



Agenda Item # 19e
Date 7/3/19
COPY

400 East Military Avenue, Fremont, NE 68025-5141

June 24, 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 Jela Dilber on behalf of Suncap Associates, LP and Capstone Development Group for a Conditional Use Permit to allow for a 39 unit multi-family housing development to be known as Sunridge Apartments, located on Lot 7 Sunridge Place Addition, generally located at Jack Sutton Drive and Sunridge Lane.

A public hearing on this application will be held before the City of Fremont Planning Commission on the 8th 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. Additional information, including the staff report to the Planning Commission can be found at the following web link: <http://www.fremontne.gov/AgendaCenter/ViewFile/Agenda/06172019-860>

If you would like more information, you are encouraged to contact the applicant Suncap Associates, LP at 314-565-7928 or jdilber@capstonedev.net, 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, July 5th 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 L. Dam, AICP
Planning Director

Cc: Suncap Associates, LP
Capstone Development Group, LLC
Don Peterson and Associates Real Estate Co
Fremont School Board
County Board
Lower Platte North NRD

2019 JUN 24 PM 12:02
RECEIVED
Dodge Co Highway Dept



400 East Military Avenue, Fremont, NE 68025-5141

June 24, 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 Jela Dilber on behalf of Sunicap Associates, LP and Capstone Development Group for a Conditional Use Permit to allow for a 39 unit multi-family housing development to be known as Sunridge Apartments, located on Lot 7 Sunridge Place Addition, generally located at Jack Sutton Drive and Sunridge Lane. Additional information, including the staff report to the Planning Commission can be found at the following web link: <http://www.fremontne.gov/AgendaCenter/ViewFile/Agenda/06172019-860>

A public hearing on this application will be held before the City of Fremont City Council on the 9th 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 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 Sunicap Associates, LP at 314-565-7928 or jdilber@capstonedev.net, 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, July 5th after 4:30 PM. The City Council Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

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

Tyler Ficken
City Clerk

Cc: Sunicap Associates, LP
Capstone Development Group, LLC
Don Peterson and Associates Real Estate Co
Fremont School Board
County Board
Lower Platte North NRD

Location Map

The map below illustrates the location of the Subject.





COPY

400 East Military Avenue, Fremont, NE 68025-5141

June 24, 2019

RE: collection equipment addition

Dear Property Owner:

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

Consider a request by Cheri Edwards on behalf of SBA Towers II LLC and T-Mobile Central LLC to add new collection equipment to the existing SBA tower and add a 10' by 15' leased space within the existing SBA lease area, located at 600 S. Main Street.

A public hearing on this application will be held before the City of Fremont Planning Commission on the 8th 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. Additional information, including the staff report to the Planning Commission can be found at the following web link: <http://www.fremontne.gov/AgendaCenter/ViewFile/Agenda/06172019-860>

If you would like more information, you are encouraged to contact the applicant Cheri Edwards at 913-400-3677 or cledwards@sbasite.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, July 5th 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 L. Dam, AICP
Planning Director

Cc: SBA Towers II LLC
T-Mobile Central LLC
Fremont School Board
County Board
Lower Platte North NRD

