

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
APRIL 1st, 2025 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, April 1st, 2025 Planning Commission public hearing.

The case planner contact information is below. Please contact the case planner if you have questions on these cases. Thank you.

Staff Contact Information—phone and e-mail:

Donald Kress	(241-1473)	dkress@FargoND.gov
Maegin Elshaug	(476-4120)	melshaug@FargoND.gov
Kim Citrowske	(241-1475)	kcitrowske@FargoND.gov
Luke Morman	(476-6751)	lmorman@FargoND.gov
Alayna Espeseth	(476-4151)	aespeseth@FargoND.gov
Chelsea Levorsen	(476-4144)	clevorsen@FargoND.gov

1. An application requesting a Plat of **Simonson Companies Fourth Addition** (Minor Subdivision) a replat of Lot 2, Block 1, Simonson Companies Third Addition and Lot 1, Block 1, Simonson Companies Second Addition to the City of Fargo, Cass County, North Dakota.
Located at: 3971 53rd Avenue South and 5237 38th Street South
Owner / Applicant: Simonson Companies, LLC / Lowry Engineering
Current Zoning: LC, Limited Commercial with C-O conditional overlay. No change proposed.
Case Planner: Chelsea Levorsen
NOTE: This is a revised version of a plat that originally went to Planning Commission in August, 2024.
2. An application requesting a Conditional Use Permit (CUP) for an alternative access plan to allow shared parking and reduced parking in the GC zoning district on Lots 15, 16, and 17, **Goodmans Addition** to the City of Fargo, Cass County, North Dakota.
Located at: 3501 and 3511 Main Avenue
Owner / Applicant: 3222, LLC / Century Builders
Current Zoning: GC, General Commercial No change proposed.
Case Planner: Luke Morman
3. An application requesting a Conditional Use Permit (CUP) to allow the TSS to exceed the maximum height requirements in the P/I, Public/Institutional zoning district on Lot 2, Block 1, **Mickelson Fields Addition**.
Located at: 875 and 901 Oak Street North
Owner / Applicant: Fargo Park District / Terra Consulting for AT&T
Current Zoning: P/I, Public/Institutional. No change proposed.
Case Planner: Donald Kress
4. An application requesting a Conditional Use Permit (CUP) to allow the TSS to exceed the maximum height requirements in the P/I, Public/Institutional zoning district on a portion of the **East ½ of the Northwest ¼ of Section 22, Township 140 North, Range 49 West.**, City of Fargo, Cass County, North Dakota
Located at: 4350 40th Avenue North
Owner / Applicant: North Dakota State University / Terra Consulting for AT&T
Current Zoning: P/I, Public/Institutional. No change proposed.
Case Planner: Donald Kress
5. An application requesting a Conditional Use Permit (CUP) to allow the TSS to exceed the maximum height requirements in the LI, Limited Industrial zoning district on Lot 3, Block 1, **Rose Creek Golf Course Annex Addition**.

Located at: 4515 University Drive South

Owner / Applicant: Fargo Park District / Terra Consulting for AT&T

Current Zoning: LI, Limited Industrial No change proposed.

Case Planner: Donald Kress

6. An application requesting a zone change from SR-4, Single-Dwelling Residential to SR-5, Single Dwelling Residential on Lot 11, Block 1, **Golden Valley 6th Addition** to the City of Fargo, Cass County, North Dakota

Located at: 6788 27th Street South

Owner / Applicant: Jordahl Custom Homes / Houston Engineering

Current Zoning: SR-4, Single-Dwelling Residential See above for proposed change

Case Planner: Chelsea Levorsen

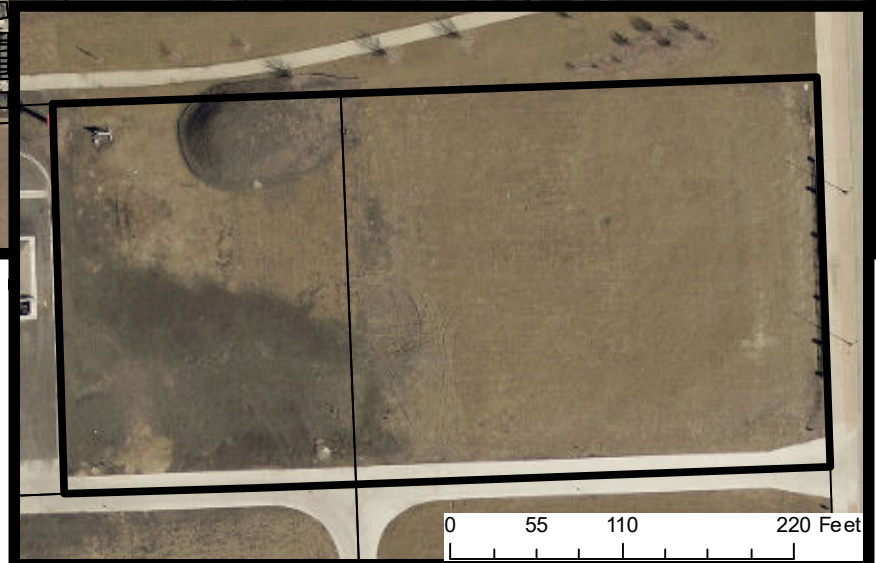
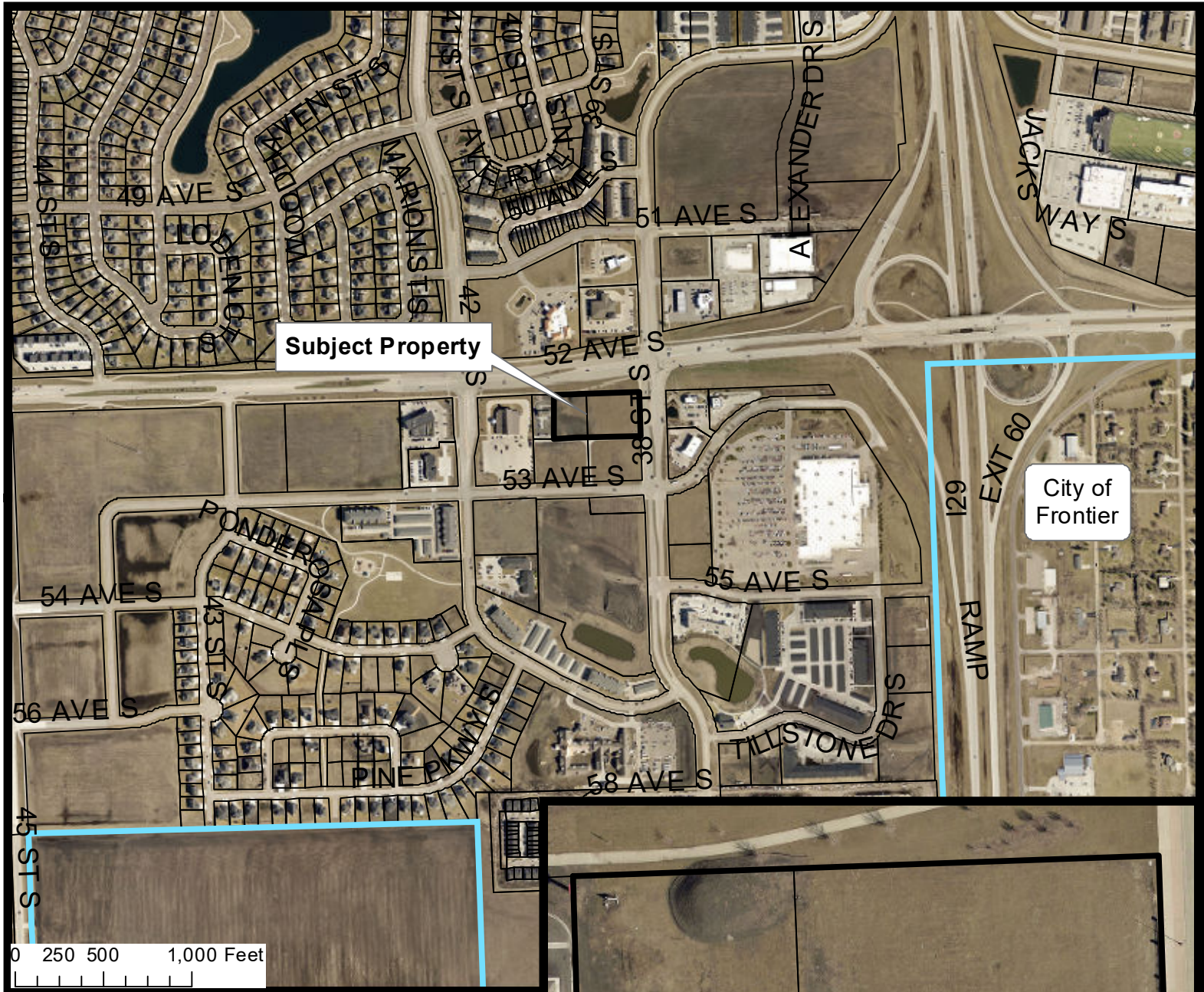
NOTE: Brekke 64th Avenue Addition, a major subdivision and zone change located at 1606 and 1648 64th Avenue South, is continued to the April 1st agenda from the March 4th agenda. Updated information on this project will be included in the Planning Commission packet for the April 1st Planning Commission.

Case planner is Donald Kress

Minor Subdivision

Simonson Companies Fourth Addition

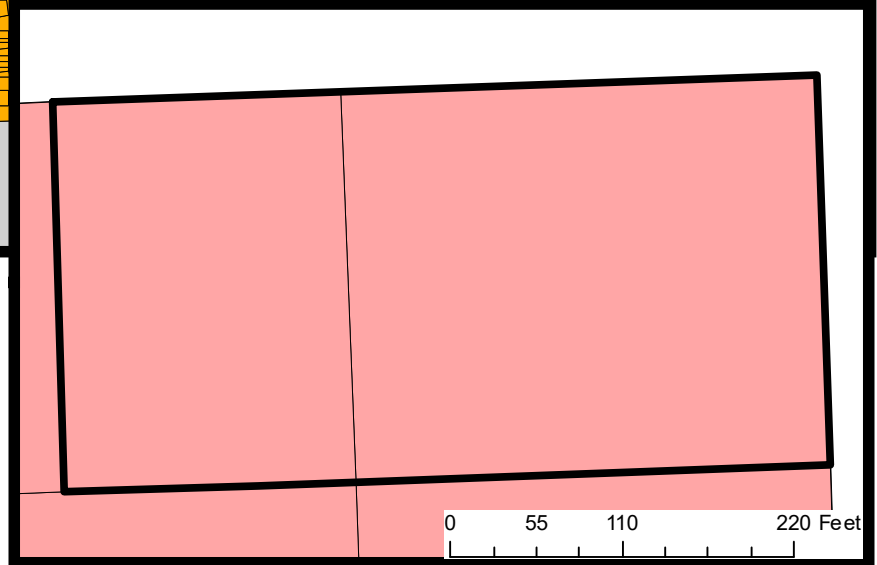
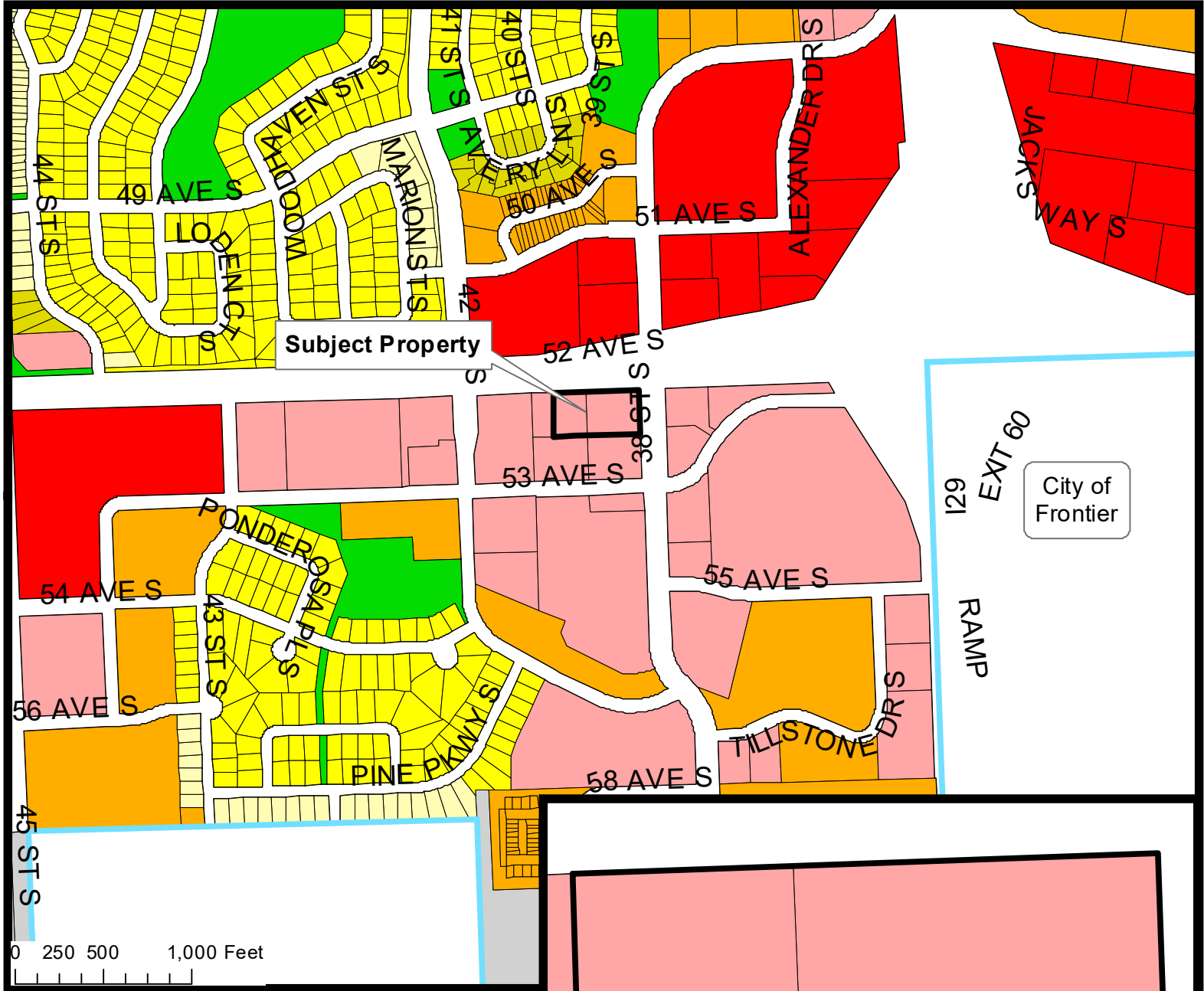
3971 53rd Avenue South and
5237 38th Street South



