

PLANNING COMMISSION CASES SCHEDULED FOR APRIL 4th, 2023 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, April 4th, 2023 Planning Commission public hearing.

The staff planner's contact information is below. Please contact the staff 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
Luke Morman (476-6751) lmorman@FargoND.gov
Kim Citrowske (241-1475) kcitrowske@FargoND.gov
Brad Garcia (476-4137) bgarcia@FargoND.gov

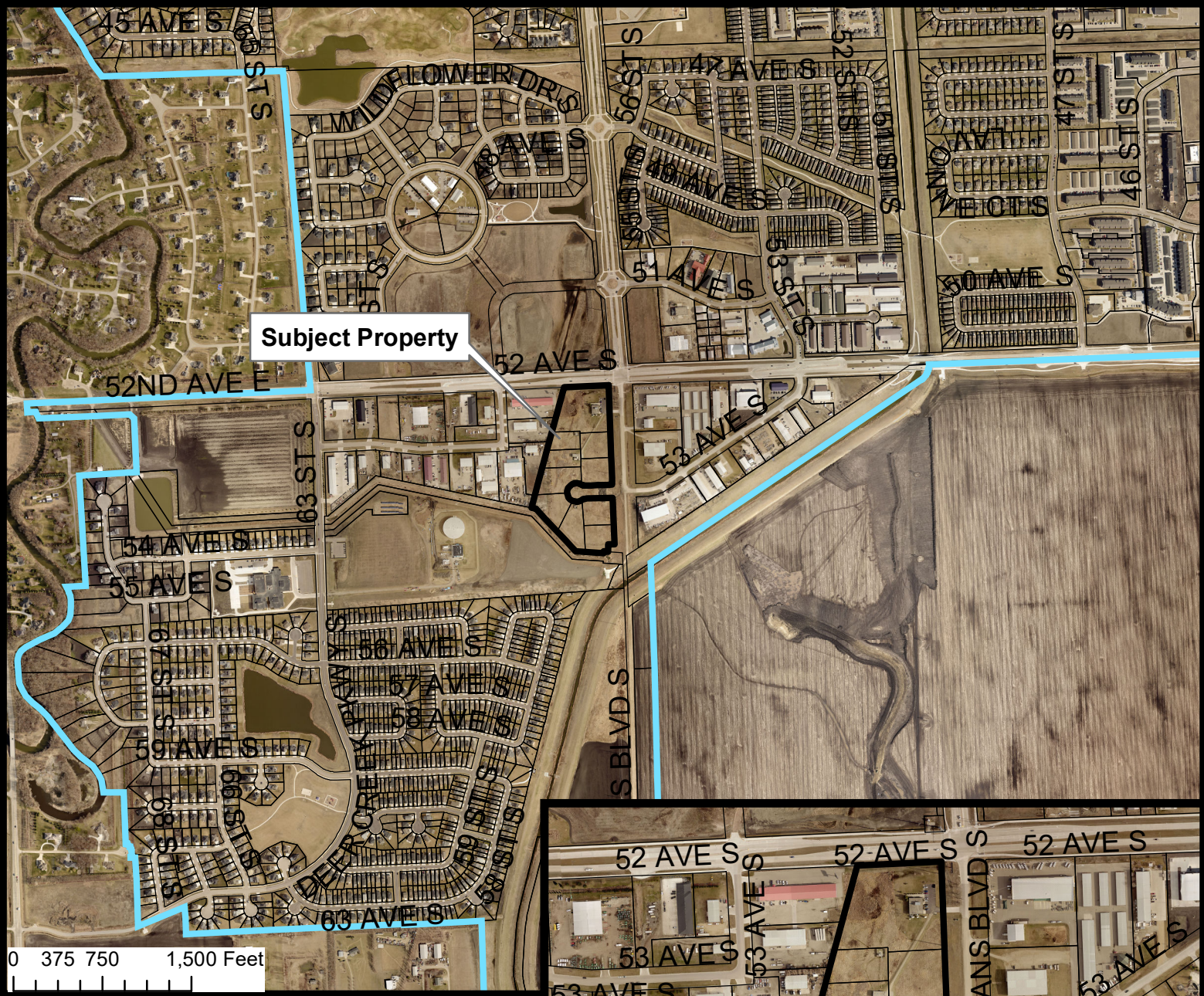
CASES:

