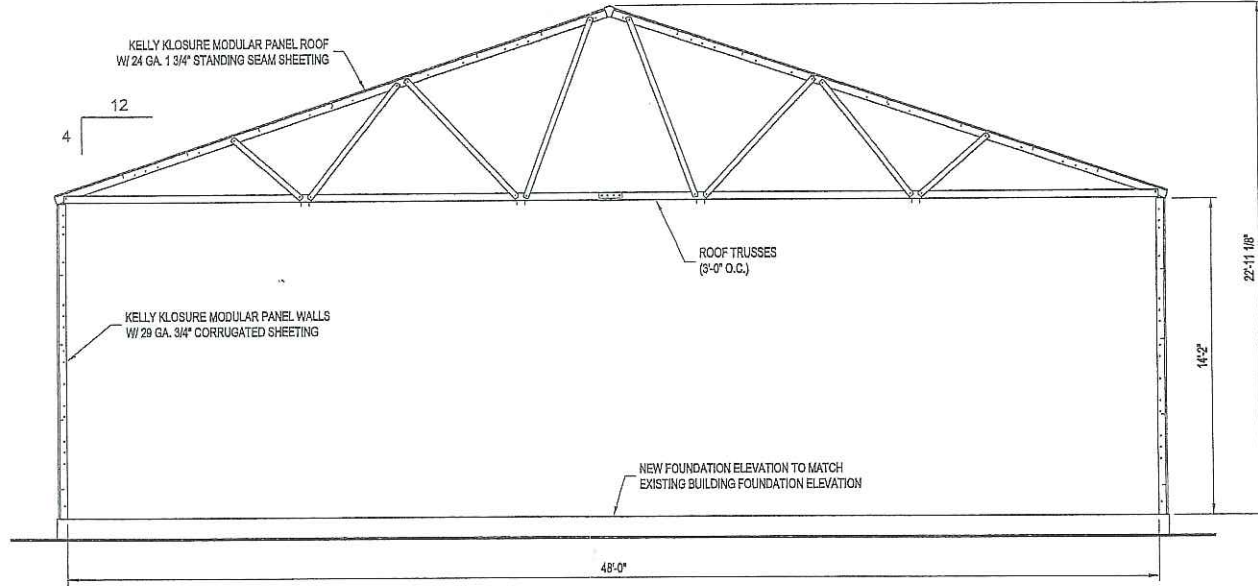


**NORTH ELEVATION**




**EAST ELEVATION**

 <p><b>Kelly Klosure</b> TOUGH BY DESIGN. CUSTOM BY CHOICE.</p>		
<p>MANUFACTURED BY: <b>KELLY GROUP, INC.</b> ADDRESS: P.O. BOX 1068 FREMONT, NE 68026 PHONE: 800-228-7230 FAX: 402-727-1888 WEB: KELLYKLOSURE.COM</p>	<p>PROJECT TITLE: <b>STORAGE BUILDING ADDITION FREMONT, NE 68025</b></p>	
<p>ELEVATIONS</p> <p>PROPRIETARY INFORMATION THIS DRAWING IS THE DESIGN IT COVERS AND IS THE EXCLUSIVE PROPERTY OF KELLY GROUP, INC. OF NE. IT IS FOR YOUR USE ONLY ON THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KELLY GROUP, INC. OF NE. THE USER OR THEIR AGENT'S KELLY GROUP, INC. OF NE. GROUP, INC. OF NE. MAKES NO REPRESENTATION REGARDING DRAWING SCALE &amp; ACCURACY.</p>		
<p>DATE: 4/10/19 BY: APC</p>	<p>CHECKED BY: LHJ DATE: 4/12/19</p>	<p>ORDER NUMBER: KELLY ORDER NUMBER</p>
<p>SCALE: 1/16" = 1'-0"</p>		<p>BUILDING: <b>KELLY GROUP INC.</b></p>
<p><b>A-201</b></p>		