2019 JUN 24 PM 12:02
RECEIVED
Dodge Co Highway Dept



400 East Military Avenue, Fremont, NE 68025-5141

June 24, 2019

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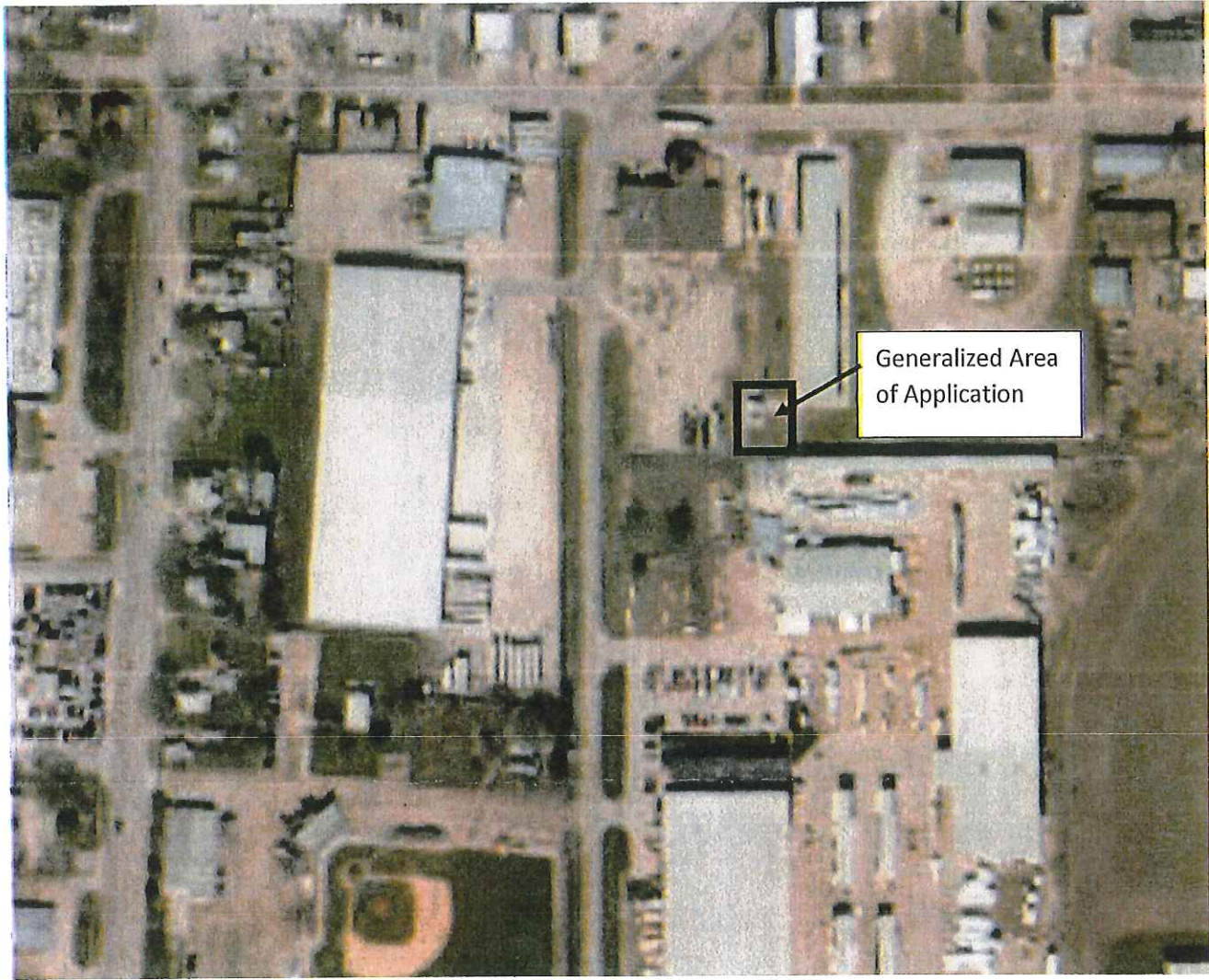
The Planning Department staff report and recommendation will be available at the City Clerk's office on Friday, July 5th after 4:30 PM. The City Council Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tyler Ficken", is written over a light blue horizontal line.

Tyler Ficken
City Clerk

Cc: SBA Towers II LLC
T-Mobile Central LLC
Fremont School Board
County Board
Lower Platte North NRD



Generalized Area
of Application



COPY

400 East Military Avenue, Fremont, NE 68025-5141

June 24, 2019

RE: Conditional Use Permit

Dear Property Owner:

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

Consider a request by Dodge County Historical Society for a Conditional Use Permit for a carriage house exhibit building at the May Museum located at 1643 North Nye Avenue.