Minor Subdivision

Simonson Companies Fourth Addition

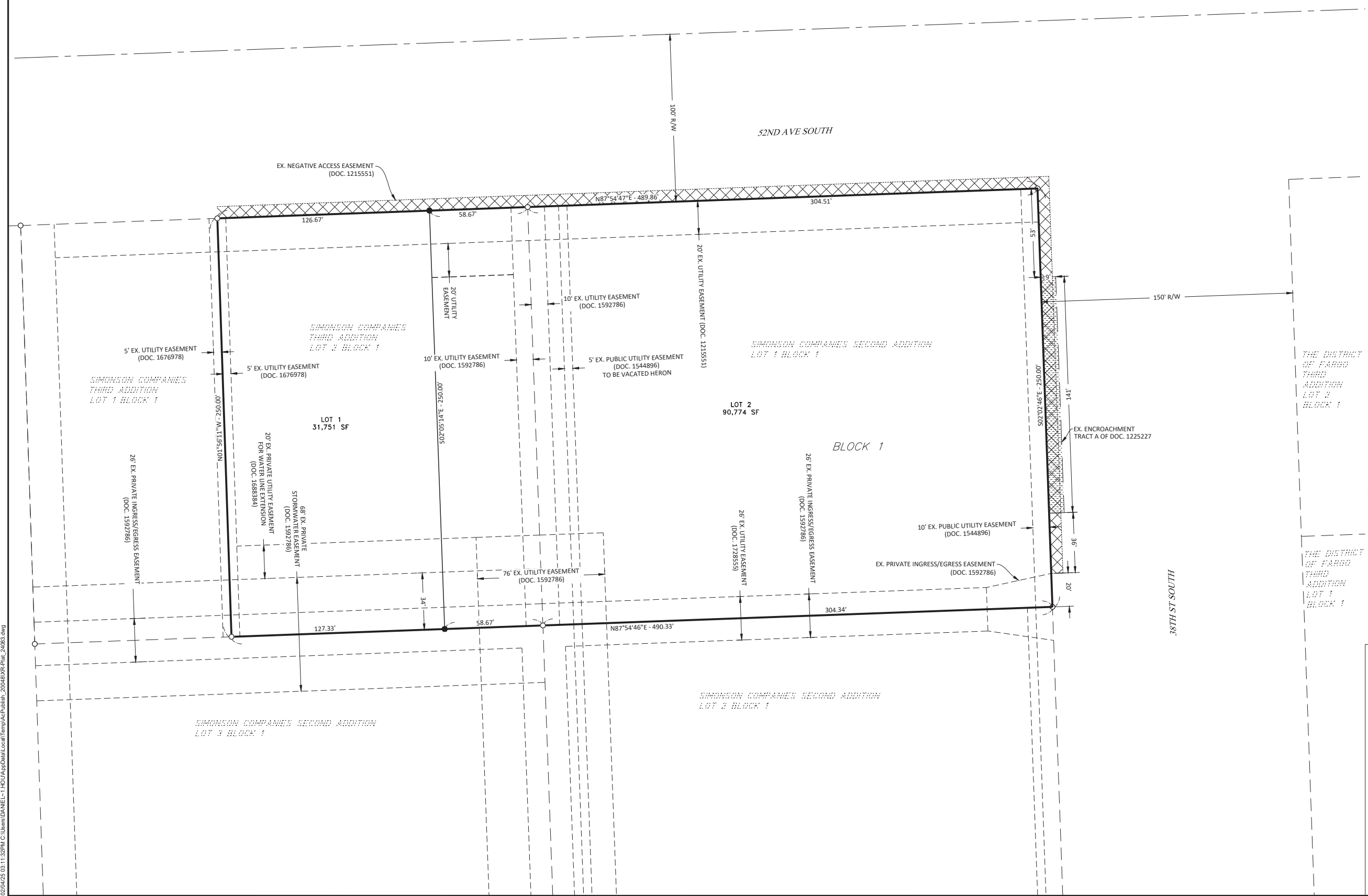
3971 53rd Avenue South and
5237 38th Street South



Legend

AG	DMU	LC	MHP	SR-2
GC	GO	MR-1	NC	SR-3
GO	MR-2	MR-3	PI	SR-4
			UMU	SR-5
				City Limits

A MINOR SUBDIVISION PLAT OF
SIMONSON COMPANIES FOURTH ADDITION
A REPLAT OF LOT 2, BLOCK 1, SIMONSON COMPANIES THIRD ADDITION, AND LOT 1, BLOCK 1, SIMONSON COMPANIES SECOND ADDITION,
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- - - EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- - - NEW EASEMENT LINE
- EX. NEGATIVE ACCESS EASEMENT
- EX. ENCROACHMENT

SURVEY INFORMATION

DATE OF SURVEY: 05-13-2022
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992
BENCHMARK USED: TOP NUT OF HYDRANT ON SOUTH SIDE OF LOT 2 BLOCK 1 OF SIMONSON SECOND ADDITION, ELEVATION = 910.51

NOTES

1. A NEGATIVE ACCESS EASEMENT IS AN EASEMENT WHICH DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

LOWRY
ENGINEERING
5306 51ST AVE S - SUITE A
FARGO, NORTH DAKOTA 58103

SHEET 1 OF 2

02/04/25 03:11:32PM C:\Users\DANIEL-1\OneDrive\Local\Temp\AcPublish_20046\VR_Plan_24083.dwg

A MINOR SUBDIVISION PLAT OF
SIMONSON COMPANIES FOURTH ADDITION
A REPLAT OF LOT 2, BLOCK 1, SIMONSON COMPANIES THIRD ADDITION, AND LOT 1, BLOCK 1, SIMONSON COMPANIES SECOND ADDITION,
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT ARCH SIMONSON OF SIMONSON COMPANIES, LLC, IS THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF LOT 2, BLOCK 1, SIMONSON COMPANIES THIRD ADDITION, AND LOT 1, BLOCK 1, SIMONSON COMPANIES SECOND ADDITION, TO THE CITY OF FARGO.

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS SIMONSON COMPANIES FOURTH ADDITION TO THE CITY OF FARGO, NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, ALL STREET RIGHT OF WAYS AND UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID TRACT OF LAND, CONSISTS OF 2 LOTS AND 1 BLOCK, AND CONTAINS 2.81 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

SIMONSON COMPANIES, LLC
BY: ARCH SIMONSON
ITS: PRESIDENT

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ARCH R. SIMONSON, PRESIDENT OF SIMONSON COMPANIES, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA
MY COMMISSION EXPIRES:

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 SIMONSON COMPANIES FOURTH 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 , 20 .

COLE A. NESET,
REGISTERED LAND SURVEYOR
ND LS-7513

STATE OF NORTH DAKOTA)
)SS
COUNTY OF CASS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS DAY OF , 20 .

TOM KNAKMUHS, P.E.
CITY ENGINEER

STATE OF)
)SS
COUNTY OF)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, P.E. FARGO CITY ENGINEER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: STATE:
MY COMMISSION EXPIRES:

CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS DAY OF , 20 .

TIMOTHY J MAHONEY
MAYOR

STEVEN SPRAGUE
CITY AUDITOR

STATE OF)
)SS
COUNTY OF)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J MAHONEY, MAYOR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: STATE:
MY COMMISSION EXPIRES:

STATE OF)
)SS
COUNTY OF)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN SPRAGUE, CITY AUDITOR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: STATE:
MY COMMISSION EXPIRES:

CITY PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS DAY OF , 20 .

MARANDA R TASA
CHAIRMAN

STATE OF)
)SS
COUNTY OF)

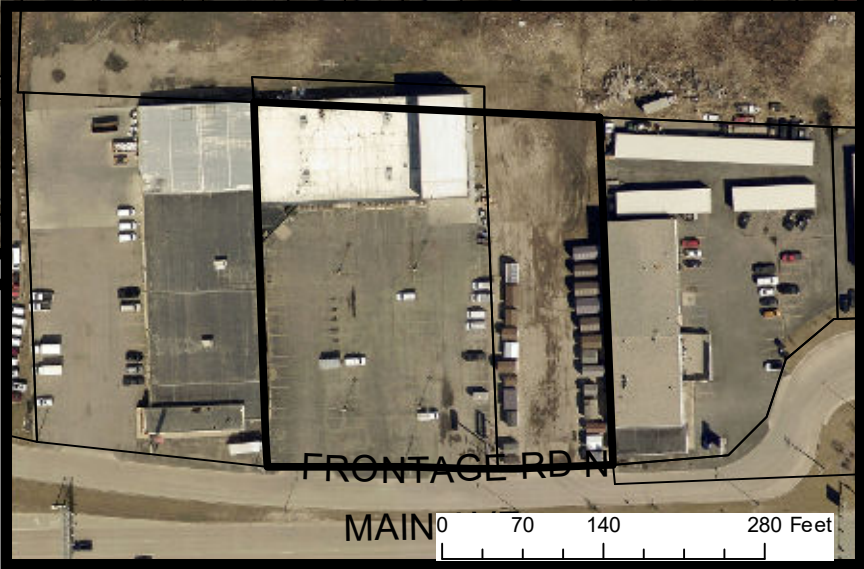
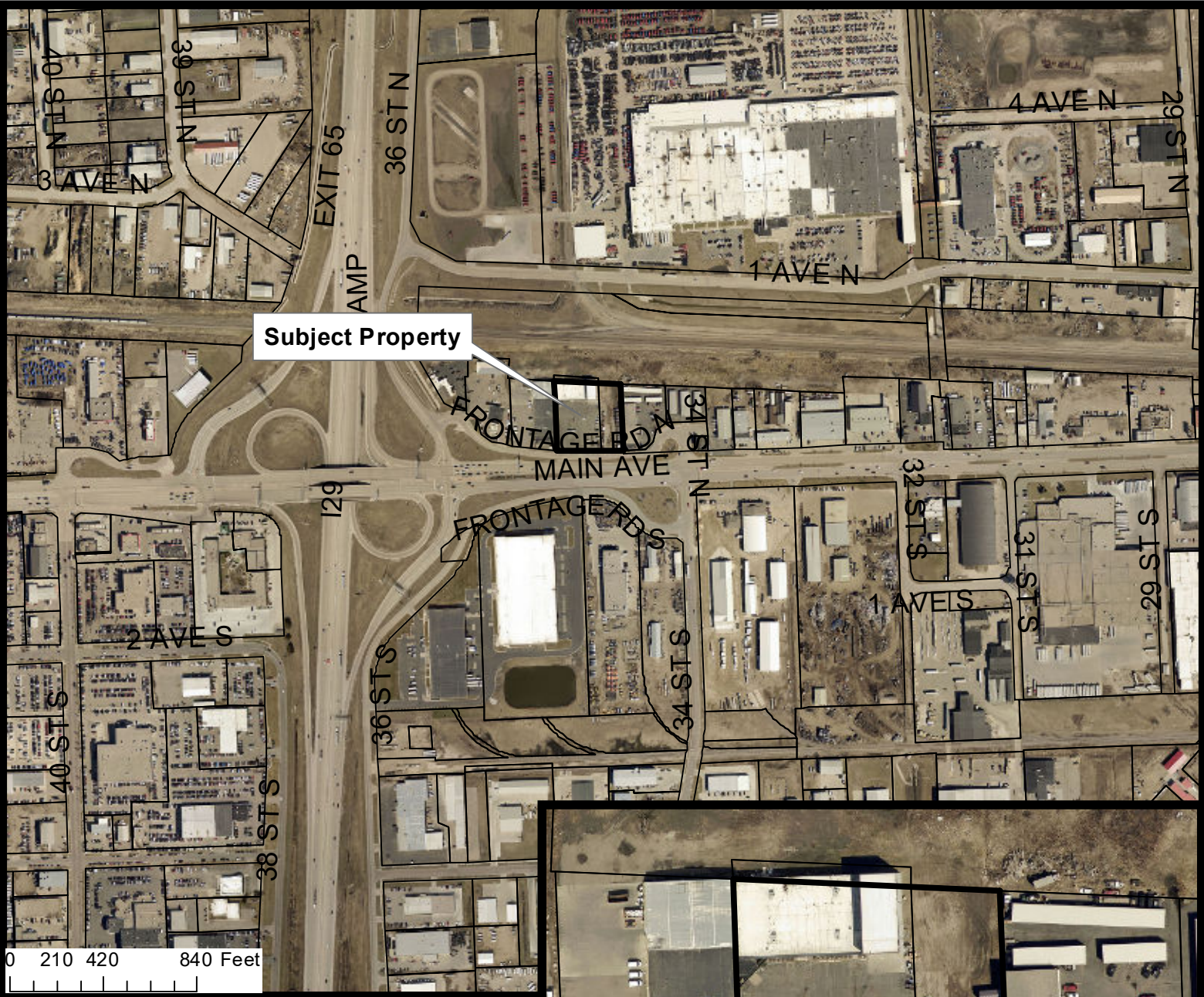
ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA R TASA, CHAIRMAN, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: STATE:
MY COMMISSION EXPIRES:

CUP, Conditional Use Permit for an alternative access plan to allow shared parking and reduced parking

