



PLANNING AND DEVELOPMENT

200 Third Street North
Fargo, North Dakota 58102
Phone: (701) 241-1474
Fax: (701) 241-1526
E-Mail: planning@FargoND.gov
www.FargoND.gov

January 22, 2018

Clay Dietrich
4151 38th Street South, Suite B
Fargo, ND 58104

Re: Urban Plains Northeast Retail Third Addition – Minor Subdivision, Growth Plan Amendment and Zone Change

Dear Mr. Dietrich:

Thank you for your minor subdivision application submitted on January 16, 2018. It is my understanding that you are seeking City approval to replat a part of Lots 3 and 4, Block 1, Urban Plains Northeast Retail Addition, to be known as Urban Plains Northeast Retail Third Addition, a one block, two-lot minor subdivision. It is my further understanding that you are seeking City approval to rezone all of the proposed, Urban Plains Northeast Retail Third Addition from, LC, Limited Commercial, to MR-3, Multi-Residential Dwelling.

Your application is deemed incomplete. Please submit the items indicated in the un-checked boxes below by January 29, 2018 for your application to be considered complete:

Zone change application:

- 1. [x] \$300.00 Filing Fee

Growth plan amendment application:

- 1. [x] \$300.00 Filing Fee

Subdivision application:

- 1. [x] \$600.00 Filing Fee Major Subdivision/ \$350.00 Filing Fee Minor Subdivision
2. [x] Preliminary Plat
3. [ ] Proposed Amenities Plan (Major Subdivisions Only)
4. [x] Clear Title Opinion reflection ownership by applicant(s)
5. [ ] Proof of paid-up taxes in the form of a receipt from the County; or reference to such in Title Opinion
6. [ ] Copy of Letter to Special Assessment Coordinator---Please verify with your case planner that you have contacted city special assessments coordinator Danny Eberhardt, phone 701-241-1332.

Also, please contact your case planner regarding updating your applications to include all properties included in the application. Your application is tentatively scheduled to be heard at the March 6, 2018 Planning Commission public hearing, contingent on submitting the materials noted above required to complete your application by January 29, 2018.

The Planning Commission meeting will be held in the City Commission Room of City Hall, 200 3rd Street North, Fargo, and begins at 3:00 PM. You and/or a representative of the application are required to attend the hearing.

Your case has been assigned to Kylie Bagley. She can be reached at kbagley@fargond.gov or by calling (701) 476-4152. She will coordinate any comments from other city departments that will be reviewing your application. If you have any questions about your application, please contact your case planner.

Respectfully,

[Handwritten signature]