1. An application requesting a Plat of **Radio Second Addition** (major subdivision including vacation of right of way) a replat of Lots 1 through 10, Block 1, Radio Addition and vacation of a portion of 53rd Avenue South.
Located at: 5709-5790 53rd Avenue South
Current Zoning: GC, General Commercial. No zone change is proposed.
Owner/Applicant: Four Horsemen, LLC / Tony Eukel, PE, MBN Engineering
Case Planner: Donald Kress
2. An application requesting a Conditional Use Permit (CUP) to allow an industrial use in the GC, General Commercial zone on Lots 8, 9, and 10, Block 1, **Radio Addition**
Located at: 5710, 5750 and 5770 53rd Avenue South
Current Zoning: GC, General Commercial. No zone change is proposed
Owner/Applicant: Four Horsemen, LLC / Marius Rygg—Rice Companies
Case Planner: Donald Kress

Major Subdivision including Vacation of Right of Way

Radio Second Addition

5709-5790 53rd Avenue South



Legend

 City Limits

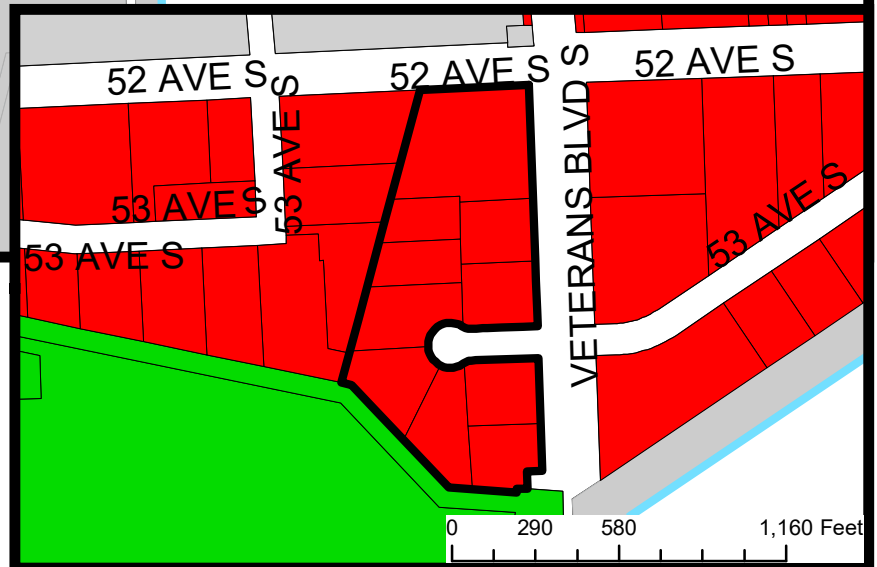
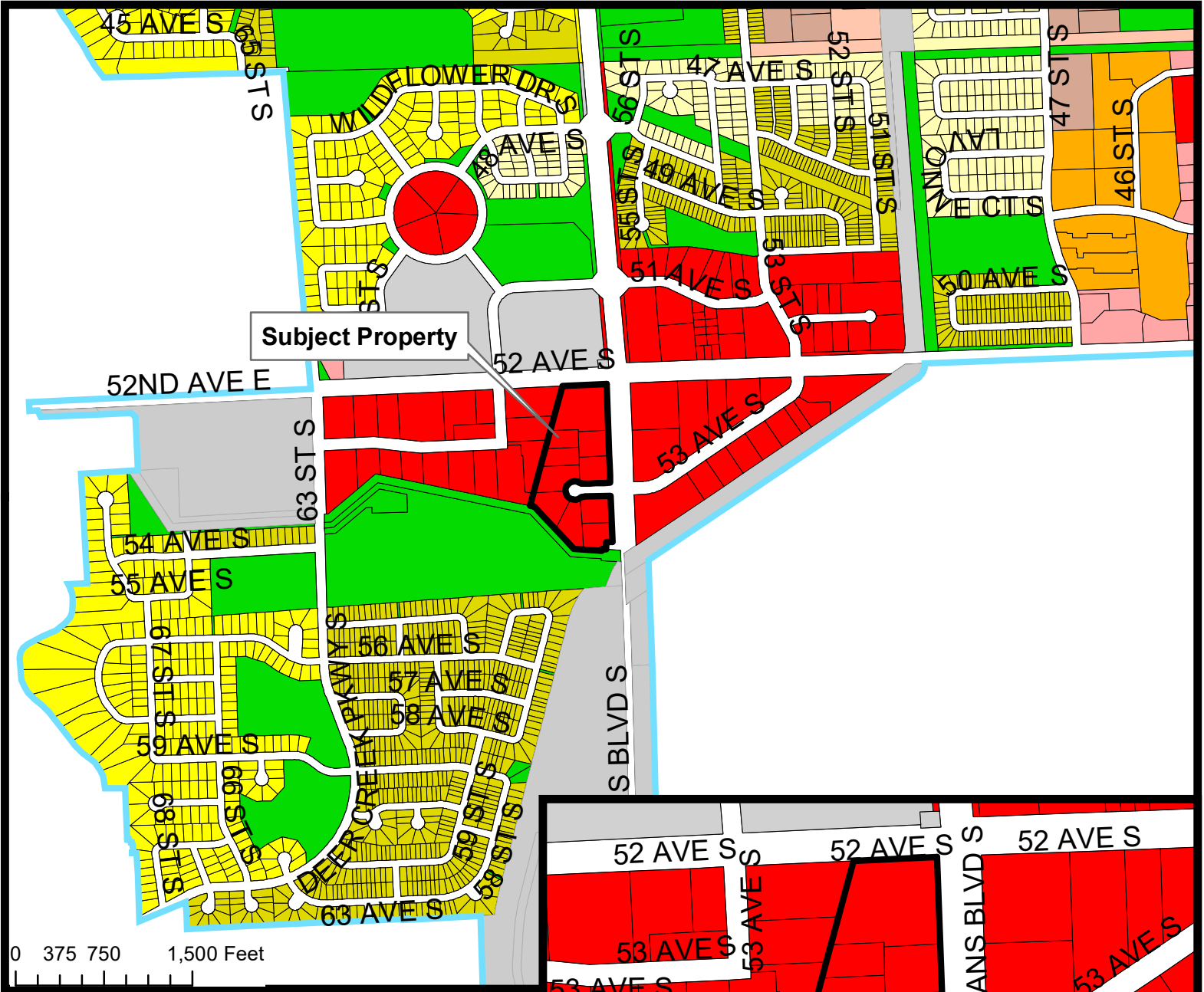


