PLANNING COMMISSION CASES SCHEDULED FOR DECEMBER 3, 2019 HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the December 3, 2019 Planning Commission hearing.

The staff planner's contact information is below. Please contact the staff planner if you have questions on this case.

Thank you.

Staff Contact Information:

Donald Kress (241-1473) dkress@FargoND.gov
Aaron Nelson (241-1475) anelson@FargoND.gov
Maegin Elshaug (476-4120) melshaug@FargoND.gov
Kylie Bagley (476-4152) kbagley@FargoND.gov
Maggie Squyer (476-4137) msquyer@FargoND.gov
Luke Morman (476-6751) lmorman@FargoND.gov

1. An application requesting a zoning change from LC, Limited Commercial to MR-3, Multi-Dwelling Residential on the proposed Lot 1, Block 1, Prairie Grove Fifth Addition, and a plat of **Prairie Grove Fifth Addition (minor subdivision)** a replat of Lot 1, Block 4, Prairie Grove First Addition, a 1 lot,1 block residential subdivision
   Located at 5354 26th Street South
   Owner/Applicant: Prairie Grove, Inc. / Michael Casper—Great States Construction
   Staff Contact: Kylie Bagley

2. An application for a plat of **Progressive Retail Center Addition (minor subdivision)**, a replat of portions of Lots 1 and 2, Block 2 of a replat of Lots 1, 2, 3, and 4, Block 1 of Interstate Services Subdivision to the City of Fargo, Cass County, North Dakota, a 1 block, 2 lot commercial subdivision..
   Located at 1015 38th Street North
   Owner/Applicant: RM Realty Fargo LLC/Anthony Sager—MBN Engineering
   Staff Contact: Maggie Squyer

3. An application requesting a plat of **Liberty Square Fifth Addition (minor subdivision)**, a replat of Lots 1 & 2, Block 1, Liberty Square Fourth Addition to the City of Fargo, Cass County, North Dakota, a 3 lot, 1 block commercial subdivision.
   Located at 4351 and 4445 23rd Avenue South.
   Owner/Applicant: Anderson Park Joint Venture—Michael Bullinger/Paul Johnson—Cityscapes Development
   Staff Contact: Maggie Squire

4. An application requesting a zoning map amendment from AG, Agricultural to SR-4, Single-Dwelling Residential and MR-3, Multi-Dwelling Residential on the proposed Valley View Estates Addition, and a plat of **Valley View Estates Addition (major subdivision)**, a plat of an unplatted portion of the southwest quarter and the southeast quarter of Section 28, Township 139 North, Range 48 West of the 5th Principal Meridian, to the City of Fargo, Cass County, North Dakota, a 7 block, 105 lot residential subdivision.
   Located at 4952 and 5052 36th Avenue South
   Owner/Applicant: K Square Developers, LLC/ Eagle Ridge Development—Jon Youness
   Staff Contact: Donald Kress

5. An application requested a zoning map amendment from MR-3, Multi-Dwelling Residential to LC, Limited Commercial on the west 43.26 feet of Lots 7 & 8 and adjacent east 7.5 feet of vacated alley of Lane's Subdivision of Block 69 of Ohmer's Subdivision.
   Located at 1206 13th Avenue North
   Owner/Applicant: Sigma Psi Housing, LLC / MBN Engineering—Tony Eukel
   Staff Contact: Luke Morman
   NOTE: Items 5 and 6 share the same location map and zoning map in the packet below

6. An application requesting a condition use permit to allow Group Living in the LC, Limited Commercial zone and for an Alternate Access Plan to on the west 91.73 feet of Lot 1 and the east 41.27 feet of Lots 1 & 2 and the west 1/2 of the vacated alley, and the west 43.26 feet of Lots 7 & 8 and adjacent east 7.5 feet of vacated alley of Lane's Subdivision of Block 69 of Ohmer's Subdivision.
   Located at 1261 North University Drive and 1206 13th Avenue North
   Owner/Applicant: Sigma Psi Housing, LLC / MBN Engineering—Tony Eukel
   Staff Contact: Luke Morman
   NOTE: Items 5 and 6 share the same location map and zoning map in the packet below

7. An application requesting a conditional use permit to allow an Alternative Access Plan for reduced parking on Lot 3, Block 1 of the proposed Timber Parkway Fourth Addition.
   Located at 4801 Timber Parkway South.
   Owner/Applicant: PLC Investments LLC/ PACES Lodging—Chris Mack
   Staff Contact: Kylie Bagley

The cases below are continued to the December 3 agenda from the November 5 agenda. No information is included in this packet on these cases,

An application requesting a Plat of Commerce of 12th Fifth Addition (Minor Subdivision) a replat of Lots 4-5, Block 1, Commerce on 12th Third Addition, to the City of Fargo, Cass County, North Dakota.
Located at 5540 and 5570 13th Avenue North
Owner/Applicant: Fargo Commercial Properties/ PRG
Staff Contact: Donald Kress

An application requesting a Plat of Rail Crossing First Addition (Minor Subdivision) a replat of Lots 6-20, Block 11; Lots 14-21, Block 12; portion of the vacated alley in Block 11; and a portion of vacated 22nd Street, Tyler's Addition, to the City of Fargo, Cass County, North Dakota.
Located at 2161 and 2215 3rd Avenue North; 321 23rd Street North
Owner/ Applicant: Rail Crossing LLC/Fabricators Unlimited
Staff Contact: Luke Morman

An application requesting a Zoning Change from SR-3, Single Dwelling Residential to MR-1, Multi-Dwelling Residential, on Lot E and the South 40 feet adjacent to Lot E, Block 37, Eddie & Fullers Auditors Outlots
Located at 1437 6th Avenue South.
Owner/Applicant: James and Carol Baum Living Trust/James Baum
Staff Contact: Maggie Squire

Zone Change (LC to MR-3) & Plat (Minor)