Goodmans Addition

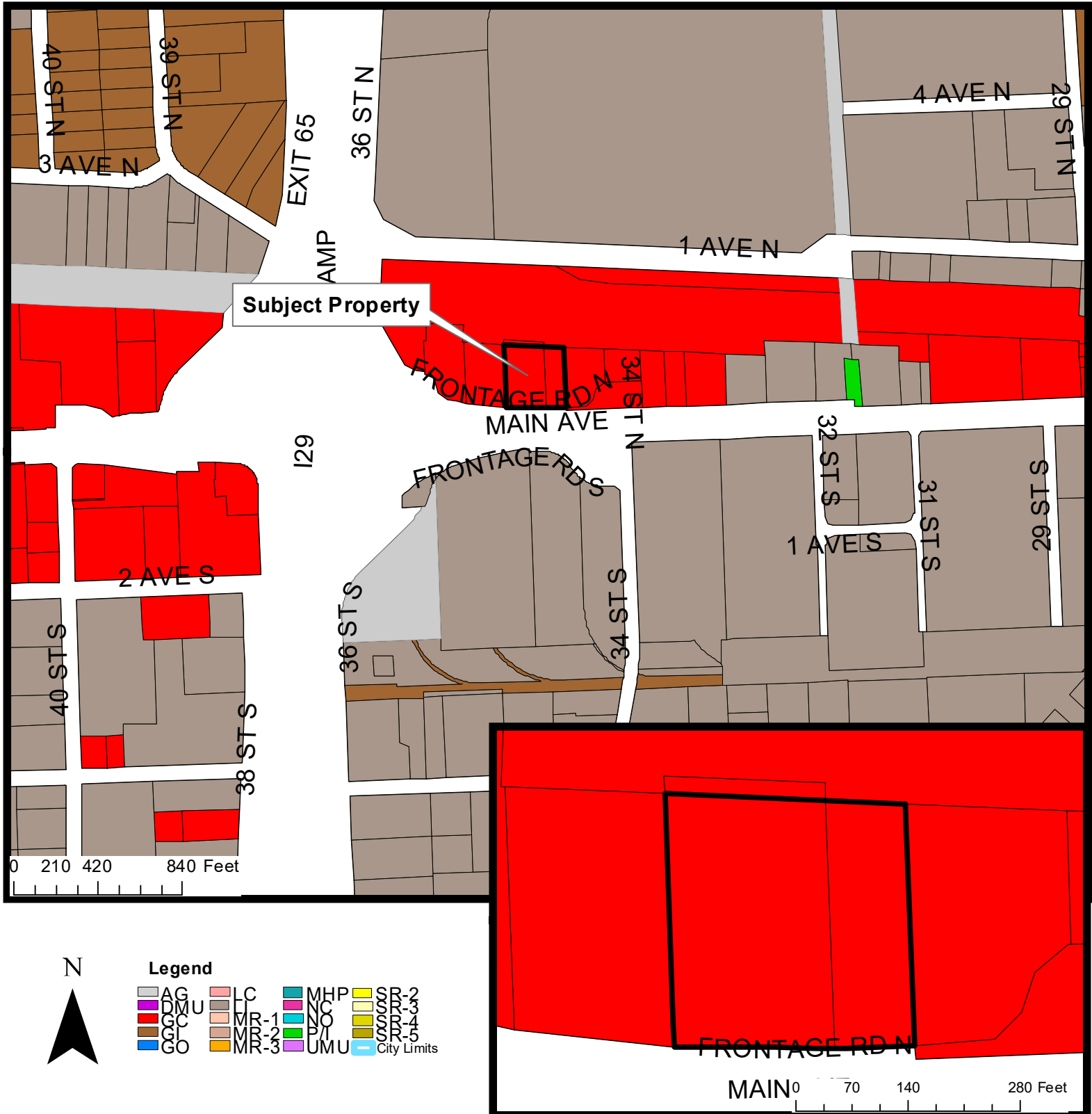
3501 and 3511 Main Avenue



CUP, Conditional Use Permit for an alternative access plan to allow shared parking and reduced parking

Goodmans Addition

3501 and 3511 Main Avenue





Application Narrative

Project Name: Brand Place on Main

Address: 3501 and 3511 Main Ave

Owner/Applicant: 3222 LLC

Requested CUP: Alternative Access Plan for Shared and Reduced Parking

Date: 2/6/2025

Introduction:

This narrative is provided to support the application for a Conditional Use Permit (CUP) for Alternative Access Plan for shared use parking and reduced parking requirements between the existing Religious Institution, Retail Sales uses, and a proposed new retail building on the adjacent property (3501 Main Ave). The purpose of this request is to allow for a more efficient use of the already available parking spaces on-site by permitting the shared use of parking between 3501 Main Ave and 3511 Main Ave and reducing the total number of spaces required for the development.

Existing Uses and Parking Requirements:**1. Religious Institution:**

The existing use of the property as a Religious Institution has a seating capacity of 144 seats. According to the applicable zoning ordinance, the required parking ratio for Religious Institutions is 0.4 parking spaces per seat. Therefore, the total parking required for the Religious Institution is calculated as follows:

- **144 seats x 0.4 = 58 total parking spaces required.**

2. Retail Sales:

The second existing use on the property is Retail Sales, with a total building area of 12,900 square feet (SF). The parking ratio for Retail Sales is typically 0.004 parking spaces per square foot of building area. Therefore, the total parking required for Retail Sales is calculated as follows:

- **12,900 SF x 0.004 = 52 total parking spaces required.**

Proposed New Retail Sales Building:

A proposed new retail building on the adjacent property is classified as Retail Sales, with a total area of 9,600 square feet (SF). Using the same parking ratio of 0.004 spaces per square foot, the parking required for this new retail building is calculated as follows:

- **9,600 SF x 0.004 = 38 total parking spaces required.**

Total Parking Demand:

- The combined total parking demand for all uses is as follows:
 - 58 spaces (Religious Institution)
 - 52 spaces (Existing Retail Sales)
 - 38 spaces (Proposed Retail Sales Building)
 - Total required parking spaces = 148 parking spaces.

However, only 120 parking spaces are currently provided on-site and a proposed 6 additional spaces being added with the new construction.

Shared Use and Reduced Parking Proposal: The applicant proposes to utilize shared use parking between the Religious Institution, Existing Retail Sales, and the Proposed New Retail Sales Building, as well as a reduction in the overall parking requirements. The Religious Institution operates primarily on Sundays, with limited parking demand during the week. In contrast, the Retail Sales uses generate peak parking demand Monday through Friday, with significantly lower demand on weekends.

By permitting shared use parking, the simultaneous demand for all parking spaces would not occur, as the peak parking hours for each use do not overlap. This approach reduces the total parking required for the site, as the existing spaces can accommodate the varying needs of the Religious Institution and the Retail Sales uses. The total parking requirement is thus reduced from 148 spaces to 90 spaces, which is sufficient to meet the needs of all uses through shared use and staggered peak demand. Since 126 parking spaces will exist on the property, the request for reduced parking would be limited to 22 spaces, or a 15% reduction, classifying the request as a Small Facilities Plan. Please reference the attached preliminary site plan for reference.

Anticipated Tenant Space Utilization:

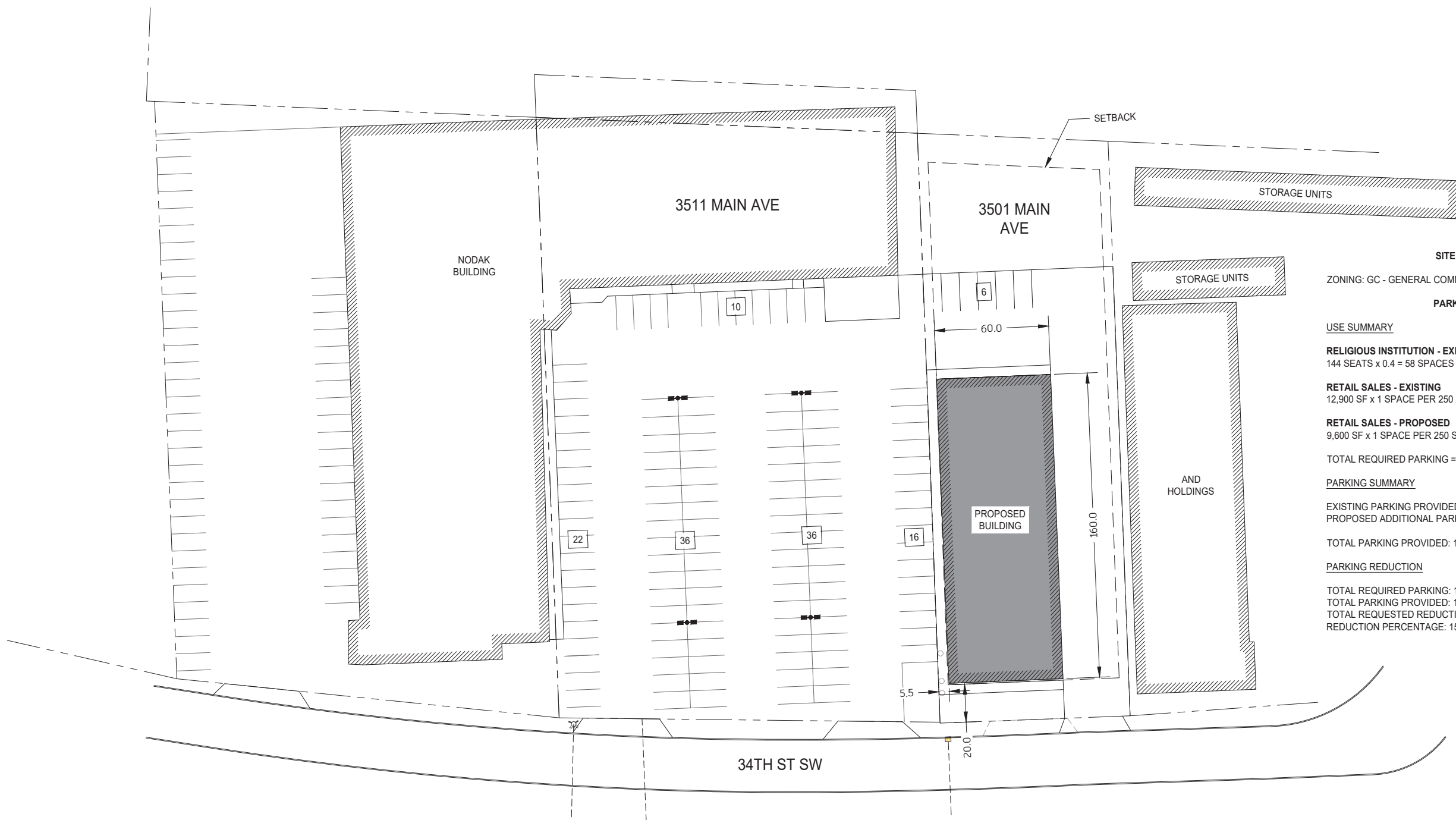
It is anticipated that the actual building use for Retail Sales will not entirely encompass each tenant space. For example office use, leading to a further decrease in parking demands for both existing and future uses. This approach aligns with industry practices where tenant-specific parking requirements are adjusted based on the nature and scale of each tenant's operations.

Justification for Shared Use and Reduced Parking Requirements:

- **Time of Operation:** The Religious Institution operates primarily on Sundays, with minimal demand during weekdays. The Retail Sales uses, both existing and proposed, operate during weekdays, with lower demand during weekends.
- **Efficient Land Use:** Allowing shared use parking and reducing the overall parking requirement results in more efficient land use, reducing the need for additional parking infrastructure and maximizing the available space for development.
- **Parking Management:** A shared parking agreement will be implemented to ensure that parking spaces are properly managed and designated, with clear guidelines to ensure adequate parking availability during peak times.

The shared use parking proposal and reduced parking requirements provide a functional and efficient solution to meet the parking needs of the Religious Institution, Existing Retail Sales, and the Proposed New Retail Sales Building. By recognizing the different peak operating hours of the uses, the project will be able to optimize parking space usage while minimizing the total number of spaces required on-site.