Fargo Planning Commission
April 4, 2023

Major Subdivision including Vacation of Right of Way

Radio Second Addition

5709-5790 53rd Avenue South



Legend

AG	DMU	GC	GO	LC	MR-1	MR-2	MR-3	MHP	MNC	UMU	SDR-2	SDR-3	SDR-4	SDR-5	City Limits
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RADIO SECOND ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A REPLAT OF LOTS 1 THROUGH 10, BLOCK 1 OF RADIO ADDITION AND A VACATION OF STREET, UTILITY AND
INGRESS/EGRESS EASEMENTS LYING AND BEING WITHIN THE BOUNDARY OF THE PLAT DESCRIBED HEREIN
(A MAJOR SUBDIVISION)

OWNER'S DEDICATION AND DESCRIPTION

KNOW ALL PERSONS BY THESE PRESENTS, That Four Horsemen LLC, a North Dakota limited liability company, Owner of a parcel of land located in that part of the Northeast Quarter of Section 5, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 1 through 10, RADIO ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder as Document No. 1659018, Cass County, North Dakota.

AND

Vacate that part of 53rd Avenue South lying westerly of the west right-of-way line of Veterans Boulevard dedicated per said RADIO ADDITION to the City of Fargo, Cass County, North Dakota.

Plat contains 16.63 acres, more or less, and is subject to Easements, Reservations, Restrictions and Rights-of-Way of record.

