



PLANNING AND DEVELOPMENT

200 Third Street North
Fargo, North Dakota 58102
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January 22, 2018

FLO LLC
Attn: Don Dabbert, Jr.
5522 36th Street South
Fargo, ND 58104

Re: Rocking Horse East 2nd Addition – Conditional Use Permit

Dear Mr. Dabbert:

Thank you for your conditional use permit application submitted on January 16, 2018. It is my understanding that you are seeking City approval to allow industrial uses in the GC, General Commercial, zoning district.

Your application is deemed complete regarding materials required to be submitted. We encourage you to submit a site plan to your case planner, as that will help staff more effectively review your application. Staff will be in contact with you as we review your application over the next several weeks. Your application is tentatively scheduled to be heard at the March 6, 2018 Planning Commission public hearing. The 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 Maegin Elshaug. She can be reached at melshaug@fargond.gov or by calling (701) 476-4120. 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,

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

Donald Kress
Current Planning Coordinator

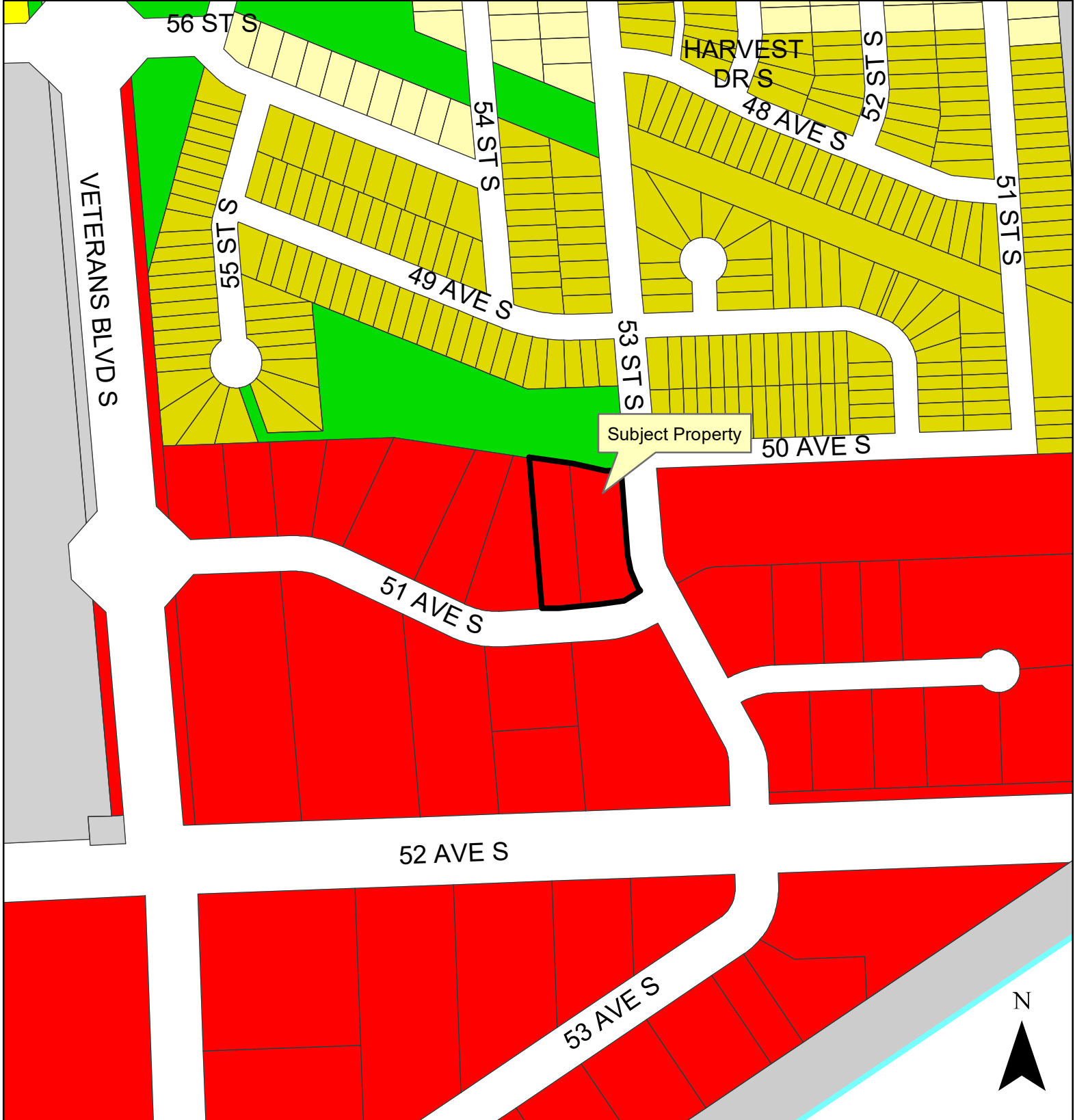
cc: Project File



CUP (Wholesale Sales, Manufacturing/Production, Warehouse and Industrial Services)