Prairie Grove Fifth Addition

5354 26th St S

THE CITY OF Fargo FAR MORE

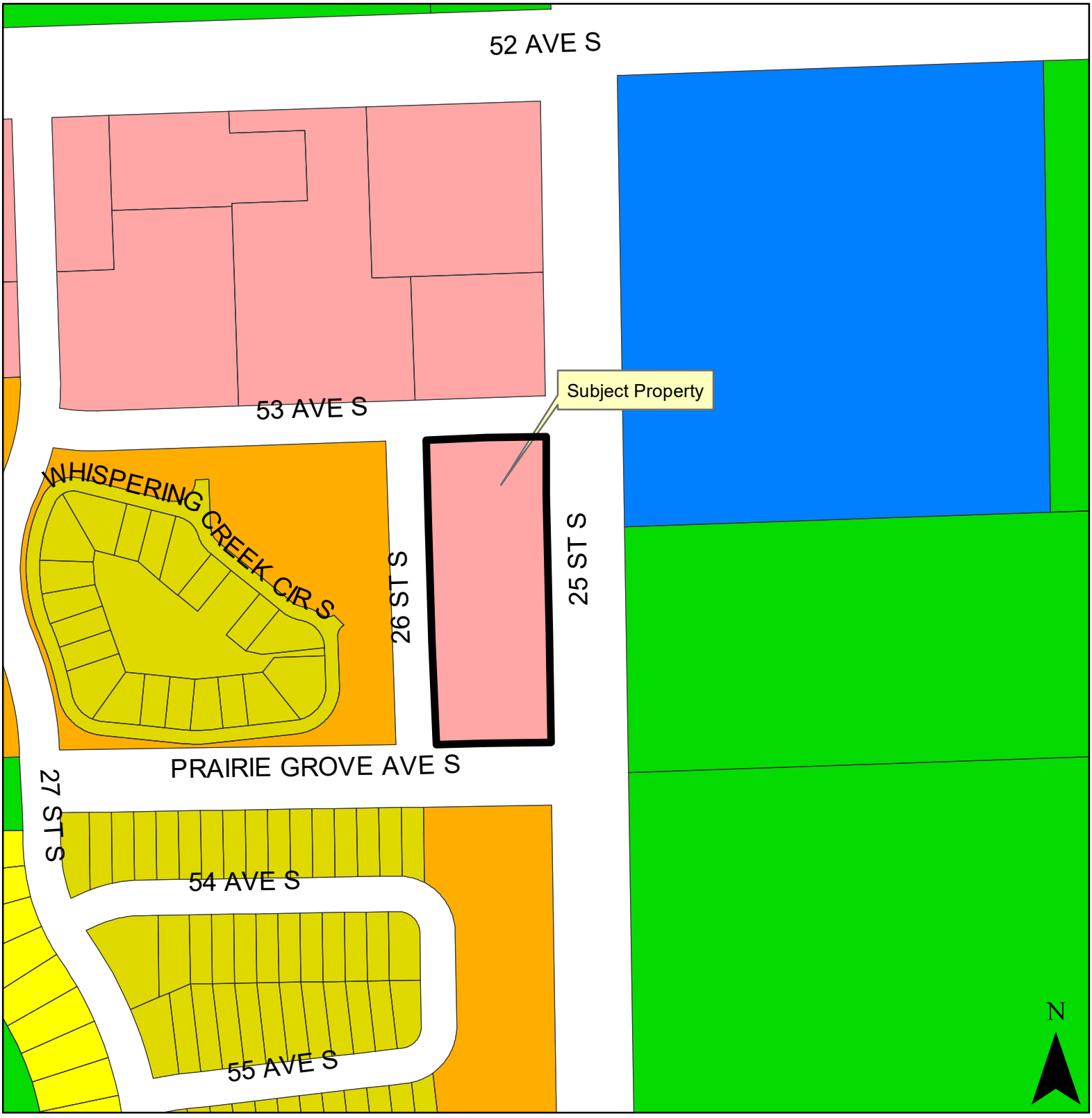
200 Feet

Fargo Planning Commission
December 3, 2019

Zone Change (LC to MR-3) & Plat (Minor)

Prairie Grove Fifth Addition

5354 26th St S



THE CITY OF Fargo FAR MORE

Legend

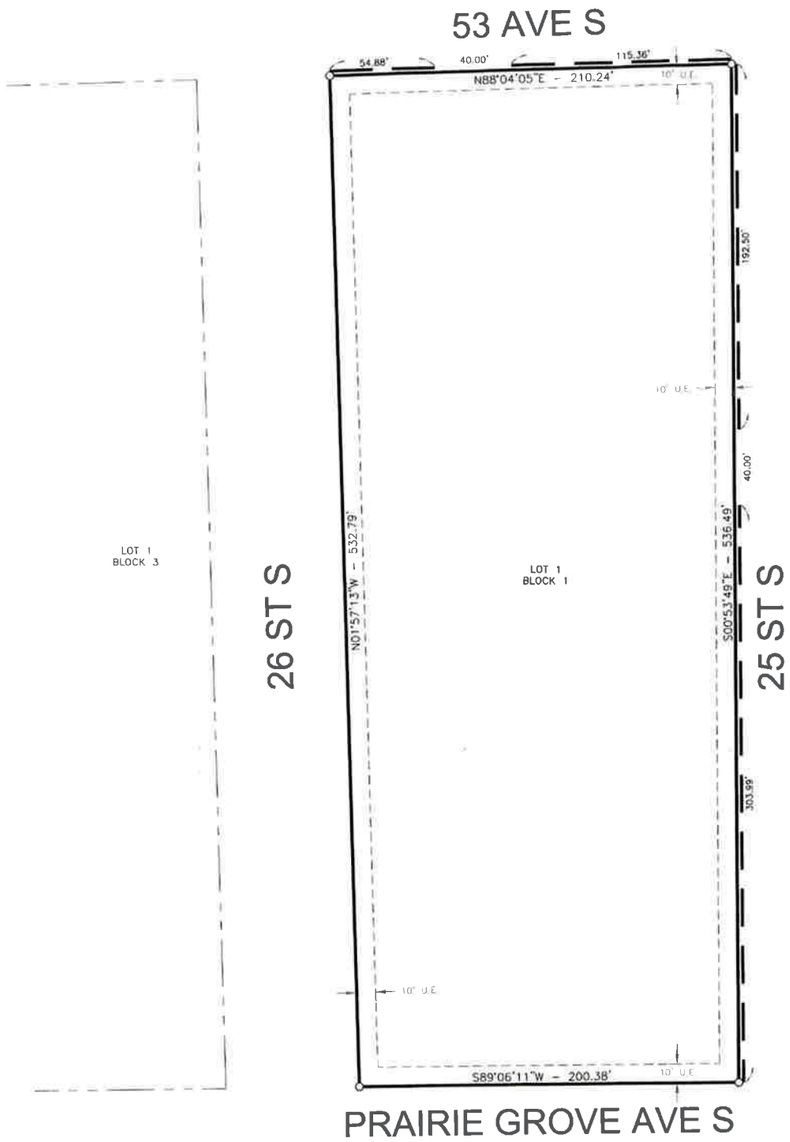
AG, LC, MHP, SR-2, DMU, LI, NC, SR-3, GC, MR-1, NO, SR-4, GI, MR-2, P/I, SR-5, GO, MR-3, UMU, City Limits

200 Feet

Fargo Planning Commission
December 3, 2019

PRAIRIE GROVE 5TH ADDITION

REPLAT OF LOT 1 BLOCK 4 OF PRAIRIE GROVE FIRST ADDITION
To the City of Fargo, Cass County, North Dakota



OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT PRAIRIE GROVE INC. IS THE OWNER OF: LOT 1 IN BLOCK FOUR, OF PRAIRIE GROVE FIRST ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS, PRAIRIE GROVE SECOND ADDITION TO THE CITY OF FARGO. SAID OWNERS ALSO HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL ACCESS AND UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID PRAIRIE GROVE 2ND ADDITION, CONSISTS OF 1 LOT AND ONE BLOCK, AND CONTAINS 2.52 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF SIGHT AND RECORD.

PRAIRIE GROVE INC.

BY: _____
MICHAEL CASPER
ITS: PRESIDENT

STATE OF _____)
)SS
COUNTY OF _____)

ON THIS_____DAY OF_____, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

_____
NOTARY PUBLIC

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS PRAIRIE GROVE 2ND ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.
DATED THIS___DAY OF_____, 2019.