Said owners of the above described property, have caused the same to be surveyed and platted as "RADIO SECONDS ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public for public use the access and utility easement shown on said plat. Said owners also hereby dedicate and convey a private pond easement and storm sewer easements, for storm water purposes, as shown herein, to all lots with said "RADIO SECOND ADDITION".

OWNER

Four Horsemen LLC

Eric Mehry, Managing Partner

State of North Dakota)
)ss
County of Cass)

On this ____ day of _____, 2023, before me, a notary public in and for said county and state, personally appeared Eric Mehry, known to me to be the Managing Partner of Four Horsemen LLC described in and who executed the same on behalf of said company.

Notary Public: _____

MORTGAGEE

First International Bank and Trust

Troy Ott, Vice President

State of North Dakota)
)ss
County of Cass)

On this ____ day of _____, 2023, before me, a notary public in and for said county and state, personally appeared Troy Ott, known to me to be the Vice President of First International Bank and Trust described in and who executed the same on behalf of First International Bank and Trust.

Notary Public: _____

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 ____ day _____, 2023.

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

State of North Dakota)
)ss
County of Cass)

On this ____ day of _____, 2023, 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: _____

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this ____ day of _____, 2023.

Brenda E. Derrig, P.E.
City Engineer

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 2023, before me, a notary public in and for said county, personally appeared Brenda E. Derrig, P.E., City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL

Approved by the Board of Commissioners and ordered filed this ____ day of _____, 2023.

Timothy J. Mahoney
Mayor

Attest:
Steven Sprague, City Auditor

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 2023, 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: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this ____ day of _____, 2023.

Rocky Schneider
Planning Commission Chair

State of North Dakota)
) SS
County of Cass)

On this ____ day of _____, 2023, before me, a notary public in and for said county, personally appeared Rocky Schneider, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