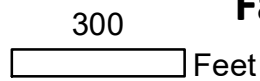
Rocking Horse East Second Addition

5301 & 5353 51st Ave S



Legend

AG	LC	MHP	RR-1
DMU	MT	NC	RR-2
GC	MR-1	P/I	RR-3
GO	MR-2	UML	RR-4
	MR-3		RR-5
			City Limits



Fargo Planning Commission
March 6, 2018



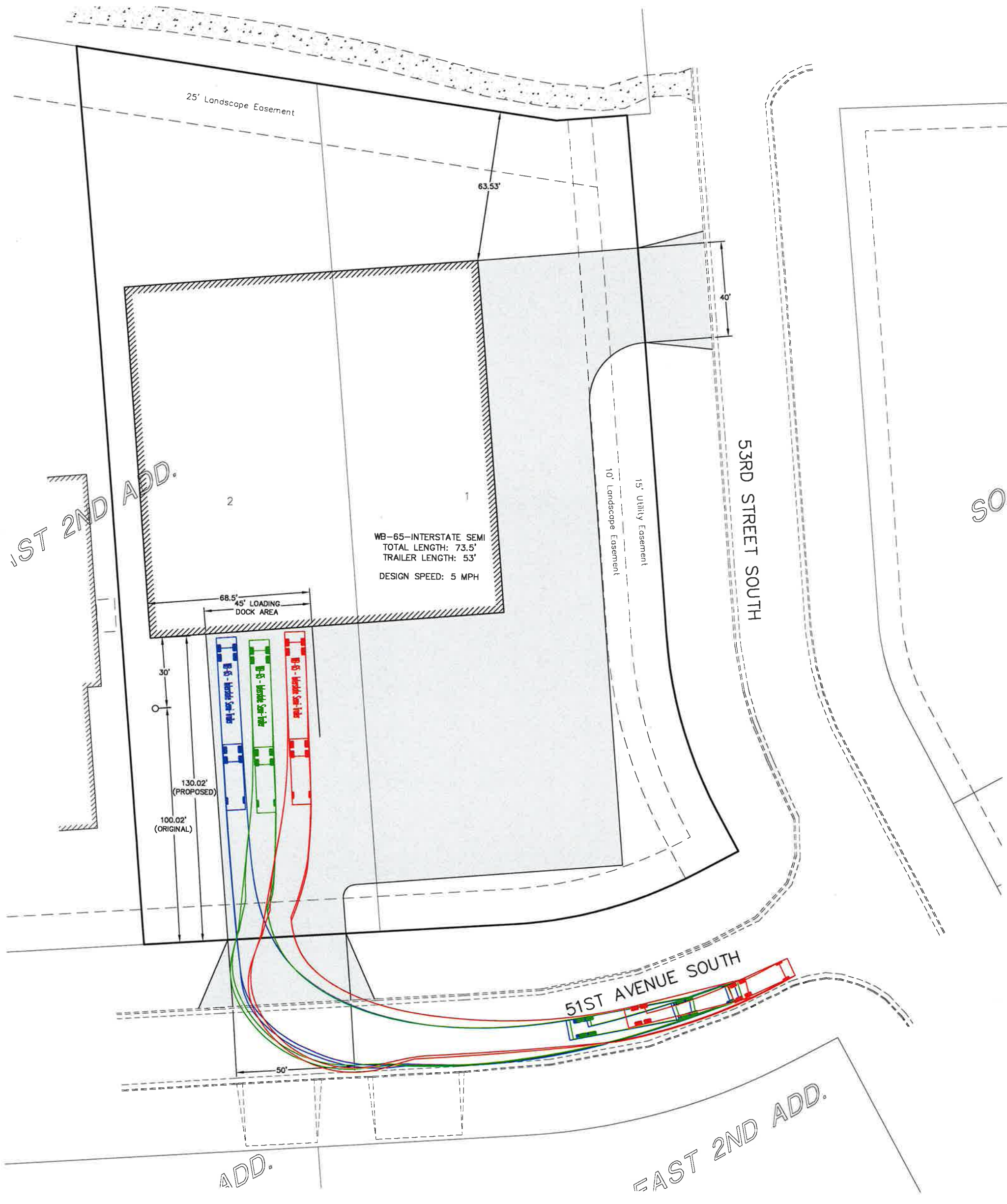
CUP (Wholesale Sales, Manufacturing/Production, Warehouse and Industrial Services)

Rocking Horse East Second Addition

5301 & 5353 51st Ave S







25' Landscape Easement

63.53'

40'

1ST 2ND ADD.

2

WB-65-INTERSTATE SEMI
 TOTAL LENGTH: 73.5'
 TRAILER LENGTH: 53'
 DESIGN SPEED: 5 MPH

10' Landscape Easement
 15' Utility Easement

53RD STREET SOUTH

50

68.5'
 45' LOADING DOCK AREA

30'
 130.02' (PROPOSED)
 100.02' (ORIGINAL)

51ST AVENUE SOUTH

ADD.

EAST 2ND ADD.