_____
COLE A. NESET,
REGISTERED LAND SURVEYOR
ND REG. NO. 7513

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS_____DAY OF_____, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, REGISTERED LAND SURVEYOR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

_____
NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED BY THE FARGO CITY ENGINEER THIS_____DAY OF_____2019.

_____
BRENDA DERRIG, CITY ENGINEER

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS_____DAY OF_____, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED APRIL E. WALKER, CITY ENGINEER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED SAME AS THEIR FREE ACT AND DEED.

_____
NOTARY PUBLIC

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS_____DAY OF_____2019.

_____
JOHN Q PAULSEN, CHAIR
FARGO PLANNING COMMISSION

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS_____DAY OF_____, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN Q PAULSEN, CHAIR, FARGO PLANNING COMMISSION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

_____
NOTARY PUBLIC

FARGO CITY COMMISSION APPROVAL

APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDERED FILED THIS_____DAY OF_____2019.

_____
TIMOTHY J. MAHONEY, MAYOR

ATTEST:

_____
STEVEN SPRAGUE, CITY AUDITOR

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS_____DAY OF_____, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR, CITY OF FARGO, AND STEVEN SPRAGUE, CITY AUDITOR, CITY OF FARGO, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

_____
NOTARY PUBLIC

PRELIMINARY PLAT

Neset
LAND SURVEYS

0 20 40 80
"SCALE IN FEET"

LEGEND

●	MONUMENT SET
O	MONUMENT FOUND
	EX. EASEMENT LINE
	EX. PROPERTY LINE
	EX. PROPERTY LINE TO BE ABANDONED
	PROPERTY BOUNDARY LINE
	NEW LOT LINE
	NEW EASEMENT LINE
	SECTION LINE
	EXISTING LOT NUMBER
(U.E.)	UTILITY EASEMENT

10/16/18 12:30:11 PM Z:\Lowry Shared Files\Projects_2019\19085 - Great States 53rd Ave S\Drawings\19085_Project\Survey\19085_neg-access.dwg

Plat (Minor)

Progressive Retail Center Addition

1015 38th St N

THE CITY OF Fargo FAR MORE

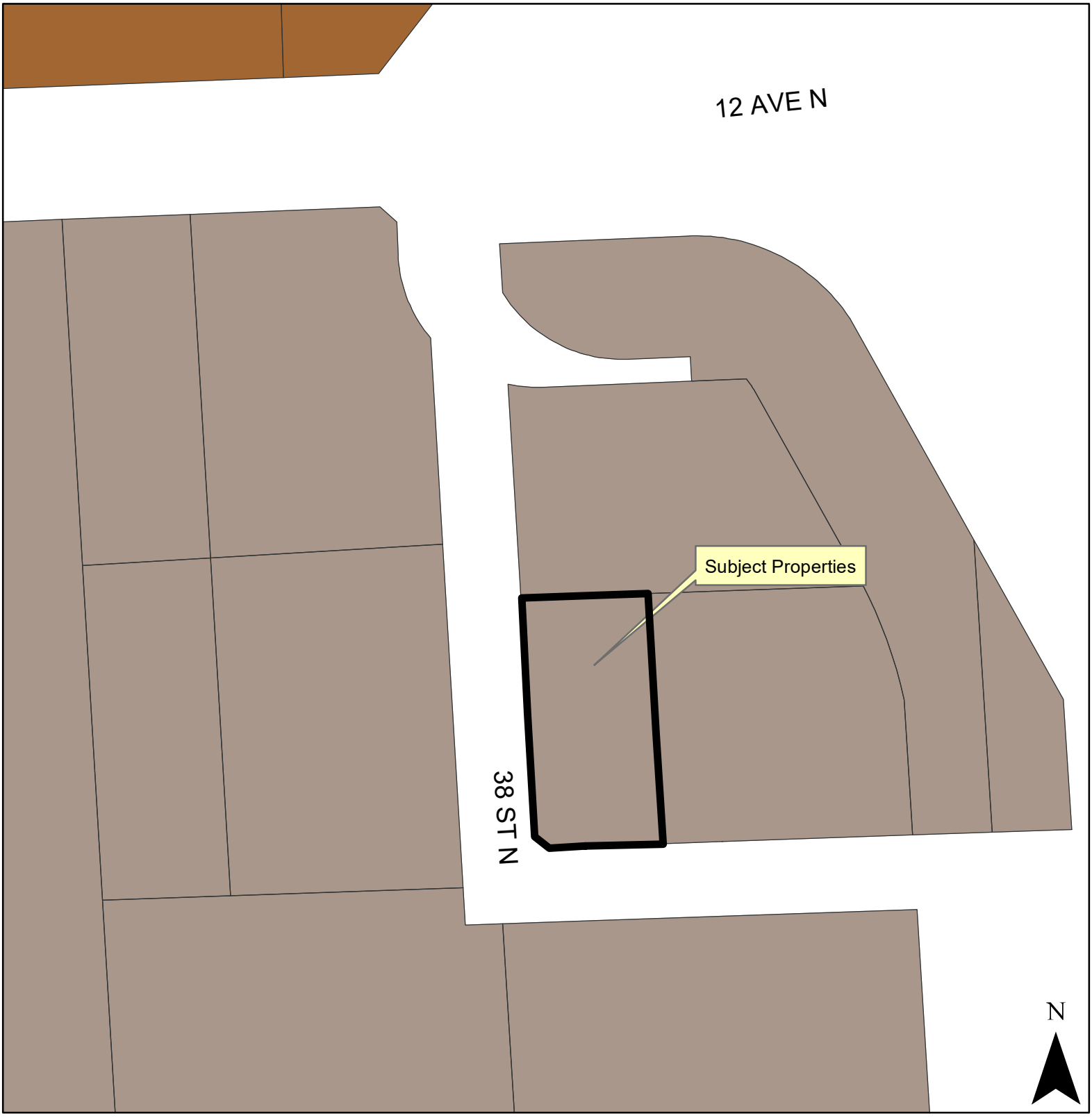
100 Feet

Fargo Planning Commission
December 3, 2019

Plat (Minor)