BNSF RAILWAY



SITE INFORMATION	
ZONING:	GC - GENERAL COMMERCIAL
PARKING ANALYSIS	
USE SUMMARY	
RELIGIOUS INSTITUTION - EXISTING	144 SEATS x 0.4 = 58 SPACES REQUIRED
RETAIL SALES - EXISTING	12,900 SF x 1 SPACE PER 250 SF = 52 SPACES REQUIRED
RETAIL SALES - PROPOSED	9,600 SF x 1 SPACE PER 250 SF = 38 SPACES REQUIRED
TOTAL REQUIRED PARKING = 148 SPACES	
PARKING SUMMARY	
EXISTING PARKING PROVIDED:	120 SPACES
PROPOSED ADDITIONAL PARKING:	6 SPACES
TOTAL PARKING PROVIDED: 126 SPACES	
PARKING REDUCTION	
TOTAL REQUIRED PARKING:	148 SPACES
TOTAL PARKING PROVIDED:	126 SPACES
TOTAL REQUESTED REDUCTION:	22 SPACES
REDUCTION PERCENTAGE:	15.0%

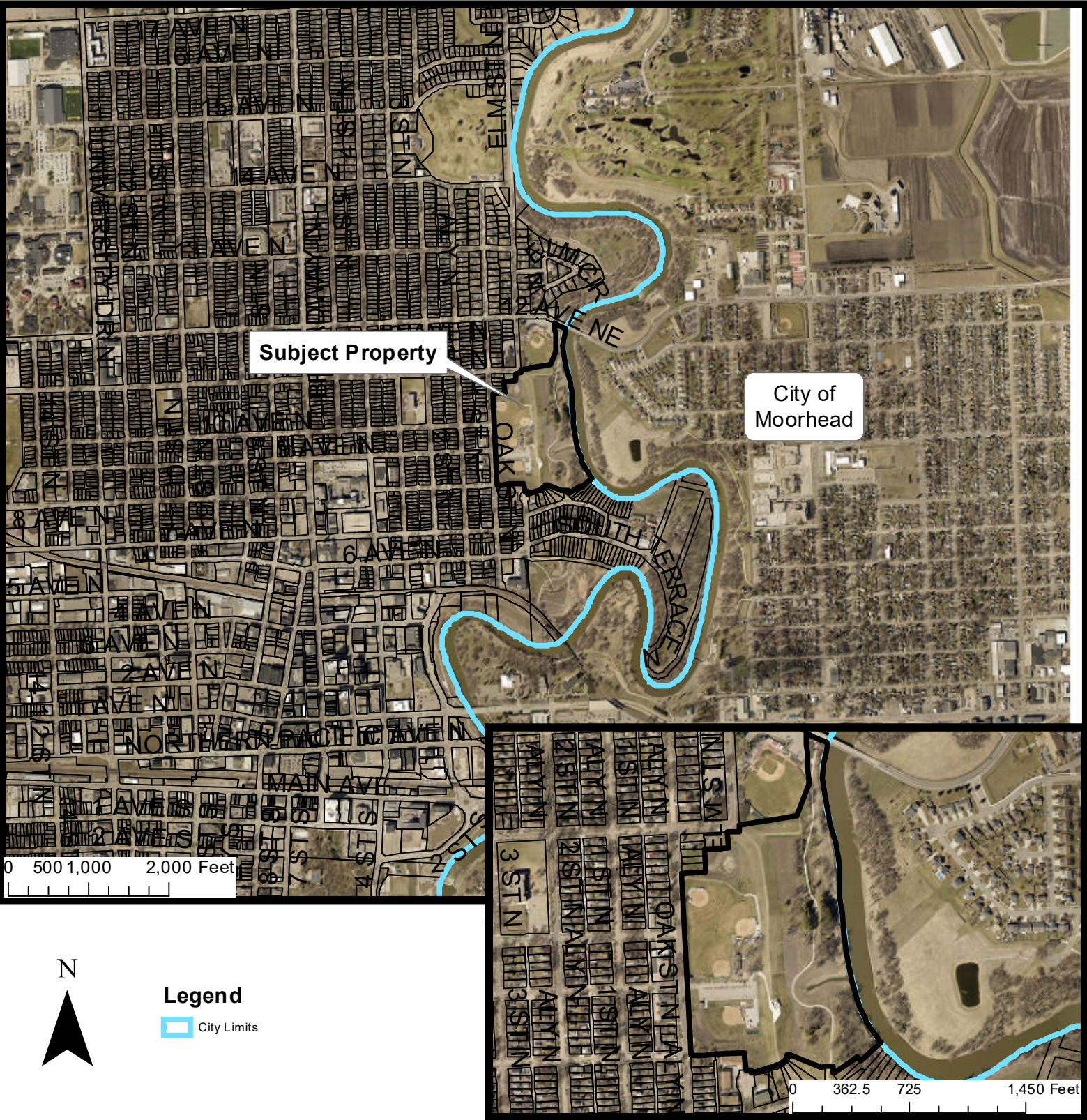


PRELIMINARY SITE PLAN

CUP, Conditional Use Permit to allow TSS to exceed the maximum height requirements in the P/I, Public & Institutional zoning district

Mickelson Fields Addition

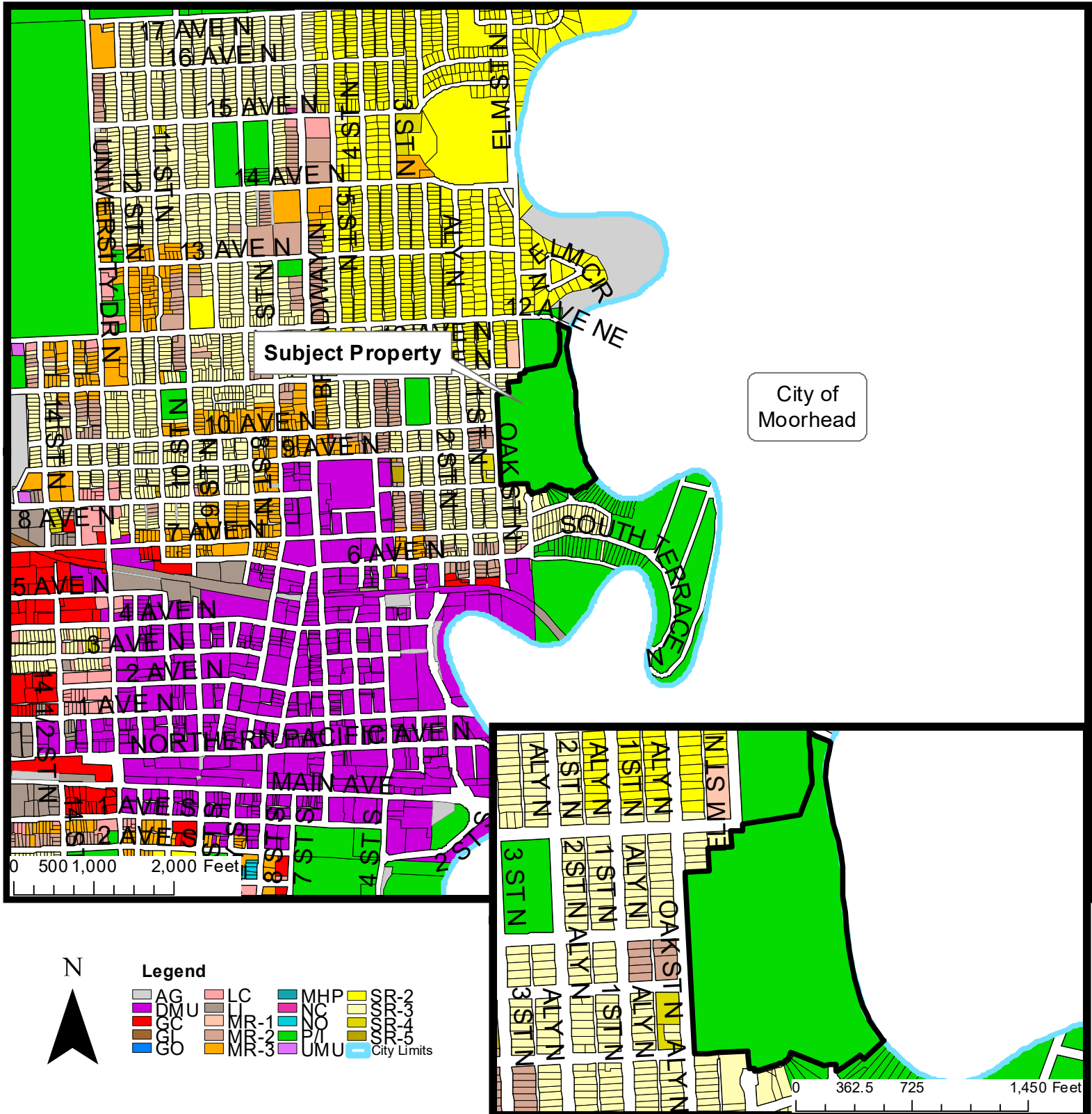
875 & 901 Oak Street North



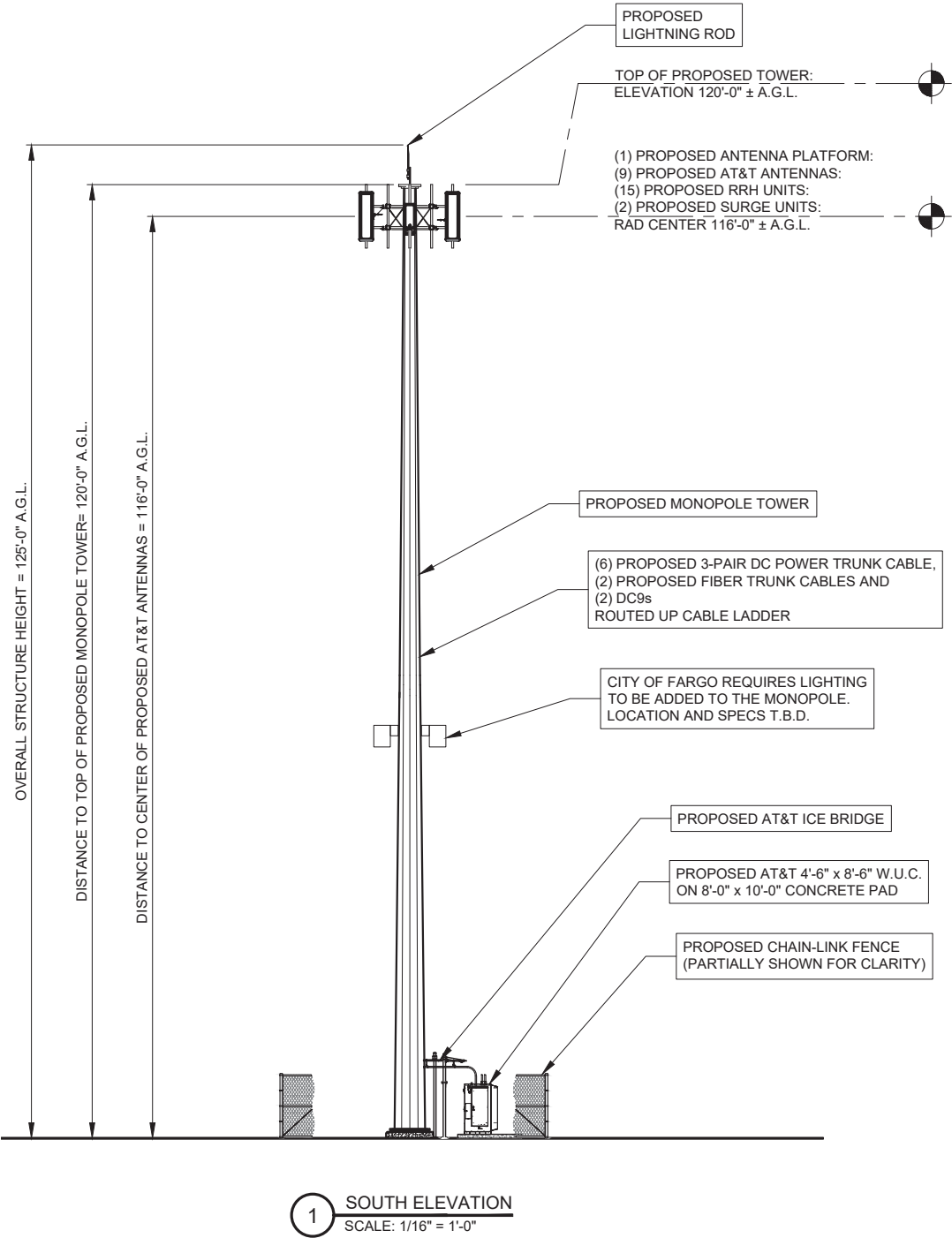
CUP, Conditional Use Permit to allow TSS to exceed the maximum height requirements in the P/I, Public & Institutional zoning district

Mickelson Fields Addition

875 & 901 Oak Street North



ELEVATION DRAWING OF PERMANENT TSS



PROJECT DESCRIPTION

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE.

THE PROJECT GENERALLY CONSIST OF THE FOLLOWING:

PROPOSED-TOWER:
INSTALL (1) ANTENNA PLATFORM (SITE PRO -VALMONT.RMQLP-4120-H10,,,,,14FT HEAVY 10 PLATFORM WITH 12 ANTENNA PIPES, REINFORCED SUPPORT RAIL AND CABLE REINFORCEMENT FOR 13INTO 36IN DIAMETER MONOPOLES)
INSTALL (6) COMMScope NNH4-65C-V4 ANTENNAS
INSTALL (3) AIR6472 B77G B77M INTEGRATED ANTENNA RADIOS
INSTALL (15) LTE RRH UNITS
INSTALL (2) RAYCAP DC9-48-60-24-8C-EV SURGE UNITS
INSTALL (6) DC POWER TRUNKS
INSTALL (2) FIBER TRUNKS

PROPOSED-PAD EQUIPMENT:
INSTALL (1) DELTA ELECTRONICS CABINET ES0F030-HCU01) ON CONC. PAD
INSTALL (1) GENERAC 20KW GENERATOR ON CONCRETE PAD
INSTALL (1) GPS KIT

PROPOSED-SITE:
INSTALL (2) ROSENBERGER FB-10ABOX FIBER ENCLOSURES INSTALL APPROXIMATELY 15'-0" OF ICE BRIDGE

AT&T TO VERIFY
REQUIRED CONCRETE
PAD EQUIPMENT.

NOTES

- FENCE NOT SHOWN FOR CLARITY.
- WHEN STACKING CABLES 3 OR MORE DEEP, USE STACKABLE SNAP-INS, TALLEY PART NUMBER SSH-158-3 (OR ENGINEER APPROVED EQUAL).

MOUNT ANALYSIS NOTE

THE PASSING ANTENNA MOUNT ANALYSIS EVALUATION LETTER FOR THE PROPOSED MOUNTS WAS COMPLETED BY T.B.D. DATED T.B.D.. THE MOUNT HAS SUFFICIENT CAPACITY FOR THE EXISTING AND PROPOSED LOADINGS OBSERVED ON THESE CONSTRUCTION DRAWINGS.



NO.	DATE	BY	DESCRIPTION	ISSUED FOR REVIEW						
1	12/09/24	AMW								

NDFA_HoraceMann
(CITY HALL)

NDL94930

FA#: 16550613

901 OAK ST N
FARGO, ND 58102

DRAWN BY: AMW

CHECKED BY: DM

DATE: 12/03/24

PROJECT #: 259-022

SHEET TITLE


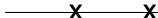
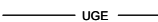

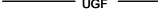
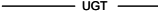
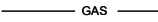
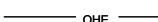

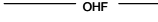



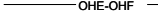
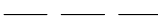


SITE ELEVATION

SHEET NUMBER

ANT-1

PERMANENT TSS SITE PLAN

LEGEND

PROPERTY LINE	
FENCE LINE	
UNDERGROUND ELECTRIC	
UNDERGROUND FIBER	
UNDERGROUND TELCO	
UNDERGROUND GAS LINE	
OVERHEAD ELECTRIC	
OVERHEAD FIBER	
OVERHEAD TELCO	
OVERHEAD UTILITY LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATERMAIN LINE	
BURIED GAS LINE	
EDGE OF BUSH/TREES	
BITUMINOUS	
GRAVEL	

THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER. AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT & UTILITY ROUTING.