Donald Kress
Current Planning Coordinator

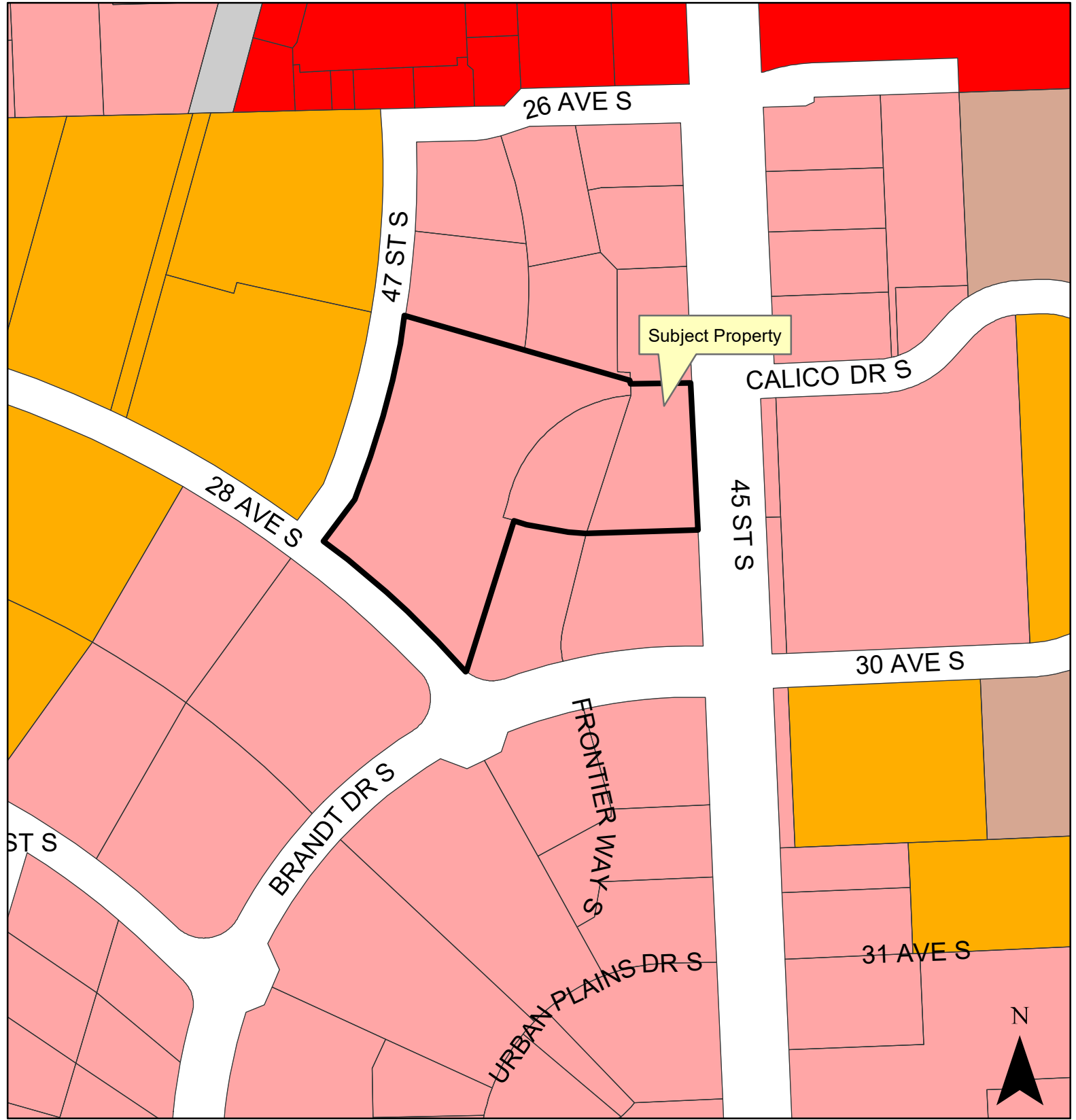


Urban Plains Land Co, LLC, 4650 26th Avenue South, Suite E, Fargo, ND 58104
Project File

# Plat (Minor) & CUP (Household Living in LC)

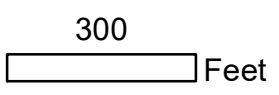
## Urban Plains Northeast Retail 3rd Addition

2720, 2740, 2760 & 2780  
47th St S & 4680 28th Ave S



**Legend**

AG	LC	MHP	SS-1-2
DMU	MR-1	NC	SS-2-3
GC	MR-2	NO	SS-4-5
GO	MR-3	P/T	SS-6-7
		UML	SS-8-9
			City Limits



Fargo Planning Commission  
March 6, 2018



# Plat (Minor) & CUP (Household Living in LC)

## Urban Plains Northeast Retail 3rd Addition

2720, 2740, 2760 & 2780  
47th St S & 4680 28th Ave S



# URBAN PLAINS NORTHEAST RETAIL THIRD ADDITION

A REPLAT OF PART OF LOTS 3 AND 4, BLOCK 1 OF URBAN PLAINS NORTHEAST RETAIL ADDITION  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MINOR SUBDIVISION)

**OWNER'S CERTIFICATE:**  
KNOW ALL PERSONS BY THESE PRESENTS: That URBAN PLAINS LAND COMPANY, LLC a North Dakota Limited Liability Company, is the owner of a tract of land located in part of Lot 3 and Lot 4, Block 1, Urban Plains Northeast Retail Addition to the City of Fargo as filed and on record at the Office of the Recorder, Cass County, North Dakota, described as follows:

Beginning at the northwest corner of said Lot 4; thence South 74 degrees 20 minutes 21 seconds East, along the north line of said Lot 4, a distance of 547.86 feet; thence South 02 degrees 28 minutes 19 seconds East, 8.07 feet; thence North 89 degrees 53 minutes 46 seconds East, 142.79 feet to the northeast corner of said Lot 4; thence South 02 degrees 28 minutes 19 seconds East, along the east line of said Lot 4 a distance of 340.66 feet to the northeast corner of Lot 5 of said Block 1, thence South 87 degrees 30 minutes 32 seconds West, along the north line of said Lot 5, a distance of 282.04 feet to the northwest corner of said Lot 5; thence northwesterly 171.58 feet on the arc of a non-tangential curve concave to the northeast, said curve having a central angle of 11 degrees 44 minutes 18 seconds, a radius of 837.50 feet and a chord length of 171.28 feet which bears North 79 degrees 26 minutes 41 seconds West; thence South 17 degrees 43 minutes 36 seconds West, 369.29 feet to the south line of said Lot 4; thence northwesterly, along said south line, 8.04 feet on the arc of a non-tangential curve concave to the northeast, said curve having a central angle of 05 degrees 07 minutes 09 seconds, a radius of 90.00 feet and a chord length of 8.04 feet which bears North 45 degrees 09 minutes 21 seconds West; thence continuing northwesterly along said south line, 442.57 feet, on the arc of a tangential curve, to the southwest corner of said Lot 4, said curve being concave to the southwest, having a central angle of 09 degrees 35 minutes 03 seconds, a radius of 2,645.76 feet and a chord length of 442.05 feet which bears North 47 degrees 27 minutes 41 seconds West; thence North 36 degrees 00 minutes 50 seconds East, along the west line of said Lot 4, 116.23 feet; thence continuing northeasterly along said west line, 446.69 feet on the arc of a non-tangential curve, to the point of beginning, said curve being concave to the northwest, having a central angle of 12 degrees 26 minutes 00 seconds, a radius of 2,058.44 feet and a chord length of 445.81 feet which bears North 15 degrees 39 minutes 35 seconds East.

Said tract of land contains 8.75 acres, more or less, and is subject to all easements and rights of way of record.

And that said party has caused the same to be surveyed and replatted as **Urban Plains Northeast Retail Third Addition** to the City of Fargo, Cass County, North Dakota.

**OWNER:**  
Urban Plains Land Company, LLC

Ace A. Brandt, President

State of North Dakota )  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Ace A. Brandt, President, 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 Urban Plains Land Company, LLC.

Notary Public: \_\_\_\_\_

**MORTGAGEE:**  
Bell State Bank & Trust (formerly known as State Bank and Trust)

State of North Dakota )  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, 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 \_\_\_\_\_.

Notary Public: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:**  
I, Gary Ness, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Gary Ness, Professional Land Surveyor No. LS-3461

State of North Dakota )  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Gary Ness, 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: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL:**  
Approved by the Fargo City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark H. Bittner, City Engineer

State of North Dakota )  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Mark H. Bittner, 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\_\_\_\_.

Shana Fischer, Chair  
Fargo Planning Commission

State of North Dakota )  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Shana Fischer, 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\_\_\_\_.