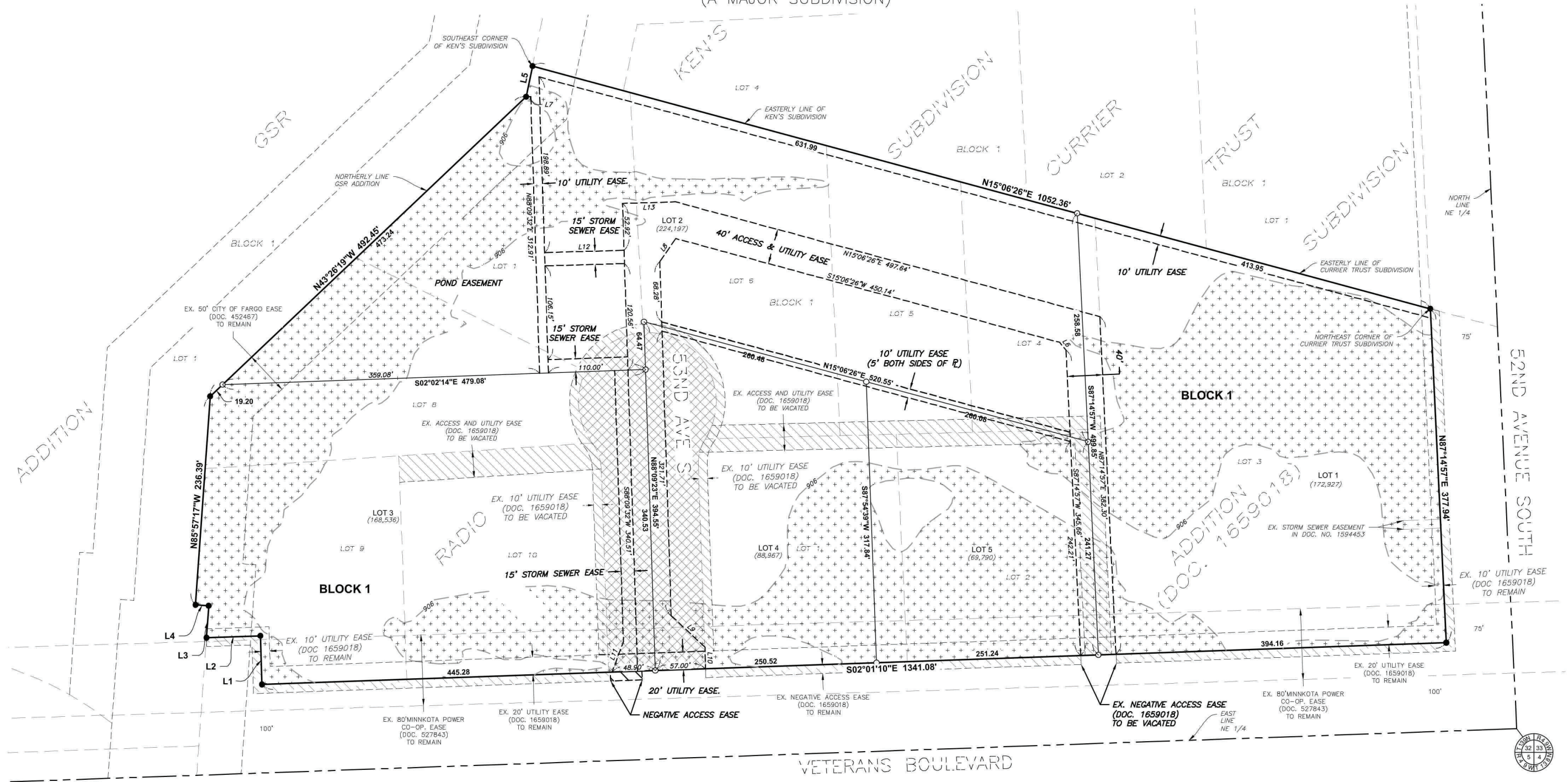
Notary Public: _____



Plot Date & Time: 20 February 2023 11:19 PM
 C:\Users\jash\Documents\Survey\01 - Projects\2023\23-042 MBH Radio Addition Second Addition Plat - Fargo.dwg
 Project: 2023\23-042 MBH Radio Addition Second Addition Plat - Fargo.dwg
 Plot: - Fargo.dwg

RADIO SECOND ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 A REPLAT OF LOTS 1 THROUGH 10, BLOCK 1 OF RADIO ADDITION AND A VACATION OF STREET, UTILITY AND
 INGRESS/EGRESS EASEMENTS LYING AND BEING WITHIN THE BOUNDARY OF THE PLAT DESCRIBED HEREIN
 (A MAJOR SUBDIVISION)

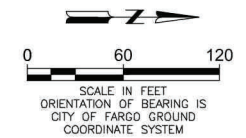


NOTES

- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
- PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE "AE" ACCORDING TO THE FEMA FIRM MAP 38017C0767G WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 906.0' (NAVD88) ACCORDING TO FEMA. CONTOUR INFORMATION SHOWN IS DERIVED FROM CITY OF FARGO CONTOUR DATA.
- BENCHMARK SEFB HYDRANT LOCATED ON THE EAST SIDE OF 53RD AVENUE SOUTH, +/-200' SOUTH OF THE INTERSECTION OF 52ND AVENUE SOUTH AND 53RD AVENUE SOUTH, BM-252001 PUBLISHED ON SHEET #252 OF THE CITY OF FARGO BENCHMARK BOOK (2021 EDITION) ELEVATION = 914.62 (NAVD88).
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF RADIO SECOND ADDITION, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OF PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OR ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

LEGEND

- SET 5/8" REBAR CAP LS-2722
- FOUND MONUMENT
- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- PLAT NEW EASEMENT
- SECTION LINE
- PLAT OVERALL BOUNDARY
- PLAT INTERIOR LOT LINES
- ▨ NEW NEGATIVE ACCESS EASEMENT
- ▧ EASEMENTS VACATED BY THIS PLAT
- ▩ PUBLIC STREET VACATED BY THIS PLAT
- ▨ EXISTING NEGATIVE ACCESS EASEMENT - TO REMAIN
- ⋯ 100 YR. FLOODPLAIN
- - - 899 - - - EXISTING GROUND CONTOUR