A public hearing on this application will be held before the City of Fremont Planning Commission on the 8th 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. Additional information, including the staff report to the Planning Commission can be found at the following web link: http://www.fremontne.gov/AgendaCenter/ViewFile/Agenda/_06172019-860

If you would like more information, you are encouraged to contact the applicant Mark Boschult at 402-721-1017 or BEC@omni-tech.net, 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, July 5th 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 L. Dam, AICP
Planning Director

Attachment: drawings

Cc: Dodge County Historical Society
Dodge County
Fremont School Board
County Board
Lower Platte North NRD

2019 JUN 24 PM 12:02
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Dodge Co Highway Dept



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Tyler Ficken
City Clerk

Cc: Dodge County Historical Society
Dodge County
Fremont School Board
County Board
Lower Platte North NRD





 COPY

400 East Military Avenue, Fremont, NE 68025-5141

June 24, 2019

RE: Sign Plan

Dear Property Owner:

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

A request by Shiny & Dry, LLC for approval of a sign plan for Tommy's Express Carwash at 2323 East 23rd, Fremont, Nebraska.

A public hearing on this application will be held before the City of Fremont Planning Commission on the 8th 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. Additional information, including the staff report to the Planning Commission can be found at the following web link: <http://www.fremontne.gov/AgendaCenter/ViewFile/Agenda/06172019-860>

If you would like more information, you are encouraged to contact the applicant Shiny & Dry, LLC. at 402-871-8009 or dnsbauer@gmail.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, July 5th 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 L. Dam, AICP
Planning Director

Cc: Shiny & Dry, LLC
Fremont School Board
County Board
Lower Platte North NRD

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Dodge Co Highway Dept



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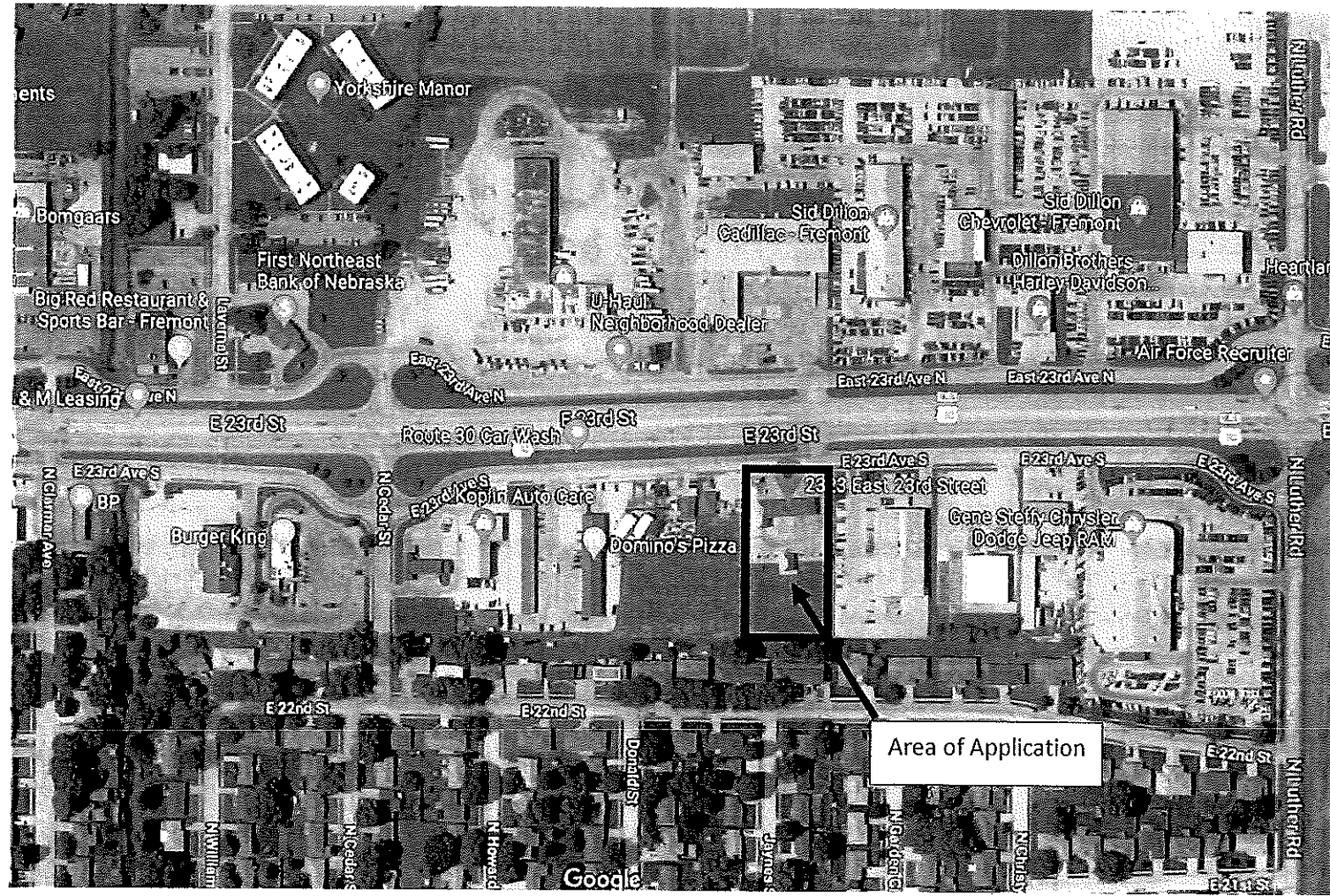
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Sincerely,