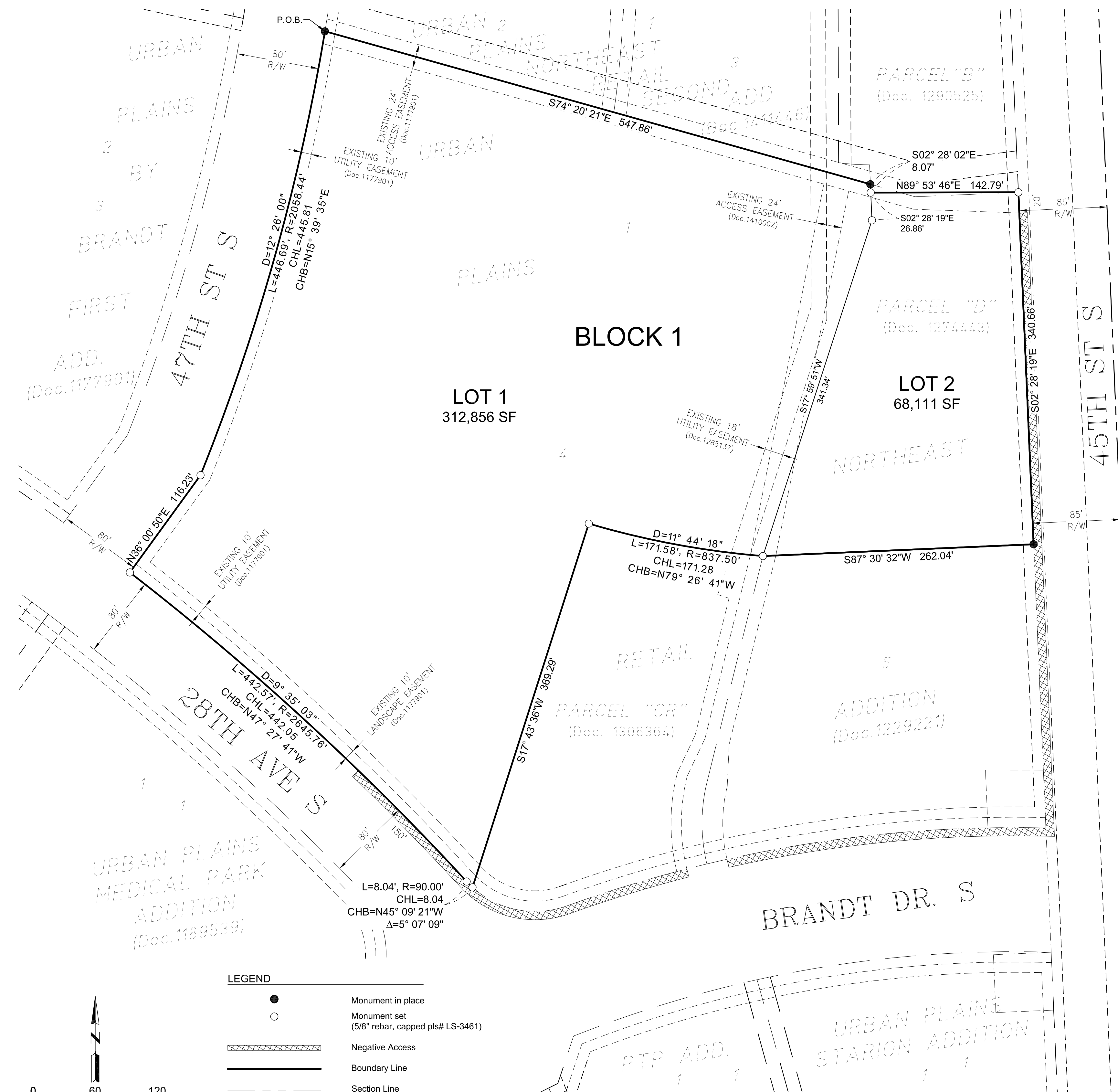
Timothy J. Mahoney, Mayor

Attest: \_\_\_\_\_  
Steven Sprague, City Auditor

State of North Dakota )  
County of Cass )

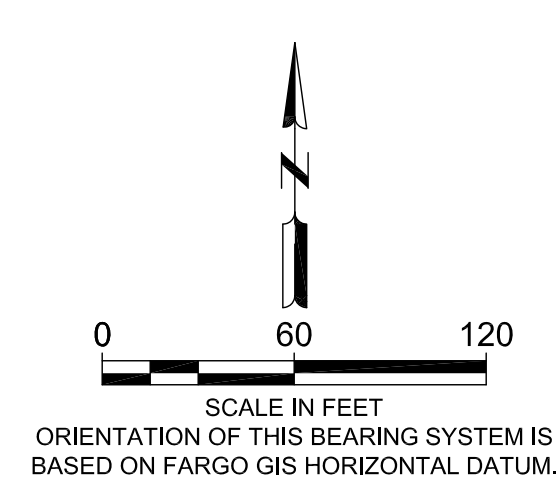
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed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

Notary Public: \_\_\_\_\_



**LEGEND**

●	Monument in place
○	Monument set (5/8" rebar, capped pls# LS-3461)
▨	Negative Access
—	Boundary Line
- - -	Section Line
- · - · -	Existing Property Line
- - - - -	Easement Line



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

Project No.  
4571100-180396.01  
SHEET 1 OF 1

PRELIMINARY