Progressive Retail Center Addition

1015 38th St N



THE CITY OF Fargo FAR MORE

Legend

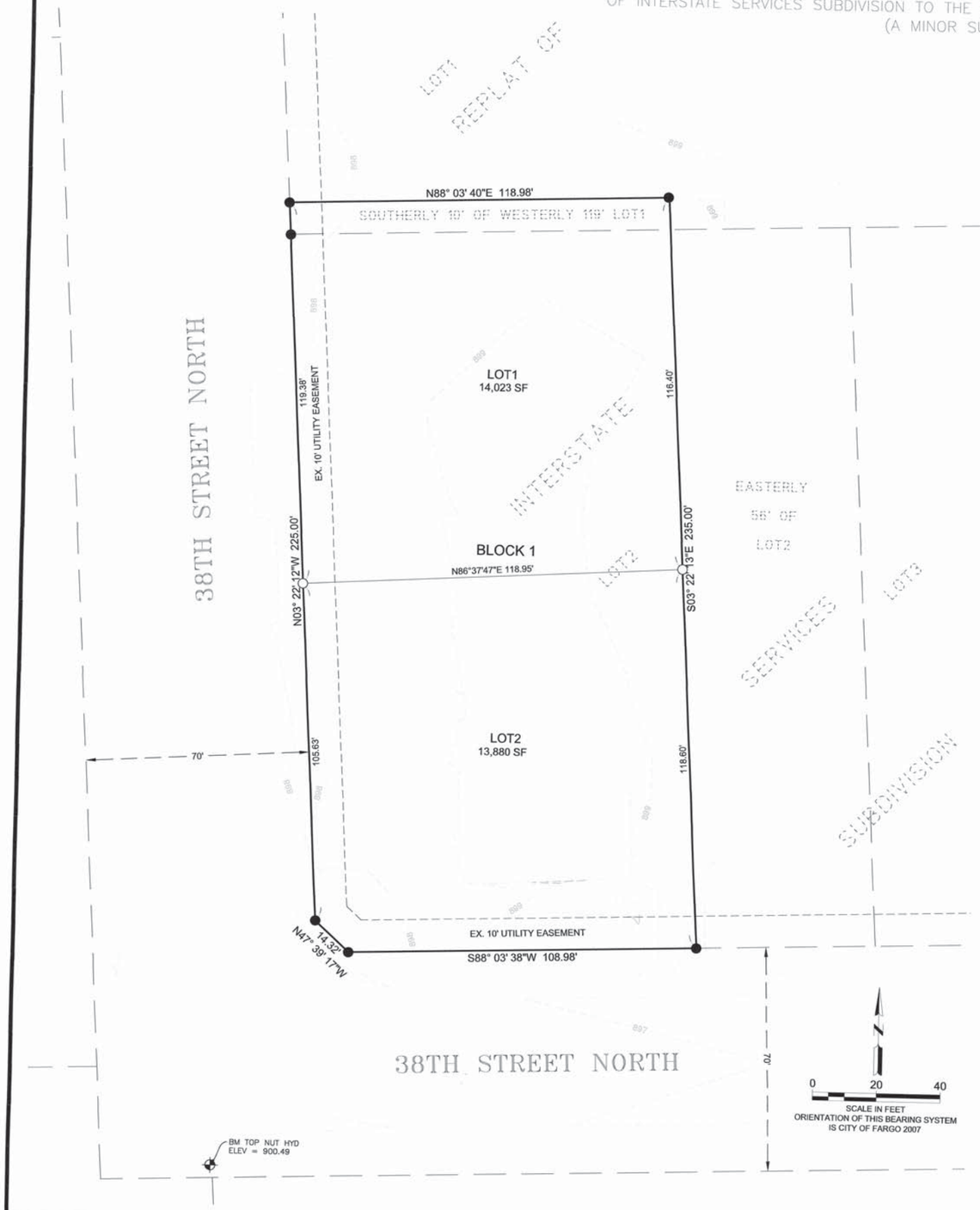
AG, LC, MHP, SR-2, DMU, LI, NC, SR-3, GC, MR-1, NO, SR-4, GI, MR-2, P/I, SR-5, GO, MR-3, UMU, City Limits

100 Feet

Fargo Planning Commission
December 3, 2019

PROGRESSIVE RETAIL CENTER ADDITION

A REPLAT OF PARTS OF LOTS 1 AND 2, BLOCK 2 OF A REPLAT OF LOTS 1, 2, 3, AND 4, BLOCK 1, OF INTERSTATE SERVICES SUBDIVISION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



OWNER'S CERTIFICATE:
KNOW ALL PERSONS BY THESE PRESENTS: That RM Realty Fargo, LLC, is the owner of Lot Two, except the easterly fifty-six feet of said Lot Two, together with the southerly ten feet of the westerly one hundred nineteen feet of Lot One, as measured along the southerly line of said Lot One, in Block Two, of the Replat of Interstate Services Subdivision, to the City of Fargo, situate in the County of Cass and the State of North Dakota as filed and on record at the office of the County Recorder, Cass County, North Dakota; that we have caused the same to be surveyed and replatted as **PROGRESSIVE RETAIL CENTER ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:
RM Realty Fargo, LLC

Steven Brown, Owner

Cynthia Brown, Owner

State of Colorado)
)ss
County of Denver)

On this 11th day of September, 2019, before me personally appeared Steven Brown and Cynthia Brown, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of RM Realty Fargo, LLC.

Notary Public:

RENEE ANDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064008462
MY COMMISSION EXPIRES MARCH 11, 2022

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:
I, Joshua J. Nelson, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this 3rd day of Sept., 2019.

Joshua J. Nelson, Professional Land Surveyor No. LS-27292

REGISTERED PROFESSIONAL LAND SURVEYOR
JOSHUA J. NELSON
LS-27292
DATE 9/3/19
NORTH DAKOTA

State of North Dakota)
)ss
County of Cass)

On this 3rd day of September, 2019, before me personally appeared Joshua J. Nelson, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public:

KIMBERLY A HULM
Notary Public
State of North Dakota
My Commission Expires July 31, 2020

LEGEND

- ● MONUMENT IN PLACE
- ○ MONUMENT SET (5/8" REBAR, CAPPED PLS# LS-27292)
- BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE

NOTES:

1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.

CITY ENGINEER'S APPROVAL:
Approved by the Fargo City Engineer this _____ day of _____, 20____.

Brenda E. Derring, P.E., City Engineer

State of North Dakota)
)ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Brenda E. Derring, Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same as her free act and deed.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:
Approved by the City of Fargo Planning Commission this _____ day of _____, 20____.

John Gunkelman, Chair
Fargo Planning Commission

State of North Dakota)
)ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared John Gunkelman, Chair, Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL:
Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 20____.

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

State of North Dakota)
)ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Timothy J. Mahoney, Major, City of Fargo: and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public: _____

Mead & Hunt
Phone: 701-566-6450
meadhunt.com

Project No.
4289700-191738.01
SHEET 1 OF 1

X:\4289700\191738.01\TECH\SURVEY\DRAWINGS\191738-PRELM PLAT.DWG
8/28/2019 10:20:58 AM

Plat (Minor)