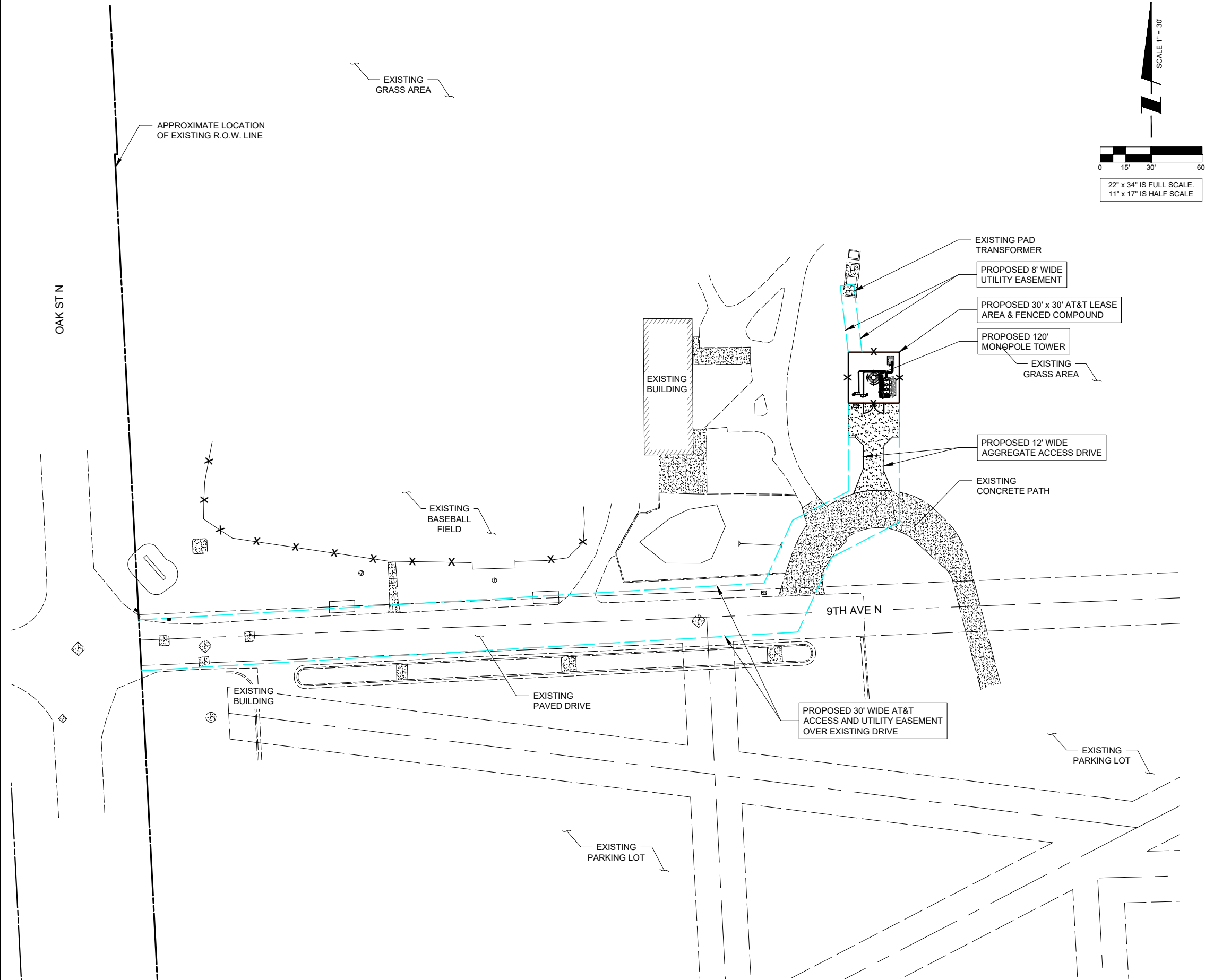


North Dakota One Call
811 or 800-795-0555

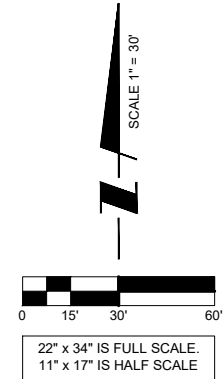
GENERAL SITE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.
2. THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.
3. CONTRACTOR TO PROVIDE APPROXIMATE 50'X50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.
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AT&T SURVEY AND SITE PLANS ARE PENDING
RECORD LEASE AREA AND EASEMENT LOCATIONS.
PROPOSED UTILITIES NEED TO BE ROUTED WITHIN
RECORD ROUTES/EASEMENTS. UTILITY ROUTES
SHOWN ARE PENDING THAT INFORMATION.



1 LOCATION PLAN



REVISIONS			
NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	12/09/24	AMW

NDFA HoraceMann
(CITY HALL)

NDL94930

FA#: 16550613

901 OAK ST N
FARGO, ND 58102

DRAWN BY:	AMW
CHECKED BY:	DM
DATE:	12/03/24
PROJECT #:	259-022

SHEET TITLE

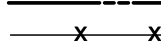
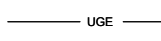
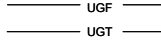
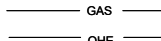
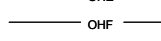
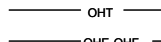
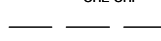
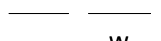
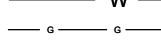
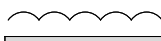

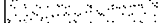
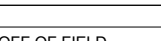
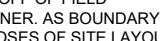



LOCATION PLAN

SHEET NUMBER

LP

SITE PLAN OF TEMPORARY TSS

LEGEND

PROPERTY LINE	
FENCE LINE	
UNDERGROUND ELECTRIC	
UNDERGROUND FIBER	
UNDERGROUND TELCO	
UNDERGROUND GAS LINE	
OVERHEAD ELECTRIC	
OVERHEAD FIBER	
OVERHEAD TELCO	
OVERHEAD UTILITY LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATERMAIN LINE	
BURIED GAS LINE	
EDGE OF BUSH/TREES	
BITUMINOUS	
GRAVEL	

THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER. AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT & UTILITY ROUTING.

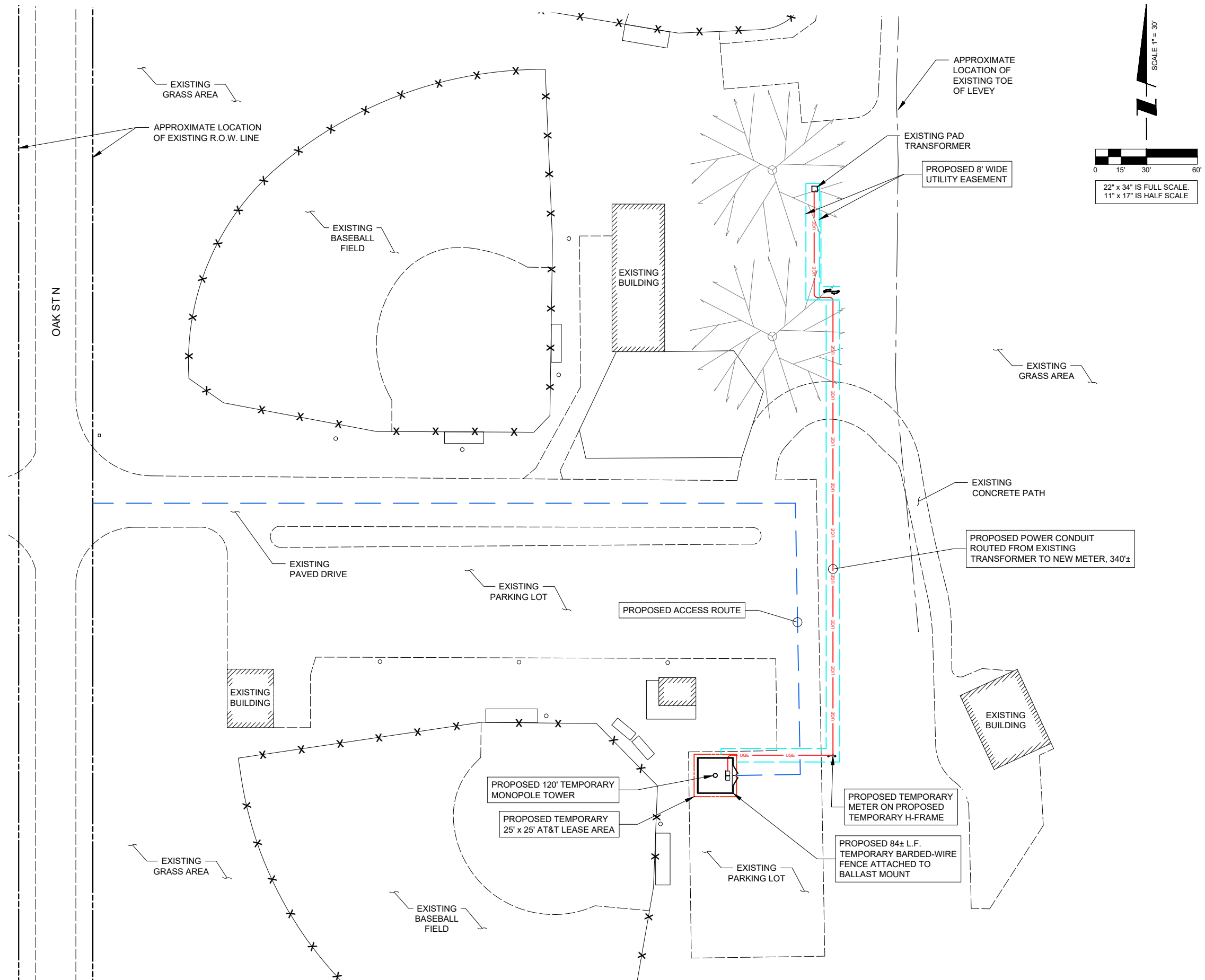


North Dakota One Call
811 or 800-795-0555

GENERAL SITE NOTES

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PROPOSED UTILITIES NEED TO BE ROUTED WITHIN
RECORD ROUTES/EASEMENTS. UTILITY ROUTES
SHOWN ARE PENDING THAT INFORMATION.



MasTec Network Solutions, LLC Headquarters
806 Douglas Road, 11th Floor
Coral Gables, FL 33134 USA



PH: 847-698-6400
FAX: 847-698-6401

T:\AT&T\LOGO\att.jpg

mobility corp.

7900 XERXES AVE S. SOUTH
3RD FLOOR
BLOOMINGTON MN. 55431

REVISIONS			
NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW	10/7/24	JAY
B	ISSUED FOR REVIEW	01/09/25	DM

NDFA_HoraceMann
(CITY HALL)

NDL94930 (4G)
NDXN094930 (5G)
FA#: 16550613

901 OAK ST N
FARGO, ND 58102

DRAWN BY:	JAY
CHECKED BY:	DM
DATE:	10/3/24
PROJECT #:	219-061

SHEET TITLE

LOCATION PLAN

SHEET NUMBER

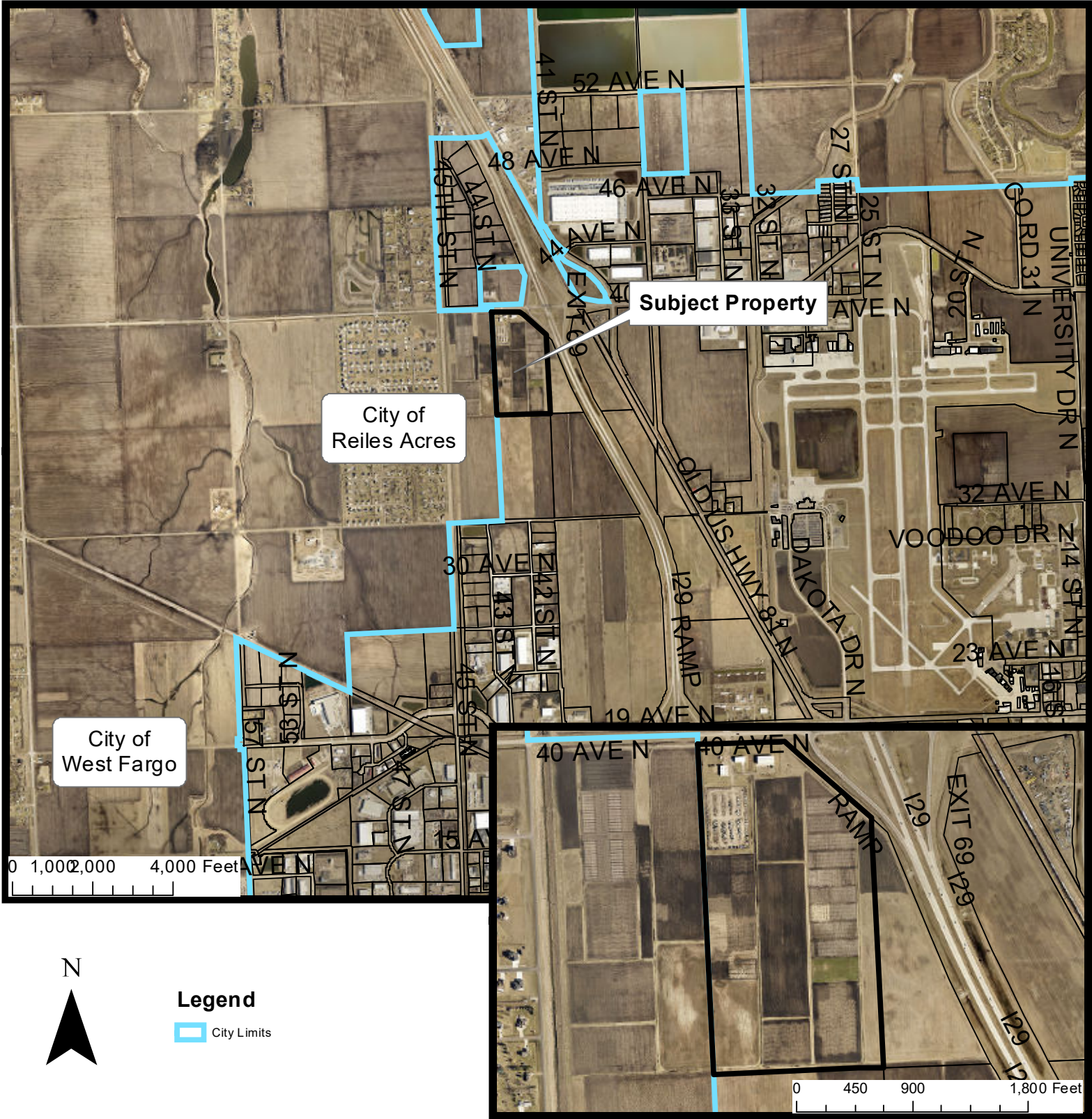
LP

1 LOCATION PLAN

CUP, Conditional Use Permit to allow the TSS to exceed the maximum height requirements in the P/I, Public/Institutional zoning district