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

Tyler Ficken
City Clerk

Cc: Shiny & Dry, LLC
Fremont School Board
County Board
Lower Platte North NRD





COPY

400 East Military Avenue, Fremont, NE 68025-5141

June 24, 2019

RE: Redevelopment Plan Amendment

Dear Property Owner:

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

A request by Michael Sands on behalf of Fremont Enterprises, LLC, for Amendment to the Redevelopment Plan for the 23rd and Bell area, to identify a specific project, the Fountain Springs Apartment Properties, generally described as Lots 1 & 2 Fountain Springs 2nd Subdivision, Lot 2 Fountain Springs 3rd Subdivision and Lots 1 & 2 Fountain Springs 4th Subdivision located in the SE ¼ Section 11, Township 17 Range 8 East, and more generally located at the northwest corner of 29th Street and Yager, lying south of 32nd Street. Additional information, including the staff report to the Planning Commission can be found at the following web link: <http://www.fremontne.gov/AgendaCenter/ViewFile/Agenda/06172019-860>

A public hearing on this application will be held before the City of Fremont Planning Commission on the 8th 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 Michael Sands at 402-344-0500 or msands@bairdholm.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, July 5th 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,

A handwritten signature in cursive script that reads "Jennifer L. Dam".

Jennifer L. Dam, AICP
Planning Director

Cc: Michael Sands
Fremont Enterprises, LLC
Fremont School Board
County Board
Lower Platte North NRD

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A public hearing on this application will be held before the City of Fremont Community Development Agency (CDA) on the 9th 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 CDA 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 Michael Sands at 402-344-0500 or msands@bairdholm.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, July 5th after 4:30 PM. The Community Development Agency (CDA) Agenda and staff reports will also be available on the City's website at that time, www.fremontne.gov.