Liberty Square Fifth Addition

4351 & 4445 23rd Ave S

THE CITY OF Fargo FAR MORE

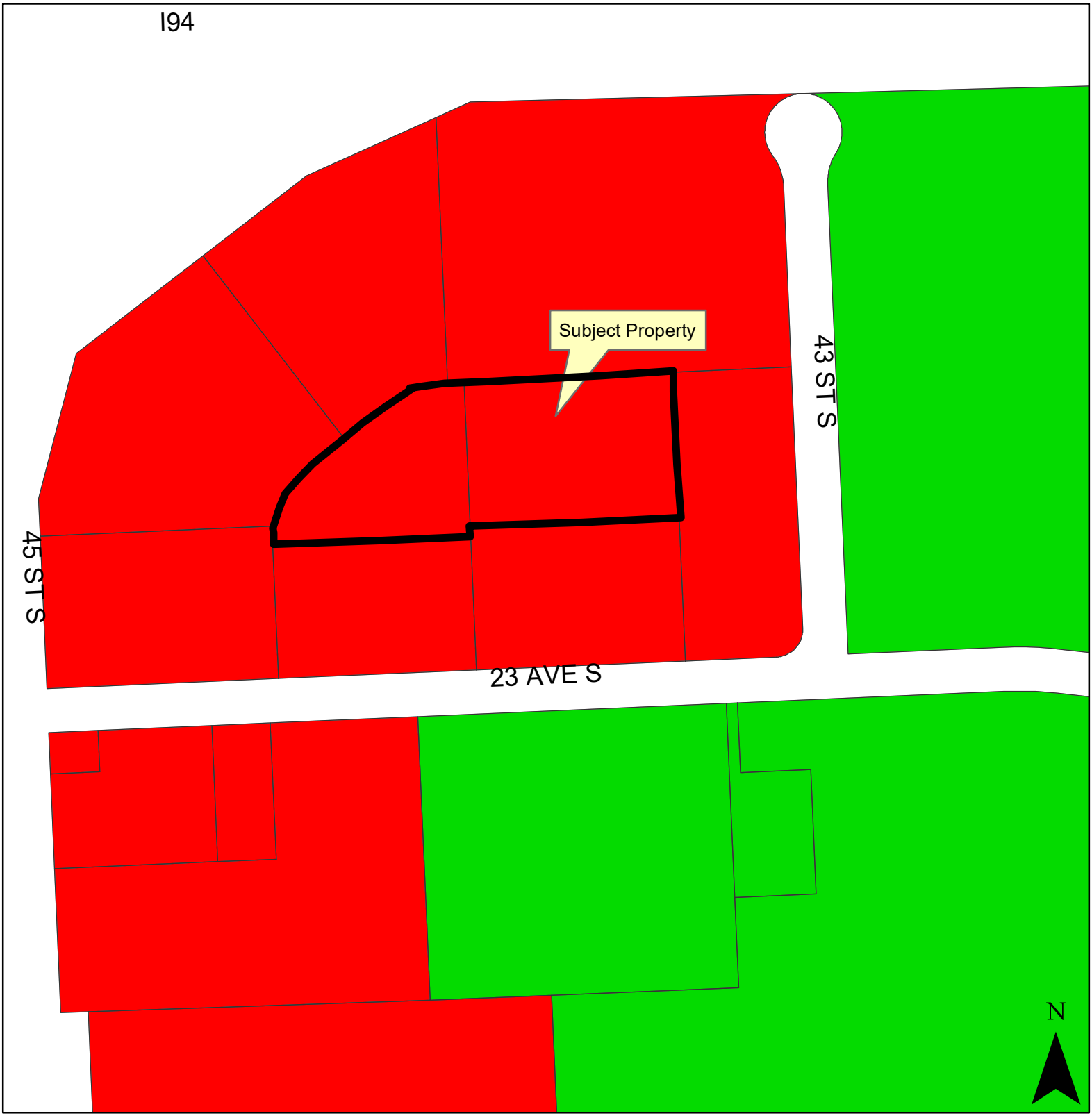
200 Feet

Fargo Planning Commission
December 3, 2019

Plat (Minor)

Liberty Square Fifth Addition

4351 & 4445 23rd Ave S



THE CITY OF Fargo FAR MORE

Legend

AG LC MHP SR-2
DMU LI NC SR-3
GC MR-1 NO SR-4
GI MR-2 P/I SR-5
GO MR-3 UMU City Limits

200 Feet

Fargo Planning Commission
December 3, 2019

LIBERTY SQUARE FIFTH ADDITION

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, LIBERTY SQUARE FOURTH ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

LEGEND

●	MONUMENT IN PLACE
○	SET MONUMENT (5/8" REBAR CAPPED PLS-27292)
(1,000)	LOT AREA (SQUARE FEET)
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	NEW LOT LINE
	NEW BLOCK LINE
	PLAT BOUNDARY
	NEW EASEMENT LINE

NOTES:

1. GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.

PLAT BOUNDARY DESCRIPTION

Replat of Lots 1 and 2, Block 1, LIBERTY SQUARE FOURTH ADDITION to the City of Fargo, Cass County, North Dakota.

PLAT BOUNDARY DESCRIPTION

Joshua J. Nelson, being duly sworn, deposes and says that he is the Registered Land Surveyor who prepared and made the attached plat of "LIBERTY SQUARE FIFTH ADDITION" to the City of Fargo, being a replat of Lots 1 and 2, Block 1, LIBERTY SQUARE FOURTH ADDITION, Cass County, North Dakota; that said plat is a true and correct representation of the boundary survey; that all distances are correctly shown on said plat; that monuments have been placed in the ground as indicated for the guidance of future surveys and that said addition is described as follows, to wit:

Said plat contains 3.96 acres, more or less.

Subject to Easements, Restrictions, Reservations and Rights of Way of Record.

Joshua J. Nelson, PLS
Professional Land Surveyor
Registration No. LS-27292

State of North Dakota)
) SS
County of Cass)

On this day of 2019, appeared before me, Joshua J. Nelson, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

Notary Public, Cass County, North Dakota

My commission expires

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, That the Anderson Park Joint Ventures, LLP, a North Dakota Limited Liability Partnership, owners of the above described property, have caused the same to be surveyed and platted as "LIBERTY SQUARE FIFTH ADDITION" to the City of Fargo, a replat of Lots 1 and 2, Block 1, LIBERTY SQUARE FOURTH ADDITION to the City of Fargo, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certification of Joshua J. Nelson, Registered Land Surveyor, and that the description as shown in the certificate of the Registered Land Surveyor is correct.

OWNER:
Anderson Park Joint Ventures, LLP
By:

State of North Dakota)
) SS
County of Cass)

On this day of 2019, appeared before me, XXXX XXX, XXXX, Anderson Park Joint Ventures, LLP, a North Dakota Limited Liability Partnership, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

Notary Public, Cass County, North Dakota

My commission expires

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this day of 2019.

Shara Fischer
Planning Commission Chair

State of North Dakota)
) SS
County of Cass)

On this day of 2019, before me, a notary public in and for said county, personally appeared Shara Fischer, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public, Cass County, North Dakota

My commission expires:

FARGO CITY COMMISSION APPROVAL

Approved by the Board of Commissioners and ordered filed this day of 2019.

Timothy J. Mahoney
Mayor

Attest:
Steven Sprague, City Auditor

State of North Dakota)
) SS
County of Cass)

On this day of 2019, before me, a notary public in and for said county, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor, known to me to be the persons described in and who executed the same as a free act and deed.

Notary Public, Cass County, North Dakota

My commission expires:

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this day of 2019.

Brenda E. Derrig, P.E.
City Engineer

State of North Dakota)
) SS
County of Cass)

On this day of 2019, before me, a notary public in and for said county, personally appeared Brenda E. Derrig, City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public, Cass County, North Dakota

My commission expires

Mead & Hunt
Phone: 701-566-6450
meadhunt.com

Project No.
192586.01
SHEET 1 OF 2

PRELIMINARY

Zone Change (AG to SR-4 & MR-3) & Plat (Major)