East ½ of the Northwest ¼ of Section 22,
Township 140 North, Range 49 West

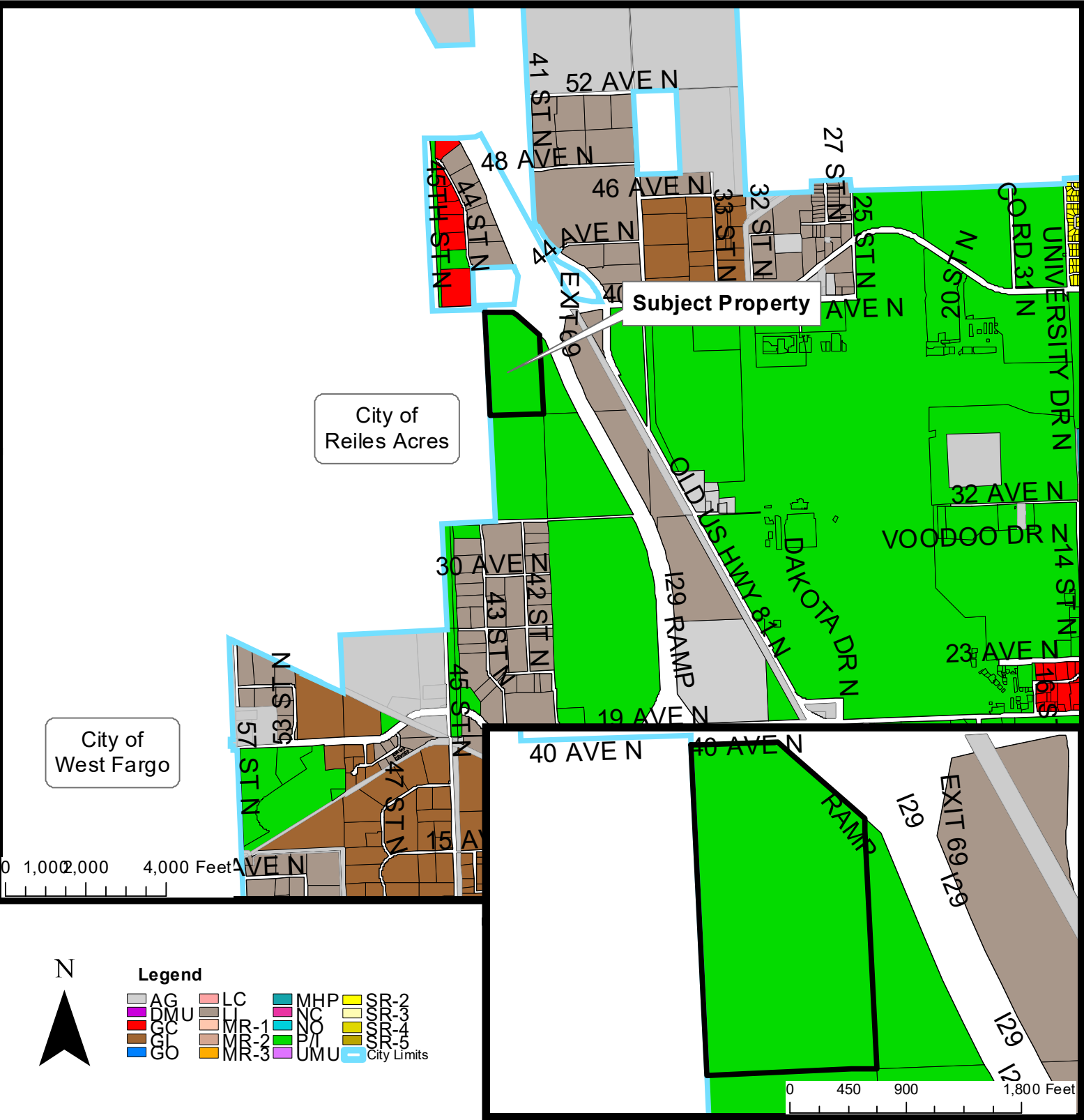
4350 40th Avenue North



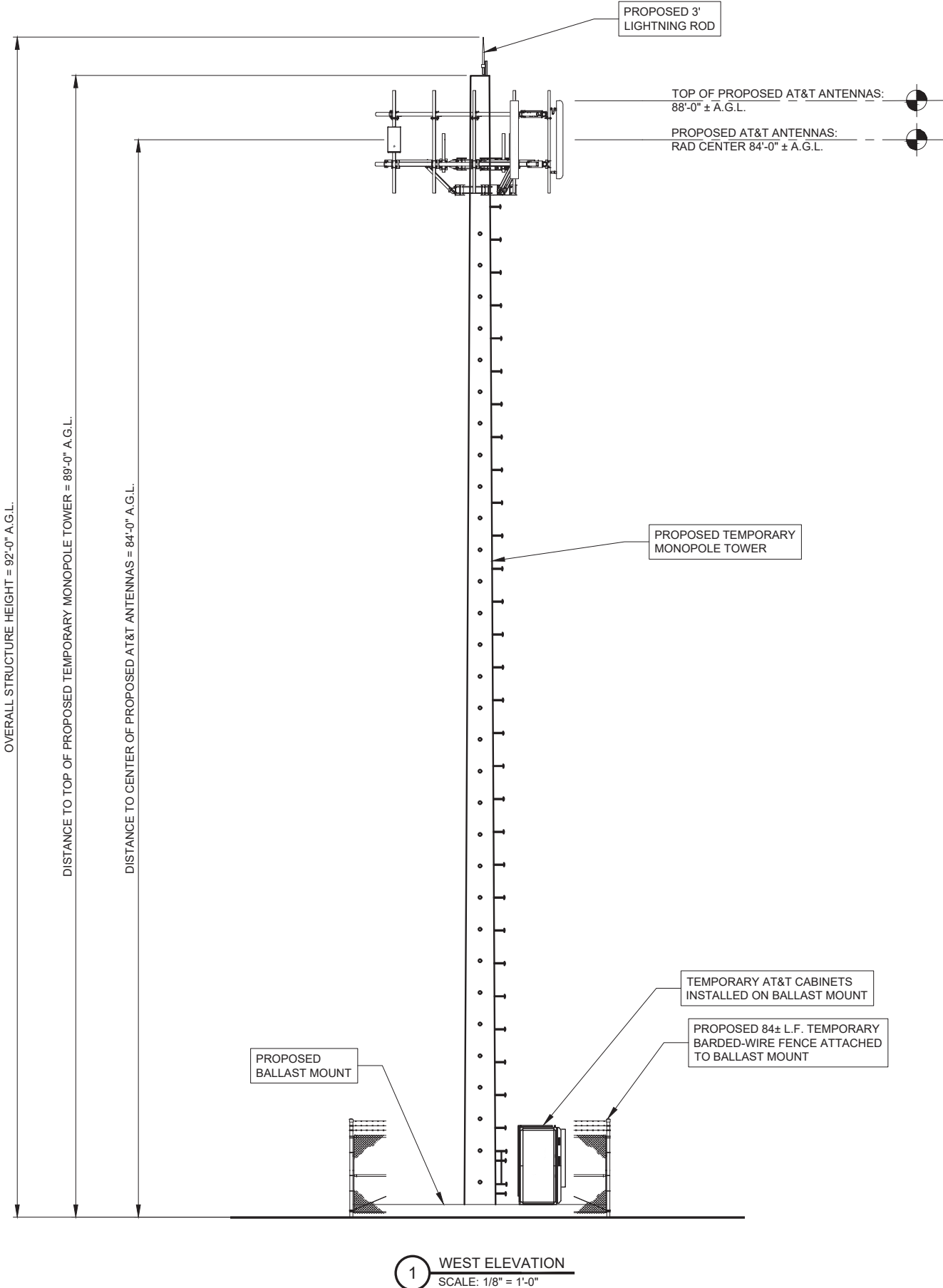
CUP, Conditional Use Permit to allow the TSS to exceed the maximum height requirements in the P/I, Public/Institutional zoning district

East ½ of the Northwest ¼ of Section 22,
Township 140 North, Range 49 West

4350 40th Avenue North



ELEVATION DRAWING OF TEMPORARY TSS



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

[illegible]

NDFA REILE'S ACRES

NDL94931 (4G)
NDXN094931 (5G)
FA#: 16546759

4190 40TH AVE NW
FARGO, ND 58102

DRAWN BY:	JAY
CHECKED BY:	DM
DATE:	10/4/24
PROJECT #:	219-063

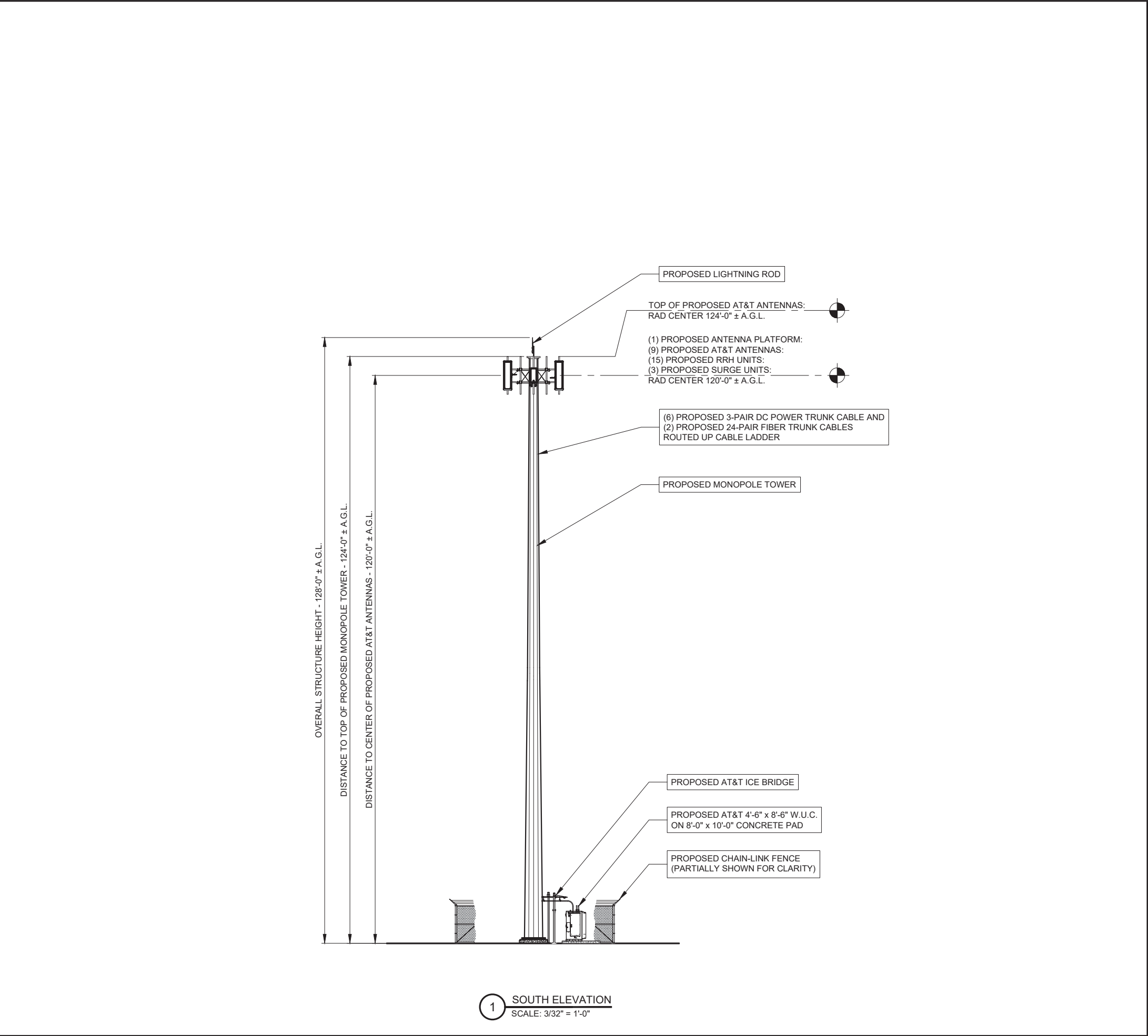
SHEET TITLE

SITE ELEVATION

SHEET NUMBER

ANT-1

ELEVATION DRAWING OF PERMANENT TSS



PROJECT DESCRIPTION

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE.