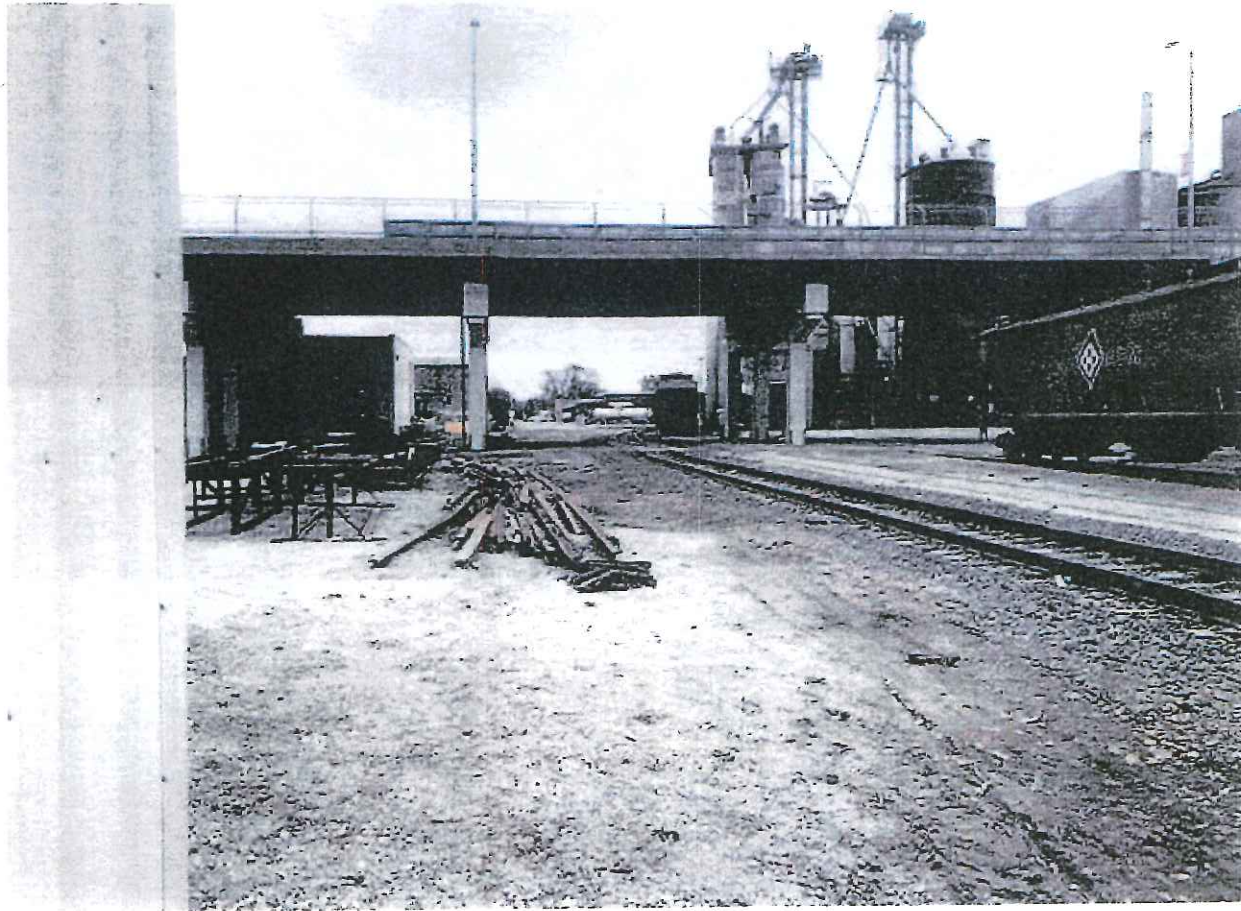


CROSS-SECTION

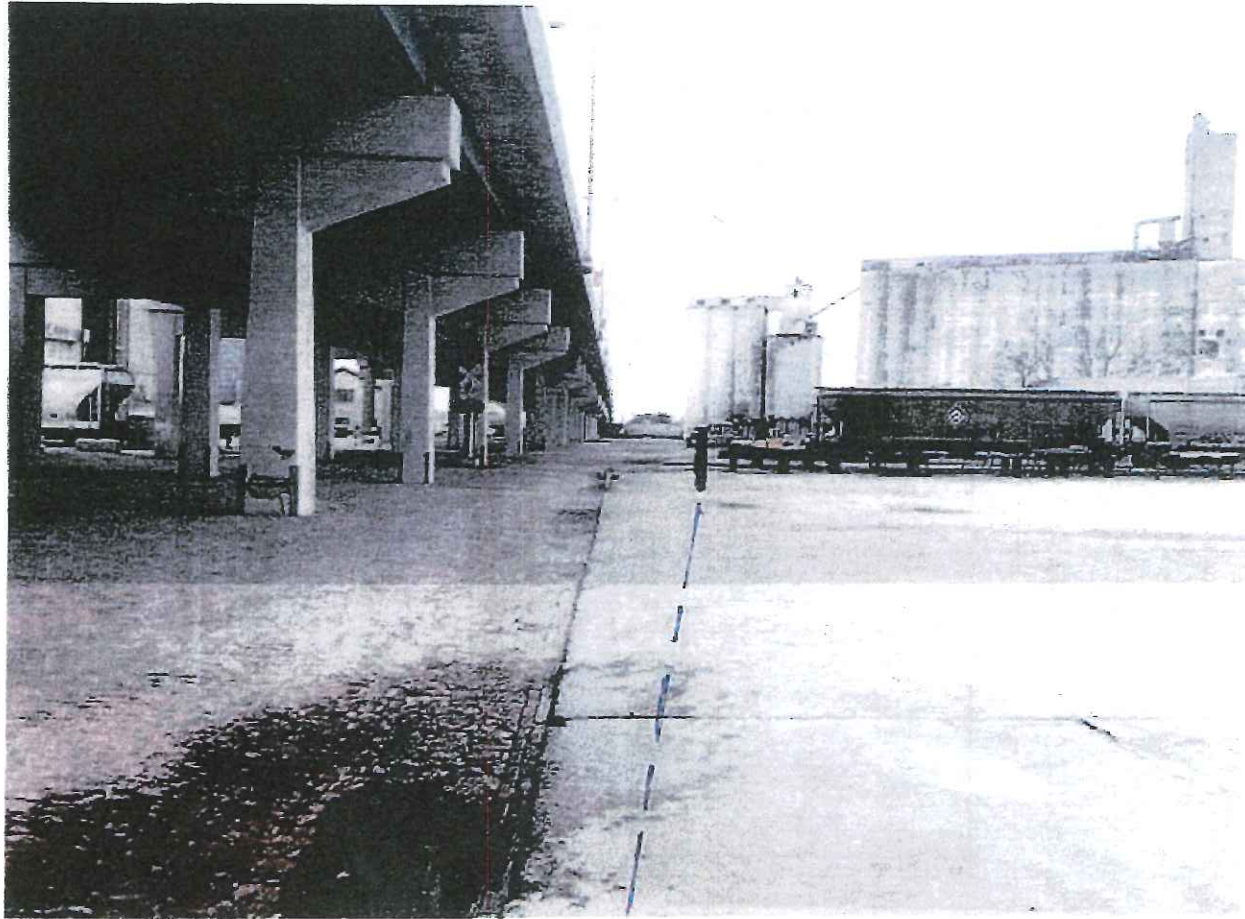
 <p><b>Kelly Klosure</b> FORM BY DESIGN. CUSTOM BY CHOICE.</p>	
<p><b>MANUFACTURED BY:</b> KELLY GROUP, INC. <b>ADDRESS:</b> P.O. BOX 1063 FREMONT, NE 68025 <b>PHONE:</b> 402-278-7230 <b>FAX:</b> 402-271-3833 <b>WEB:</b> KELLYKLOSURE.COM</p>	
<p><b>CROSS-SECTION</b></p> <p><small>PROPRIETARY INFORMATION THIS DRAWING &amp; THE DESIGN IT COVERS ARE THE EXCLUSIVE PROPERTY OF KELLY GROUP, INC. OF NE. THEY ARE PROVIDED ONLY ON THE USER'S EXPRESS ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE LICENSE AGREEMENT. ANY REPRODUCTION OR OTHER UNAUTHORIZED USE IS STRICTLY PROHIBITED. ANY VIOLATION OF THESE TERMS WILL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE SUBJECT TO LEGAL ACTION. KELLY GROUP, INC. OF NE TO THE USER ON THESE AGREEMENTS KELLY GROUP, INC. OF NE MAKES NO REPRESENTATION REGARDING THE ACCURACY OF THE DRAWING.</small></p>	
<p><b>PROJECT TITLE:</b> STORAGE BUILDING ADDITION FREMONT, NE 68025</p>	
<p><b>BUYER:</b> KELLY GROUP INC. KELLY ORDER NUMBER: [ ] BUYER P.O. NUMBER: [ ]</p>	
<p><b>DRAWN BY:</b> AFC</p>	<p><b>DATE:</b> 4/10/19</p>
<p><b>CHECKED BY:</b> LLH</p>	<p><b>DATE:</b> 4/22/19</p>
<p><b>REVISION:</b> 01</p>	<p><b>SCALE:</b> 3/16" = 1'-0"</p>
<p><b>PAGE:</b></p>	<p><b>KELLY QUOTE NUMBER:</b></p>
<p><b>A-301</b></p>	



LOOKING EAST ALONG LOT LINE







LOOKING SOUTH LOT LINE EAST



LOOKING NORTH ALONG BOTTLING EAST







LOOKING WEST ALONG LOT - SOUTH