Valley View Estates Addition

4952, 5052 & 5080 36th Ave S

THE CITY OF Fargo FAR MORE

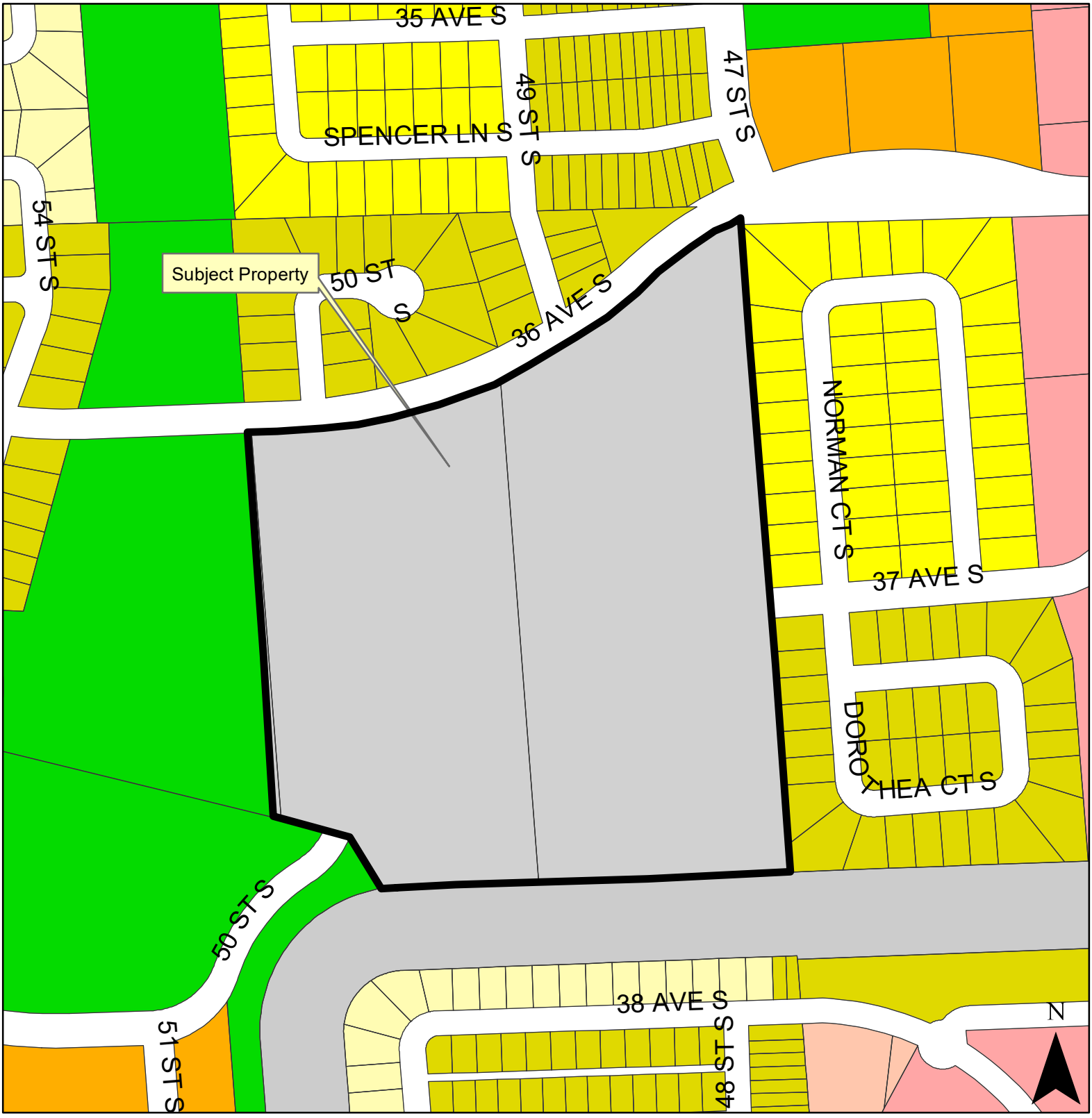
300 Feet

Fargo Planning Commission
December 3, 2019

Zone Change (AG to SR-4 & MR-3) & Plat (Major)

Valley View Estates Addition

4952, 5052 & 5080 36th Ave S



THE CITY OF Fargo FAR MORE

Legend

AG, DMU, GC, GO, LC, LI, MR-1, MR-2, MR-3, MHP, NC, NO, P/I, UMU, SR-2, SR-3, SR-4, SR-5, City Limits

300 Feet

Fargo Planning Commission
December 3, 2019

VALLEY VIEW ESTATES ADDITION

AN UNPLATTED PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 28, T139N, R49W
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That K Square Developers, LLC, a North Dakota limited liability company, as owner of a parcel of land located in that part of the Southwest Quarter and the Southeast Quarter of Section 28, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Beginning at the northeast corner of Lot 7, Block 6, VALLEY VIEW ADDITION, a duly recorded plat on file and of record in the Office of the County Recorder, Cass County, North Dakota; thence North 87 degrees 51 minutes 10 seconds East, assumed bearing, along the south line of 36 Avenue South as dedicated on said VALLEY VIEW ADDITION, 95.60 feet; thence northeasterly continuing along said south line and along a tangential curve concave to the north having a radius of 1500.00 feet and a central angle of 40 degrees 39 minutes 26 seconds a distance of 1064.41 feet; thence northeasterly continuing along said south line and along a reverse curve concave to the south having a radius of 997.00 feet and a central angle of 16 degrees 38 minutes 54 seconds a distance of 289.70 feet to the west line of said SINCEBAUGH ADDITION a duly recorded plat on file and of record in the Office of the County Recorder, Cass County, North Dakota; thence South 04 degrees 23 minutes 34 seconds East, along said west line, 1722.80 feet to the southwest corner of Lot 20, Block 3, said SINCEBAUGH ADDITION; thence South 87 degrees 51 minutes 10 seconds West, along the north line of Cass County Ditch 27 as described in Document 112162 on file and of record in the Office of the County Recorder, Cass County, North Dakota, 1028.04 feet; thence continuing along the north line of Cass County Ditch 27 southwesterly along a tangential curve concave to the southeast having a radius of 380.00 feet and a central angle of 06 degrees 52 minutes 48 seconds a distance of 45.63 feet to the most easterly corner of Lot 2, Block 8 of said VALLEY VIEW ADDITION; thence North 31 degrees 16 minutes 44 seconds, along the easterly line of said Lot 2, a distance of 160.86 feet to the most northerly corner of said Lot 2; thence North 76 degrees 15 minutes 35 seconds West, along the north line of 50 Street South as dedicated in said VALLEY VIEW ADDITION and the northerly line of Lot 8, Block 6, said VALLEY VIEW ADDITION, 206.41 feet to the most southerly corner of Lot 7 said Block 6; thence North 04 degrees 03 minutes 55 seconds West, along the east line of said Lot 7, a distance of 1011.29 feet to the point of beginning.

Containing 41.41 acres, more or less.

Said owners have caused the above described parcel of land to be surveyed and platted as "VALLEY VIEW ESTATES ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to the public for public use all Streets, Avenues and utility easements as shown on this plat and do hereby dedicate to the City of Fargo, Lot 19, Block 7 for drain purposes as shown on this plat.

OWNER: K Square Developers, LLC

_____
By: Brian Kounovsky, president

County of Cass
State of North Dakota } ss

On this _____ day of _____, in the year 2019 before me, a notary public within and for said County and State, personally appeared Brian Kounovsky, president, K Square Developers, LLC, a North Dakota limited liability company, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same on behalf of the limited liability company.

_____
Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Gregg Stroeing, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

_____ Date: _____
Gregg Stroeing, Professional Land Surveyor
North Dakota License Number LS-6703

State of North Dakota
County of Cass } ss

On this _____ day of _____, 2019, before me, a notary public within and for said County and State, personally appeared Gregg Stroeing, Registered Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that he executed the same.