Sincerely,

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Tyler Ficken
City Clerk

Cc: Michael Sands
Fremont Enterprises, LLC
Fremont School Board
County Board
Lower Platte North NRD



400 East Military Avenue, Fremont, NE 68025-5141

June 24, 2019

RE: Redevelopment Plan Amendment

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Tyler Ficken
City Clerk

Cc: Michael Sands
Fremont Enterprises, LLC
Fremont School Board
County Board
Lower Platte North NRD

Depiction (outlined in red):

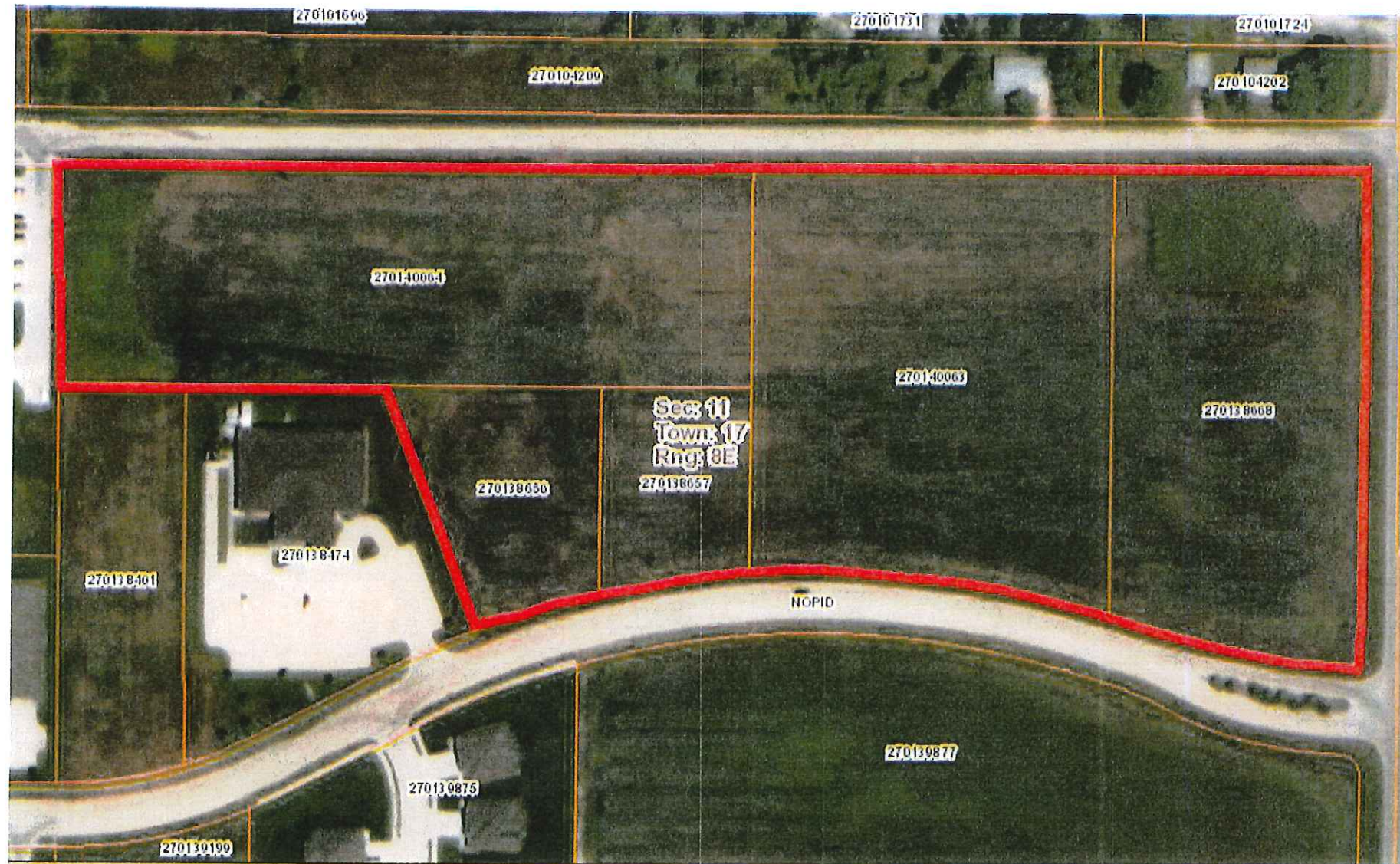


Exhibit "B"