THE PROJECT GENERALLY CONSIST OF THE FOLLOWING:

PROPOSED-TOWER:
INSTALL (1) ANTENNA PLATFORM (SABRE, C10855721C,,,,HEAVY 10FT MONOPOLE MOUNTKIT, WITH (12) 2-7/8IN X 10FT MOUNTING PIPES)
INSTALL (6) COMMSCOPE NNH4-65C-V4 ANTENNAS
INSTALL (3) AIR6472 B77G B77M INTEGRATED ANTENNA RADIOS
INSTALL (15) LTE RRH UNITS
INSTALL (2) RAYCAP DC9-48-60-24-8C-EV SURGE UNITS
INSTALL (6) DC POWER TRUNKS
INSTALL (2) FIBER TRUNKS

PROPOSED-PAD EQUIPMENT:
INSTALL (1) DELTA ELECTRONICS CABINET ES0F030-HCU01) ON CONC. PAD
INSTALL (1) GENERAC 20KW GENERATOR ON CONCRETE PAD
INSTALL (1) GPS KIT

PROPOSED-SITE:
INSTALL (2) ROSENBERGER FB-10ABOX FIBER ENCLOSURES INSTALL APPROXIMATELY 15'-0" OF ICE BRIDGE

AT&T TO VERIFY
REQUIRED CONCRETE
PAD EQUIPMENT.

NOTES

- FENCE NOT SHOWN FOR CLARITY.
- WHEN STACKING CABLES 3 OR MORE DEEP, USE STACKABLE SNAP-INS, TALLEY PART NUMBER SSH-158-3 (OR ENGINEER APPROVED EQUAL).

MOUNT ANALYSIS NOTE

THE PASSING ANTENNA MOUNT ANALYSIS EVALUATION LETTER FOR THE PROPOSED MOUNTS WAS COMPLETED BY T.B.D. DATED T.B.D.. THE MOUNT HAS SUFFICIENT CAPACITY FOR THE EXISTING AND PROPOSED LOADINGS OBSERVED ON THESE CONSTRUCTION DRAWINGS.

MOUNT ANALYSIS NOTE

THE PASSING STRUCTURAL ANALYSIS FOR THE EXISTING STRUCTURE WAS COMPLETED BY T.B.D..



MasTec Network Solutions, LLC Headquarters
806 Douglas Road, 11th Floor
Coral Gables, FL 33134 USA



600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401



7900 XERXES AVE S. SOUTH
3RD FLOOR
BLOOMINGTON MN. 55431

NO.	DESCRIPTION	DATE	BY	AMW					
A	ISSUED FOR REVIEW	12/03/24							

NDFA REILE'S
ACRES

NDL94931 (4G)
NDXN094931 (5G)
FA#: 16546759

4190 40TH AVE NW
FARGO, ND 58102

DRAWN BY:	AMW
CHECKED BY:	DM
DATE:	11/25/24
PROJECT #:	259-021

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1

LEGEND

PROPERTY LINE

FENCE LINE

UNDERGROUND ELECTRIC

UNDERGROUND FIBER

UNDERGROUND TELCO

UNDERGROUND GAS LINE

OVERHEAD ELECTRIC

OVERHEAD FIBER

OVERHEAD TELCO

OVERHEAD UTILITY LINE

STORM SEWER LINE

SANITARY SEWER LINE

WATERMAIN LINE

BURIED GAS LINE

EDGE OF BUSH/TREES

BITUMINOUS

GRAVEL

X X

--- UGE

--- UGF

--- UGT

--- GAS

--- OHE

--- OHF

--- OHT

--- OHE-OHF

W

--- G G G

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THIS SITE PLAN WAS CREATED OFF OF FIELD MEASUREMENTS BY THE DESIGNER. AS BOUNDARY SURVEY WAS NOT SUPPLIED FOR PURPOSES OF SITE LAYOUT & UTILITY ROUTING.

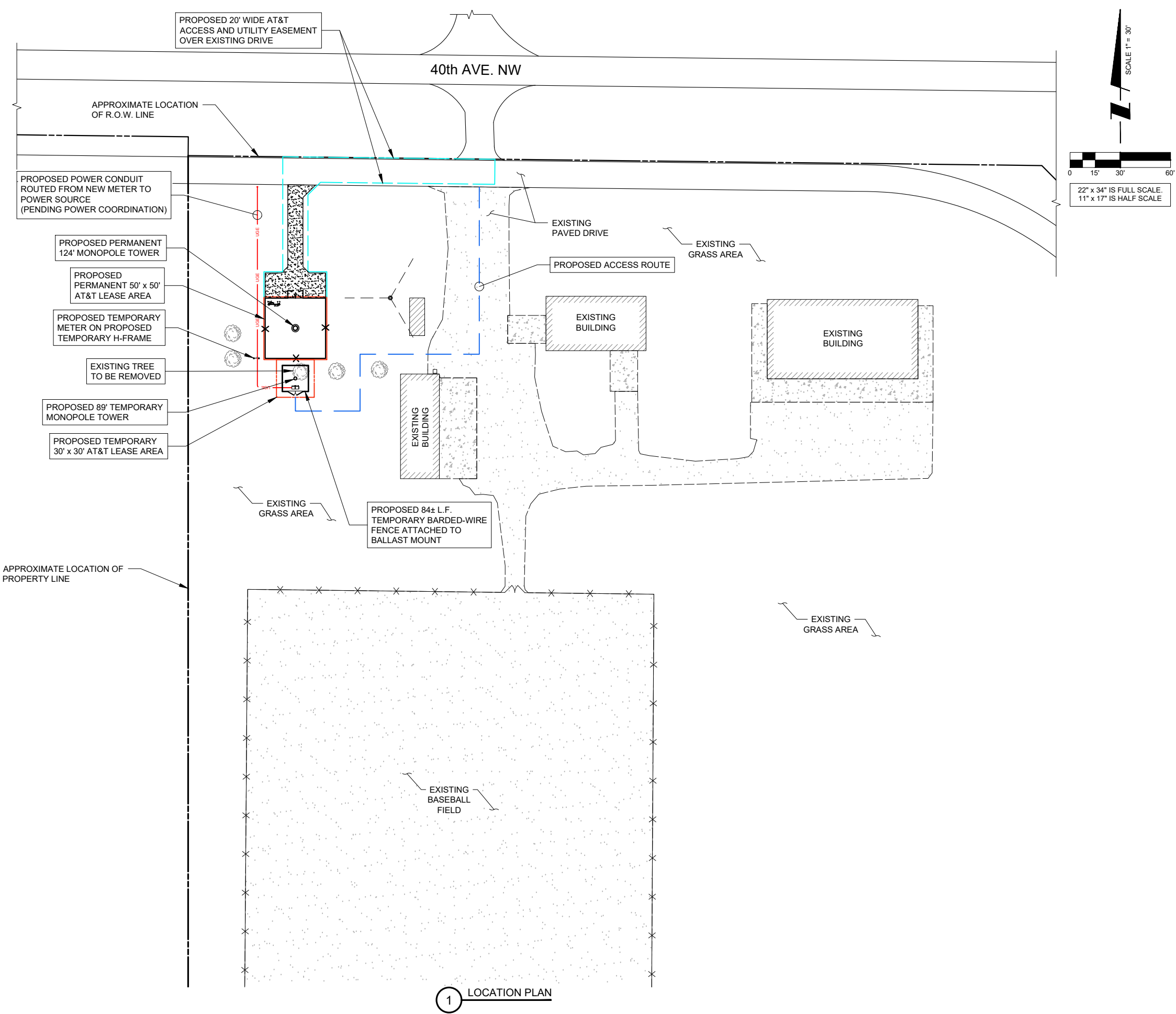


North Dakota One Call  
811 or 800-795-0555

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1 LOCATION PLAN

MasTec

Communications Group

MasTec Network Solutions, LLC Headquarters  
806 Douglas Road, 11th Floor  
Coral Gables, FL 33134 USA

TERRA

CONSULTING GROUP, LTD.  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

at&t

mobility corp.  
7900 XERXES AVE S. SOUTH  
3RD FLOOR  
BLOOMINGTON MN. 55431

|           |                   |     |         |  |  |  |  |  |  |
|-----------|-------------------|-----|---------|--|--|--|--|--|--|
| REVISIONS | NO.               | BY  | DATE    |  |  |  |  |  |  |
|           | A                 | JAY | 10/4/24 |  |  |  |  |  |  |
|           | DESCRIPTION       |     |         |  |  |  |  |  |  |
|           | ISSUED FOR REVIEW |     |         |  |  |  |  |  |  |

NDFA REILE'S ACRES

NDL94931 (4G)  
NDXN094931 (5G)  
FA#: 16546759

4190 40TH AVE NW  
FARGO, ND 58102

|             |         |
|-------------|---------|
| DRAWN BY:   | JAY     |
| CHECKED BY: | DM      |
| DATE:       | 10/4/24 |
| PROJECT #:  | 219-063 |

SHEET TITLE

LOCATION PLAN

SHEET NUMBER

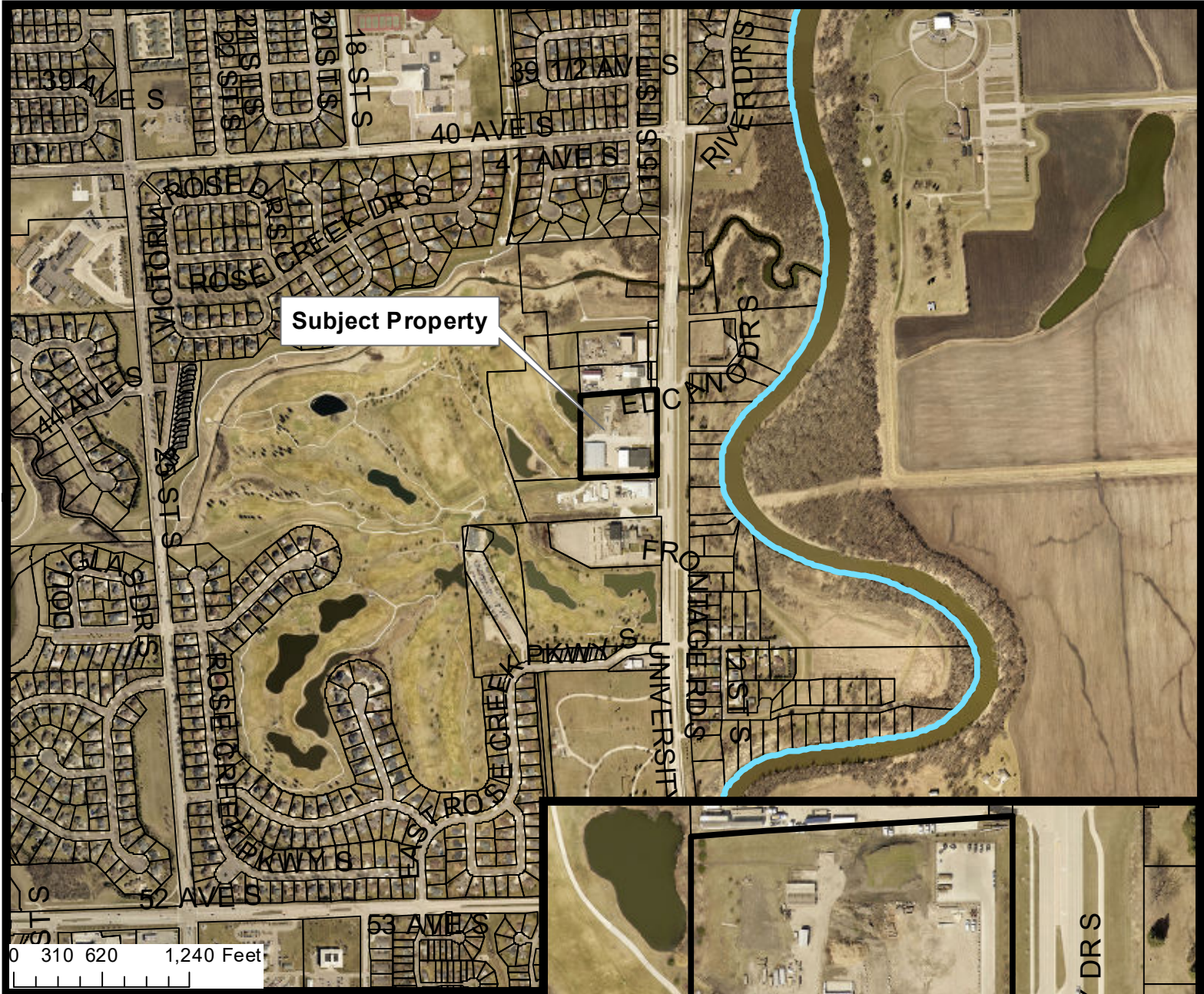
LP



CUP, Conditional Use Permit to allow the TSS to exceed the maximum height requirements in the LI, Limited Industrial zoning district