_____
Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this _____ day of _____, 2019.

_____
Brenda E. Derrig, City Engineer

State of North Dakota
County of Cass } ss

On this _____ day of _____, in the year 2019 before me, a notary public within and for said County and State, personally appeared Brenda E. Derrig, City Engineer known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same as City Engineer for the City of Fargo.

_____
Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planing Commission this _____ day of _____, 2019.

_____
John Gunkelman, Planning Commission Chair

State of North Dakota
County of Cass } ss

On this _____ day of _____, in the year 2019 before me, a notary public within and for said County and State, personally appeared John Gunkelman, Planning Commission Chair, known to me to be the person who is described in and who executed the within instrument, and acknowledged to me that she executed the same on behalf of the Fargo Planning Commission.

_____
Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 2019.

_____
Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

County of Cass
State of North Dakota } ss

On this _____ day of _____, in the year 2019 before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of Fargo.

_____
Notary Public

BLOCK 2	
LOT #	SQUARE FEET
1	9,351
2	4,739
3	4,739
4	6,083
5	4,739
6	4,739
7	7,158
8	6,491
9	7,854
10	4,619
11	4,621
12	6,605
13	6,095
14	7,786
15	11,335

BLOCK 3	
LOT #	SQUARE FEET
1	5,500
2	5,763
3	4,500
4	7,512
5	4,500
6	6,375
7	7,561
8	5,903
9	4,500
10	7,512
11	4,500
12	4,500
13	5,763
14	4,500
15	5,057

BLOCK 4	
LOT #	SQUARE FEET
1	133,085
2	7,499
3	4,619
4	7,514
5	4,501
6	6,377
7	4,501
8	6,377
9	4,501
10	5,764
11	4,501
12	6,377
13	7,140

BLOCK 5	
LOT #	SQUARE FEET
1	6,813
2	4,688
3	4,824
4	7,788
5	4,765
6	4,583
7	6,375
8	4,500
9	4,500
10	5,763
11	4,500
12	5,250
13	5,805
14	7,512
15	4,500
16	4,500
17	6,614
18	6,647
19	9,659
20	11,565

BLOCK 5	
LOT #	SQUARE FEET
21	5,931
22	4,517
23	5,774
24	4,929
25	4,771
26	5,763
27	4,500
28	4,500
29	7,125
30	7,125
31	4,500
32	4,500
33	5,897
34	5,681
35	5,210
36	7,512
37	4,500
38	6,375
39	4,500
40	5,338

BLOCK 6	
LOT #	SQUARE FEET
1	6,018
2	4,500
3	6,937
4	4,831
5	4,830
6	6,639
7	4,500
8	5,763
9	4,500
10	5,250
11	5,057
12	4,500
13	5,763
14	4,500
15	4,500
16	8,450
17	5,354
18	5,688
19	6,080
20	4,500
21	4,500
22	6,037

BLOCK 7	
LOT #	SQUARE FEET
1	7,140
2	6,377
3	4,501
4	5,764
5	4,501
6	6,377
7	4,501
8	6,376
9	6,317
10	8,240
11	16,998
12	9,403
13	6,823
14	5,840
15	8,208
16	6,825
17	4,743
18	147,923
19	70,155

PREPARED BY:
BOLTON & MENK

PRELIMINARY

JSZ 10/15/19 D15.119868_V_PROP_N1-VV PLAT.dwg

VALLEY VIEW ESTATES ADDITION

AN UNPLATTED PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 28, T139N, R49W
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

CURVE TABLE		
CURVE #	LENGTH	DELTA
C1	62.94	39°11'59"
C2	40.32	25°06'42"
C3	37.37	23°16'17"
C4	3.88	2°25'02"
C5	47.12	90°00'00"
C6	35.08	20°06'04"
C7	4.08	1°26'36"
C8	32.10	11°21'06"
C9	20.66	7°18'22"
C10	67.34	5°03'48"
C11	35.08	2°38'16"
C12	35.08	2°38'16"
C13	44.93	3°22'41"
C14	35.08	2°38'16"
C15	35.08	2°38'16"
C16	49.98	3°45'30"
C17	46.65	3°30'27"
C18	35.08	2°38'16"
C19	35.08	2°38'16"
C20	58.58	4°24'16"
C21	35.08	2°38'16"
C22	11.79	0°53'12"
C23	4.13	2°34'19"
C24	29.70	18°29'48"
C25	29.70	18°29'48"
C26	38.14	23°45'11"
C27	28.53	17°46'02"
C28	25.98	4°57'44"
C29	50.29	9°36'18"
C30	28.98	5°32'02"
C31	19.65	3°06'39"
C32	34.13	5°24'06"
C33	34.13	5°24'06"
C34	39.09	6°11'13"
C35	42.46	81°05'09"
C36	53.04	10°07'50"
C37	52.21	9°58'14"
C38	47.12	90°00'00"
C39	27.40	17°03'42"
C40	29.70	18°29'48"
C41	38.14	23°45'11"
C42	29.70	18°29'48"
C43	19.58	12°11'30"
C44	75.74	14°29'20"
C45	13.20	2°43'28"
C46	15.70	2°29'05"
C47	111.30	17°36'59"

0 100 200
SCALE IN FEET
Bearing Orientation Based on the plat
Valley View Addition

LEGEND

- 5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. LS-6703
- MONUMENT FOUND, 5/8" REBAR
- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- QUARTER SECTION LINE

Utility easements are shown thus:

LOT / STREET / AVENUE

Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.