LINE TABLE		
#	DISTANCE	BEARING
L1	55.00	S87°58'50"W
L2	61.03	S02°01'10"E
L3	36.23	N85°57'17"W
L4	15.00	S04°02'43"W
L5	35.38	N78°14'59"W
L6	11.29	S51°10'42"W
L7	5.18	N01°50'28"W

LINE TABLE		
#	DISTANCE	BEARING
L8	31.66	S55°13'42"E
L9	52.36	N43°09'32"E
L10	24.31	N88°13'57"E
L11	36.33	N69°20'28"W
L12	89.99	N01°39'44"W
L13	59.66	N01°50'28"W

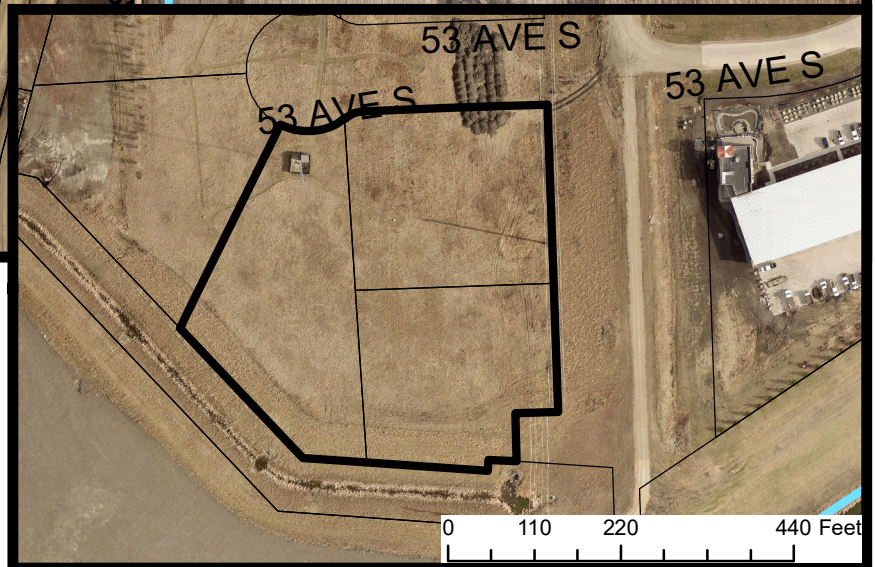


1218 55th Street North
 Fargo, ND 58102
 Email: josh@rjnsurvey.com

CUP for industrial use in the GC General Commercial zone

Radio Addition

5710, 5750 and 5770 53rd Avenue South



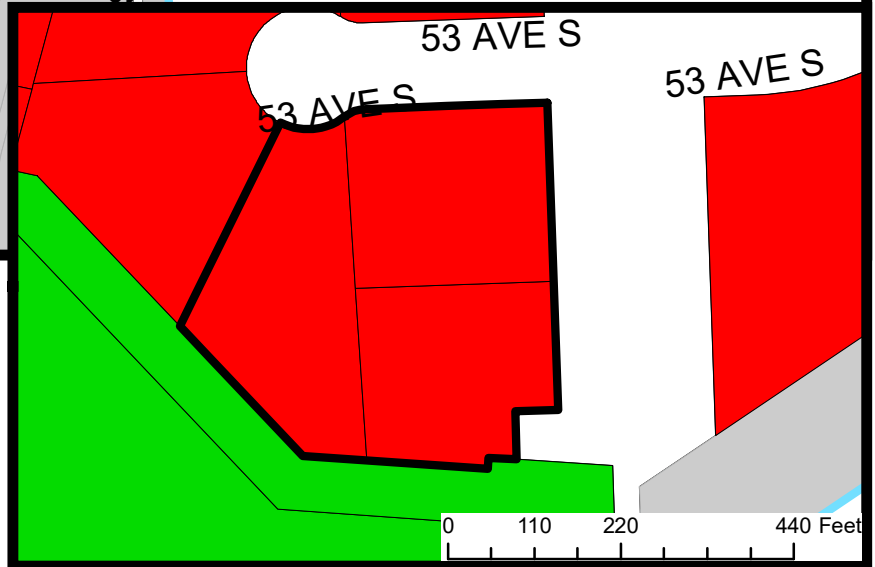
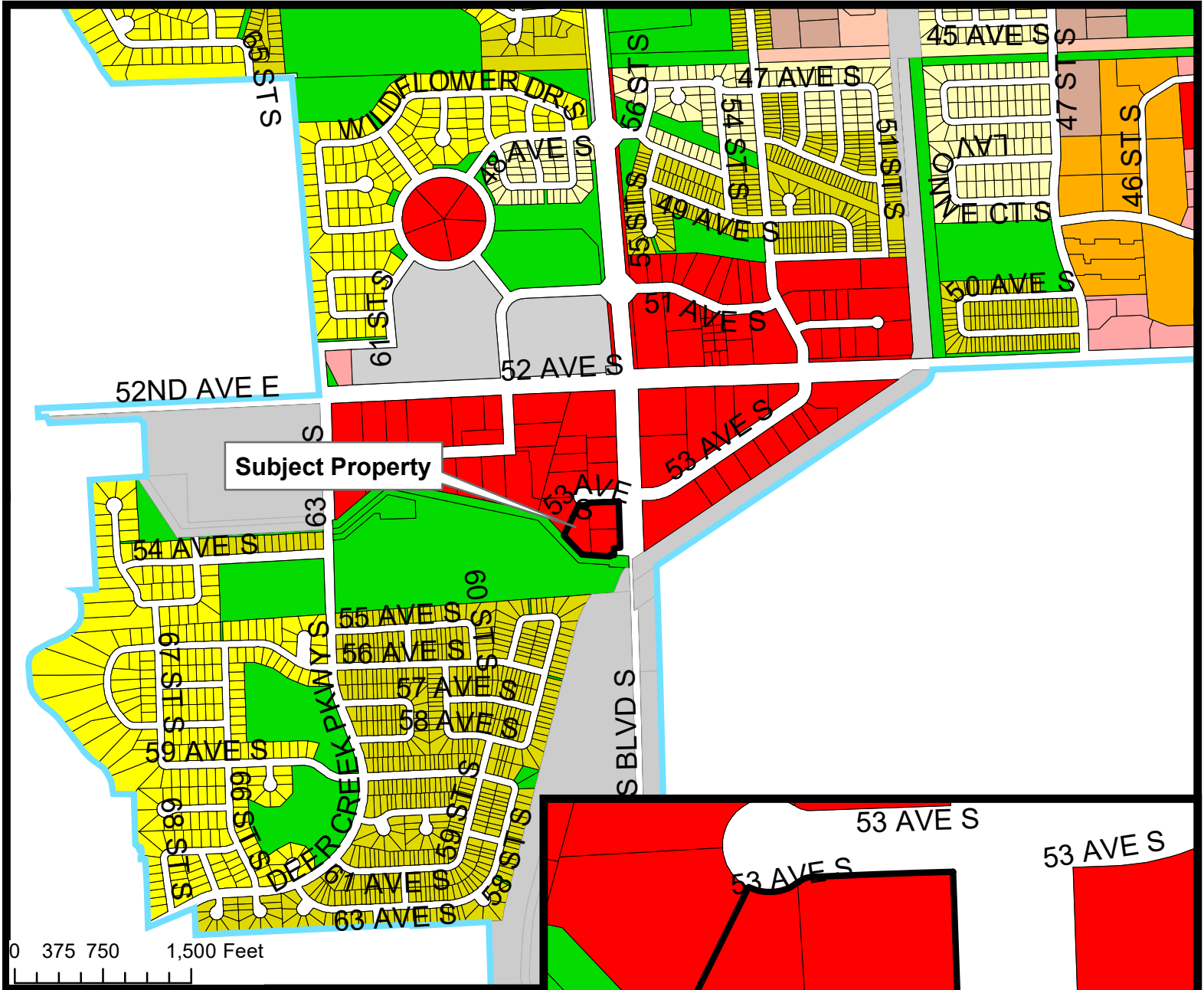
Legend