Rose Creek Golf Course Annex Addition

4515 University Drive South

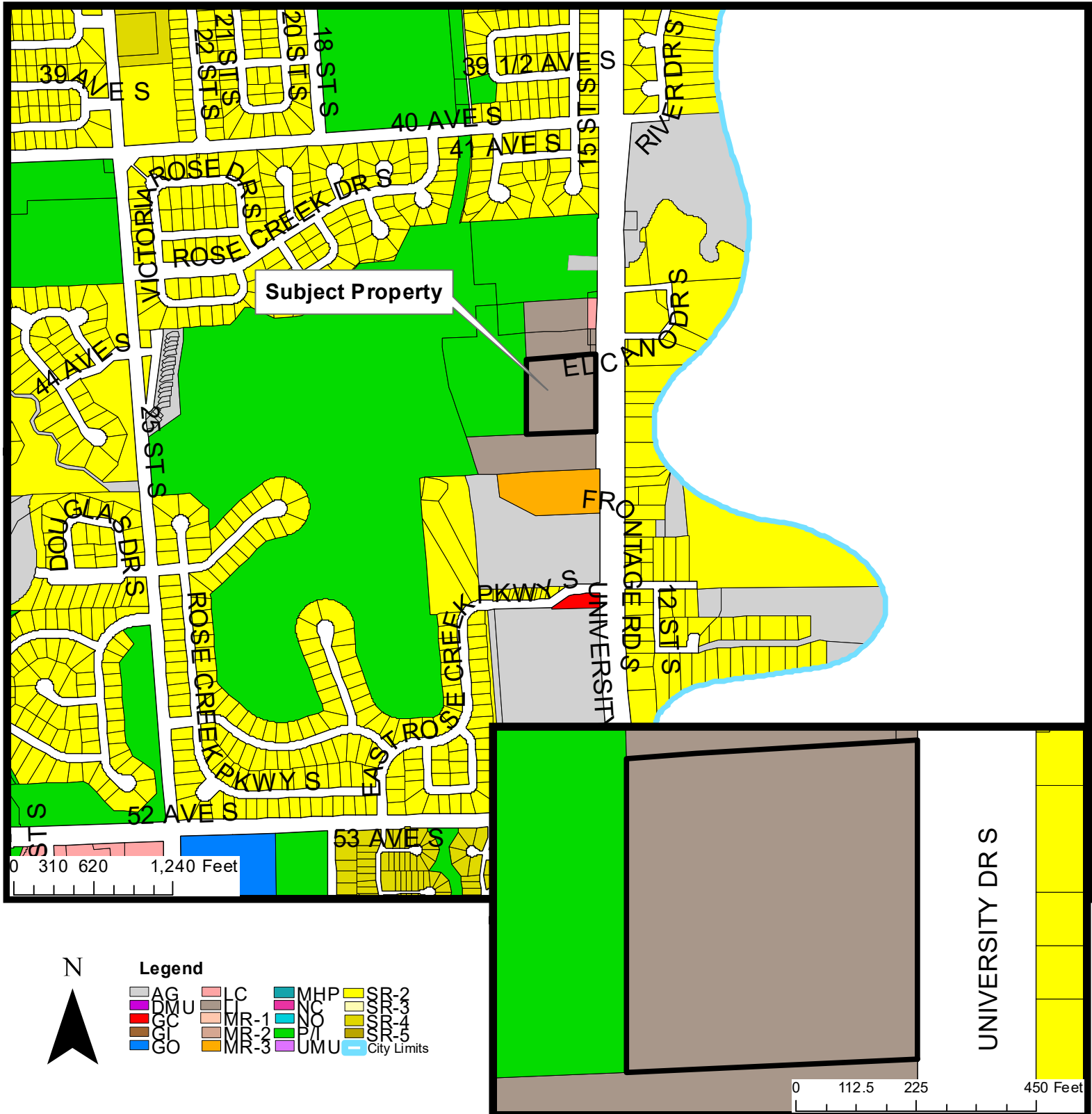




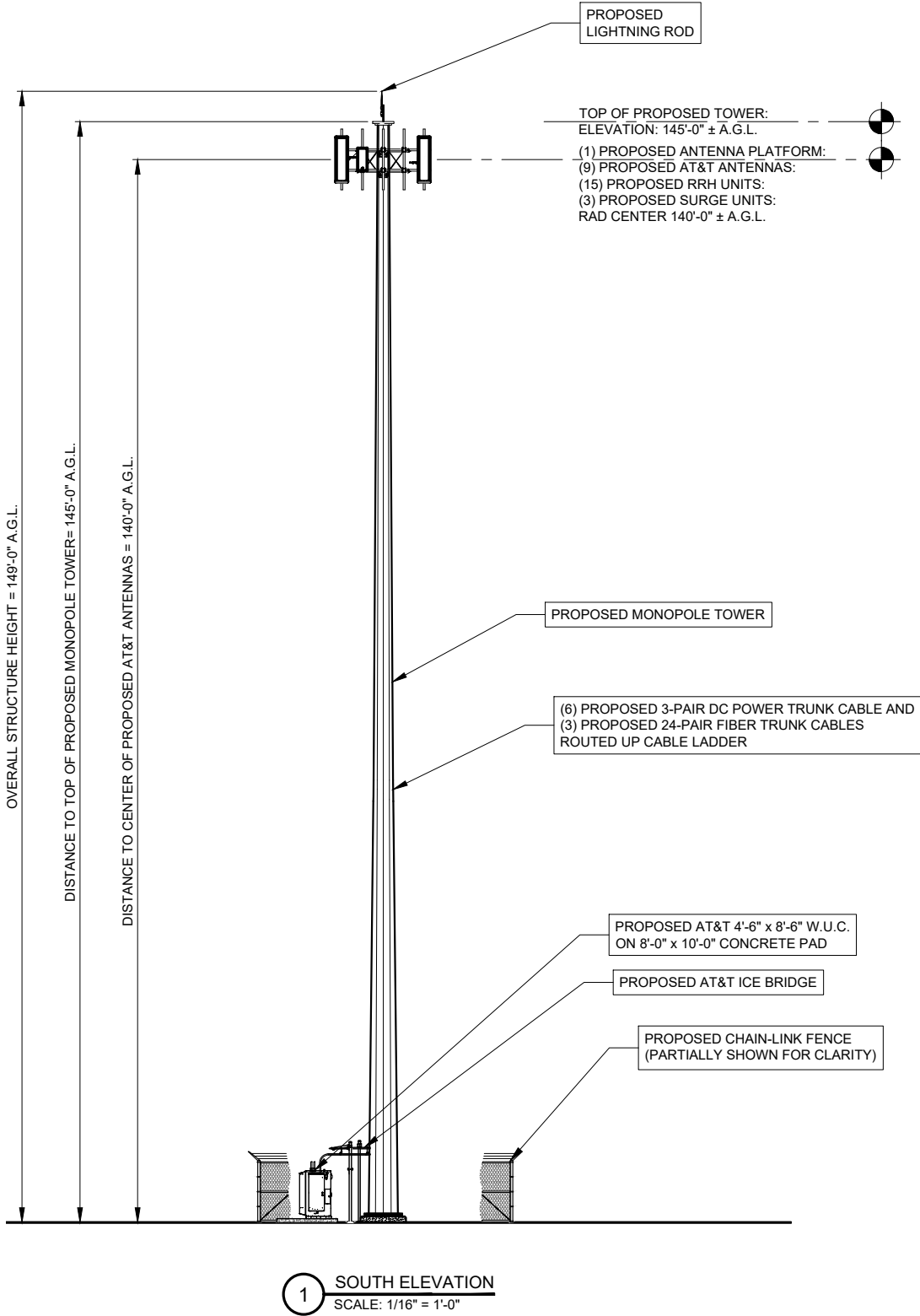
CUP, Conditional Use Permit to allow the TSS to exceed the maximum height requirements in the LI, Limited Industrial zoning district

Rose Creek Golf Course Annex Addition

4515 University Drive South



ELEVATION DRAWING OF PERMANENT TSS



PROJECT DESCRIPTION

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INSTALL (1) ANTENNA PLATFORM SUPPLIED BY TOWER MANUFACTURER  
INSTALL (6) COMMSCOPE NNH4-65C-V4 ANTENNAS  
INSTALL (3) AIR6472 B77G B77M INTEGRATED ANTENNA RADIOS  
INSTALL (15) LTE RRH UNITS  
INSTALL (3) RAYCAP DC9-48-60-24-8C-EV SURGE UNITS  
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PAD EQUIPMENT.

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| NO. | DESCRIPTION | BY                |  | DATE    |  | JAY |  | JAY                |  |  |  |  |  |
|-----|-------------|-------------------|--|---------|--|-----|--|--------------------|--|--|--|--|--|
|     |             | JAY               |  | 9/19/24 |  |     |  | 10/7/24            |  |  |  |  |  |
|     |             | ISSUED FOR REVIEW |  |         |  |     |  | ADD 4G/5G SITE IDS |  |  |  |  |  |
| A   |             |                   |  |         |  |     |  |                    |  |  |  |  |  |
| B   |             |                   |  |         |  |     |  |                    |  |  |  |  |  |
|     |             |                   |  |         |  |     |  |                    |  |  |  |  |  |
|     |             |                   |  |         |  |     |  |                    |  |  |  |  |  |
|     |             |                   |  |         |  |     |  |                    |  |  |  |  |  |
|     |             |                   |  |         |  |     |  |                    |  |  |  |  |  |
|     |             |                   |  |         |  |     |  |                    |  |  |  |  |  |
|     |             |                   |  |         |  |     |  |                    |  |  |  |  |  |

NDFA\_SOUTHPOINTE

AT&T 4G SITE ID#:  
NDL94932  
FA#: 16550624

4515 S. UNIVERSITY DR.  
FARGO, ND 58104

DRAWN BY: JAY

CHECKED BY: DM

DATE: 9/18/24

PROJECT #: 259-020

SHEET TITLE

SITE ELEVATION

SHEET NUMBER

ANT-1

## 1 LOCATION PLAN



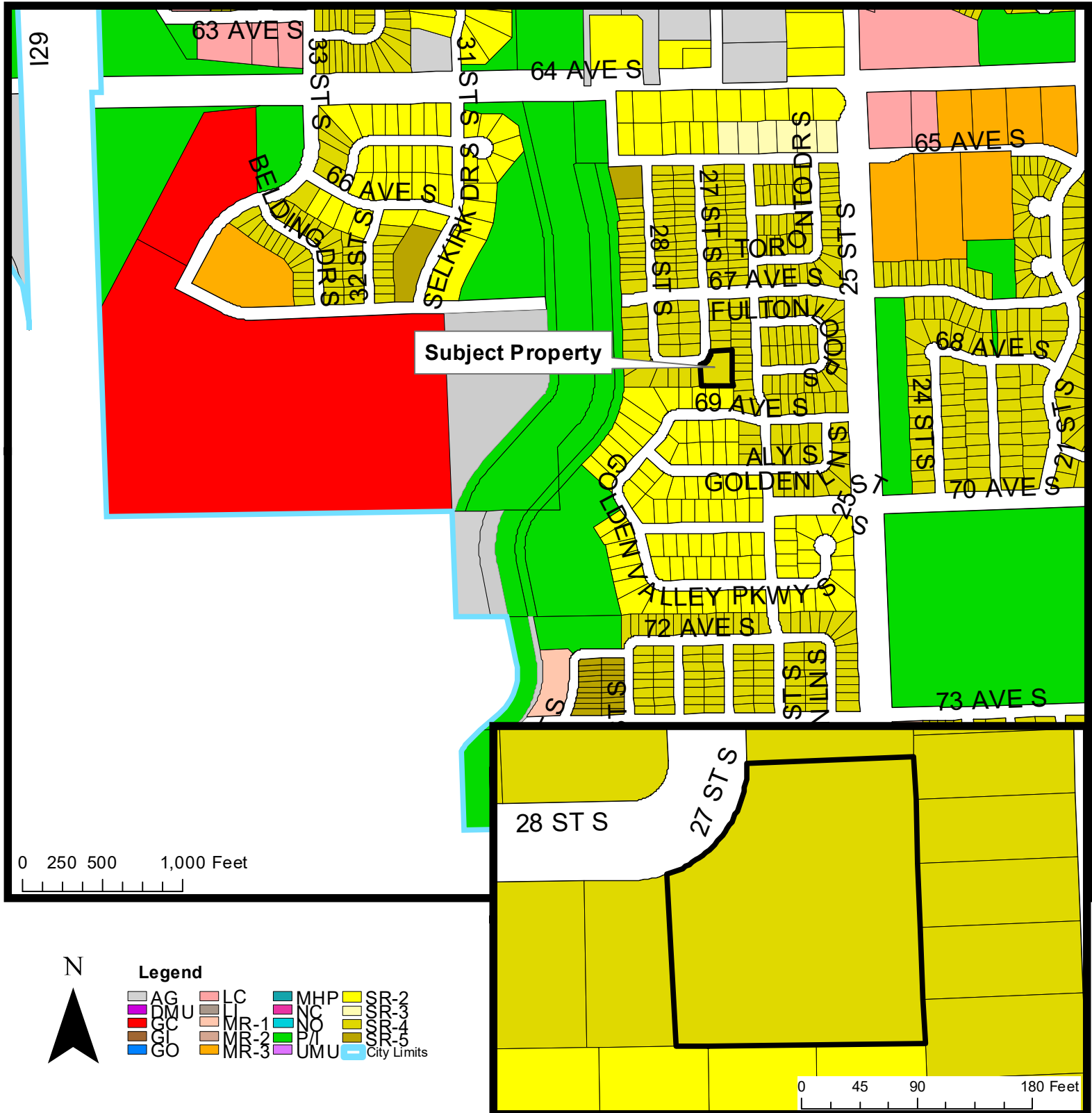




# Zone change from SR-4, Single-Dwelling Residential to SR-5, Single Dwelling Residential

## Golden Valley 6th Addition

6788 27th Street South

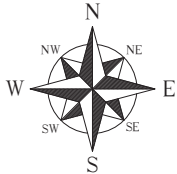




GOLDEN VALLEY 6TH TOWN HOMES  
GOLDEN VALLEY 6TH ADDITION  
6788 27TH ST S  
LOT #11 / BLOCK #6  
CITY OF FARGO, ND 58104

SITE PLAN LAYOUT

SCALE: 1"= 10'-0"



**\*\*PRELIMINARY DRAWINGS\*\***

**11 UNITS**



Custom Homes Inc.

Jordahl Custom Homes  
2832 Sheyenne Street  
West Fargo, North Dakota 58078  
Phone : 701 - 234 - 0404  
Fax : 701 - 282 - 4342  
www.jordahlcustomhomes.com

FINAL DRAWINGS FOR  
CONSTRUCTION  
CUSTOMER APPROVAL:

DATE:

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DRAWN BY: JH  
CHECKED BY: -  
DATE: FEB. 12, 2025  
REVISION #1: -  
REVISION #2: -  
REVISION #3: -  
REVISION #4: -  
REVISION #5: -  
REVISION #6: -

**GOLDEN VALLEY 6TH TOWNHOMES**

6788 27TH STREET SOUTH  
CITY OF FARGO, ND 58104  
LOT #11 / BLOCK #1  
GOLDEN VALLEY 6TH ADDITION

SHEET DESCRIPTION  
SITE PLAN

HOUSE TYPE OR DESCRIPTION  
JACKSON PLEXES

**C1**