PREPARED BY:
BOLTON & MENK

PRELIMINARY

SHEET 2 OF 2

JSZ 10/15/19 D15.119808_V_PROP_N1-VV PLAT.dwg

Zone Change (MR-3 to LC) & Conditional Use Permit

Ohmer's Subdivision

1206 & 1261 University Dr N

THE CITY OF Fargo FAR MORE

CUP

Zone Change & CUP

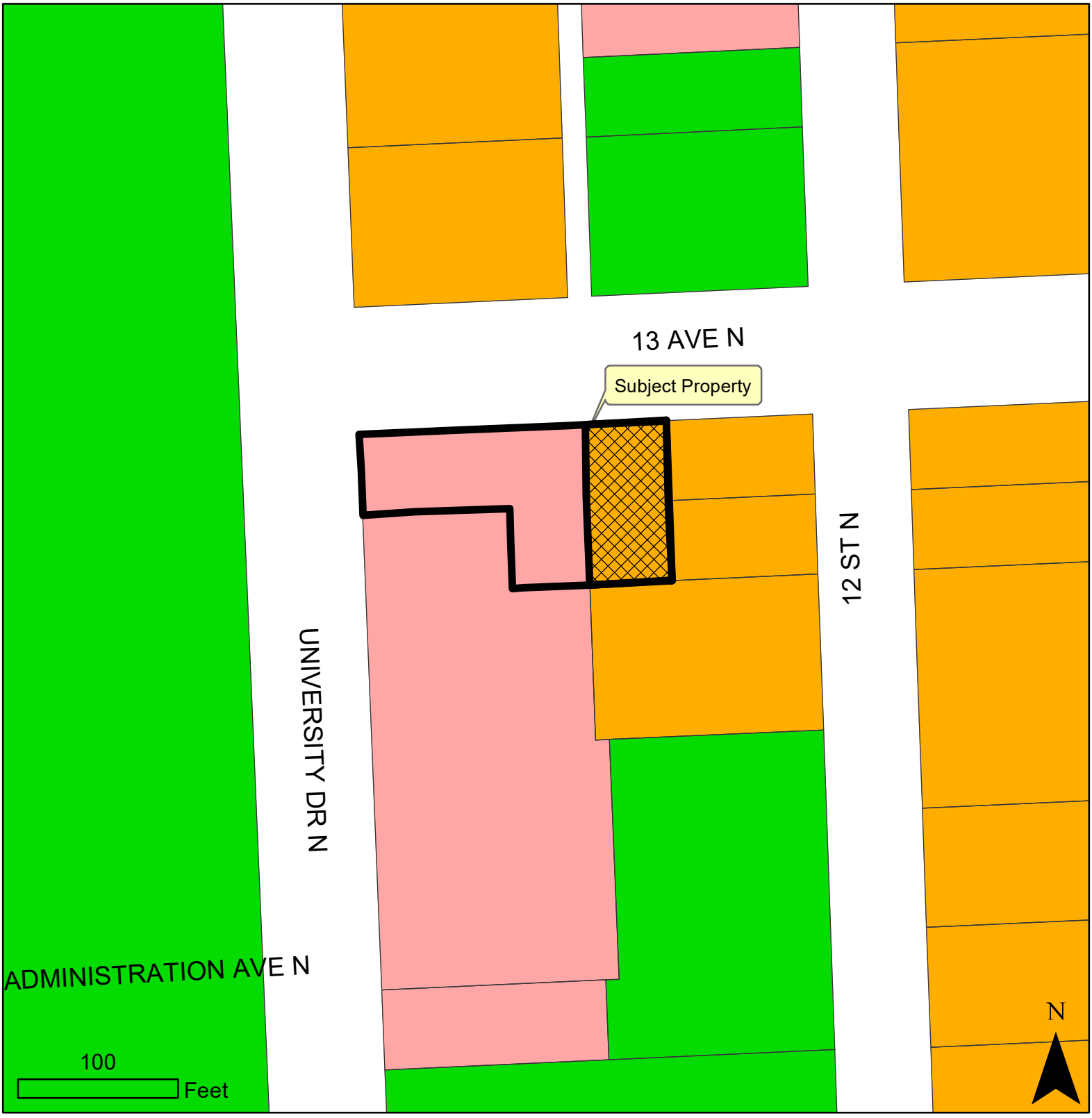
Fargo Planning Commission

December 3, 2019

Zone Change (MR-3 to LC) & Conditional Use Permit

Ohmer's Subdivision

1206 & 1261 University Dr N



THE CITY OF Fargo FAR MORE

Legend

AG, LC, MHP, SR-2, DMU, LI, NC, SR-3, GC, MR-1, NO, SR-4, GI, MR-2, P/I, SR-5, GO, MR-3, UMU, City Limits

CUP

Zone Change & CUP

Fargo Planning Commission

December 3, 2019

Conditional Use Permit

Timber Parkway Third Addition

4801 Timber Parkway S

THE CITY OF Fargo FAR MORE

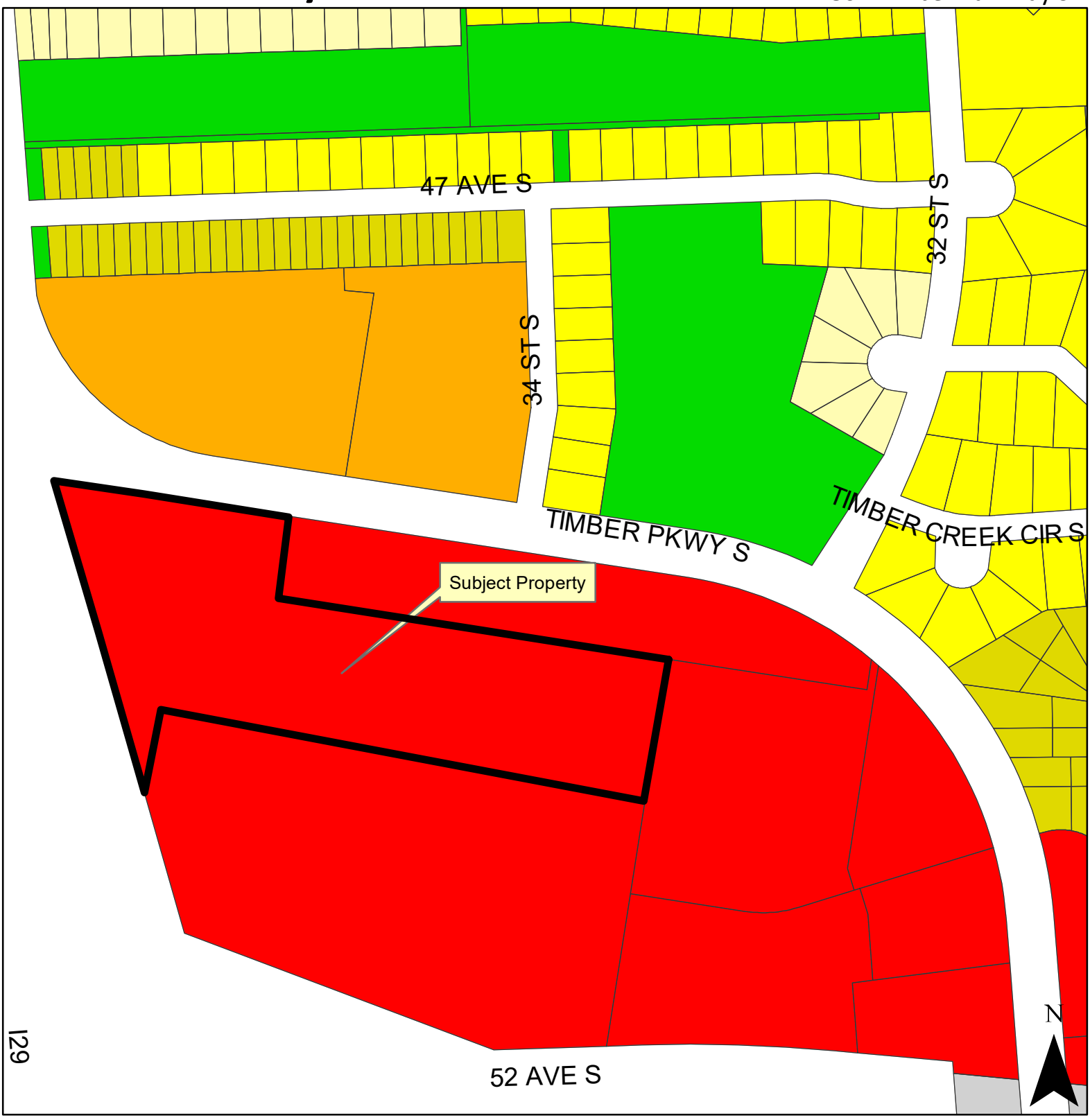
300 Feet

Fargo Planning Commission
December 3, 2019

Conditional Use Permit

Timber Parkway Third Addition

4801 Timber Parkway S



THE CITY OF Fargo FAR MORE

Legend

AG, LC, MHP, SR-2, DMU, LI, NC, SR-3, GC, MR-1, NO, SR-4, GI, MR-2, P/I, SR-5, GO, MR-3, UMU, City Limits

300 Feet

Fargo Planning Commission
December 3, 2019