 City Limits

CUP for Industrial Use in GC General Commercial zone

Radio Addition

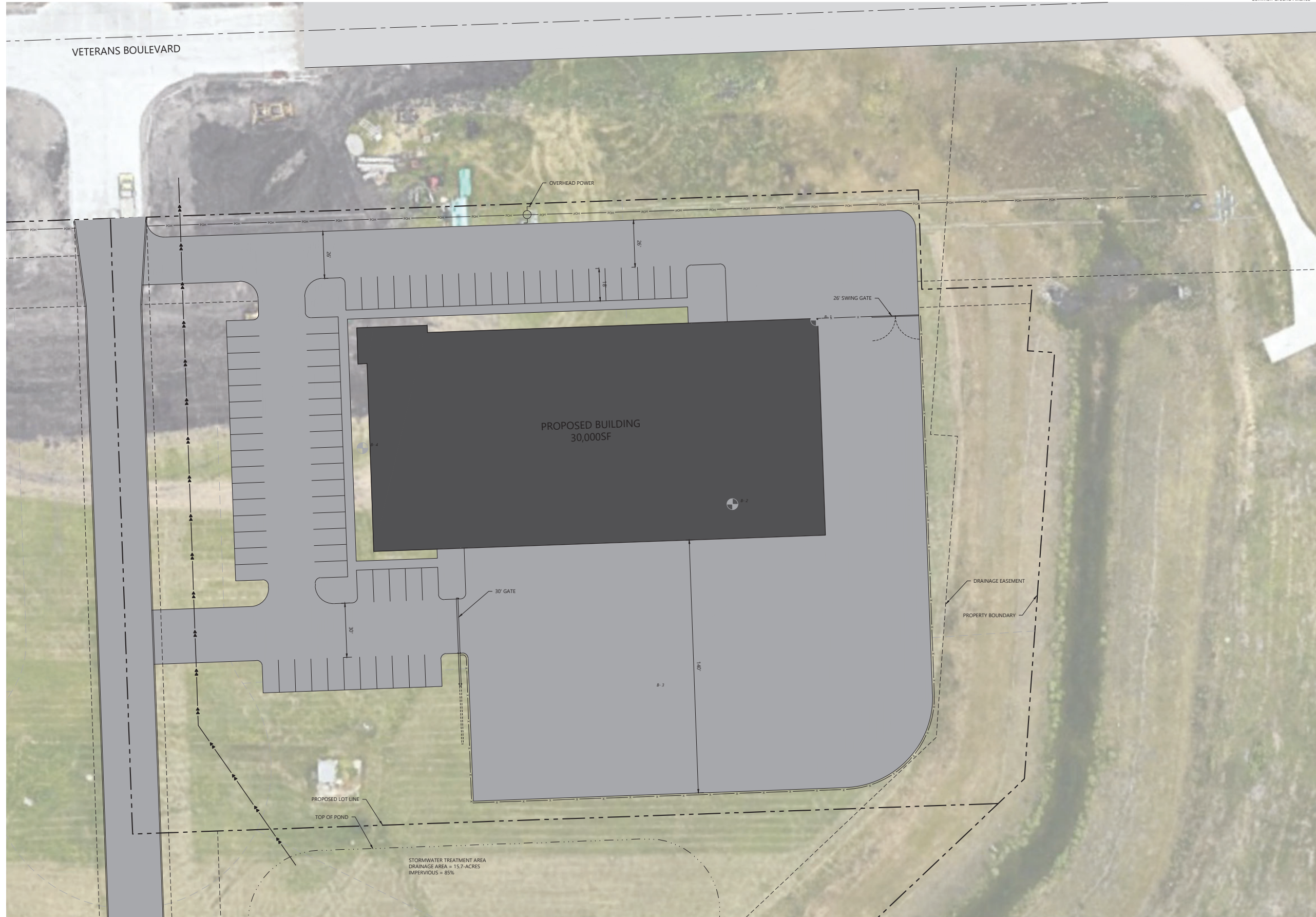
5710, 5750 and 5770 53rd Avenue South



Legend

AG	DMU	LC	MHP	SS-1	SS-2
CC	GC	ML	PNC	SS-3	SS-4
GO	MR-1	MR-2	UMU	SS-5	SS-6
	MR-3			SS-7	SS-8
					City Limits

Project Number: BU P.21.023



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OVERALL SITE CONCEPT

X008