

**MEMORANDUM  
PLANNING COMMISSION CASES SCHEDULED FOR  
APRIL 7<sup>th</sup>, 2026 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, April 7th, 2026 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](mailto:dkress@FargoND.gov)  
Maegin Elshaug (476-4120) [melshaug@FargoND.gov](mailto:melshaug@FargoND.gov)  
Kim Citrowske (241-1475) [kcitrowske@FargoND.gov](mailto:kcitrowske@FargoND.gov)  
Luke Morman (476-6751) [lmorman@FargoND.gov](mailto:lmorman@FargoND.gov)  
Alayna Espeseth (476-4151) [aespeseth@FargoND.gov](mailto:aespeseth@FargoND.gov)  
Chelsea Levorsen (476-4144) [clevorsen@FargoND.gov](mailto:clevorsen@FargoND.gov)

1. An application requesting a Plat of **Jerstad-Thompson Second Subdivision** (Minor Subdivision) a replat of Lots 5 and 6, Block 3, Jerstad Thompson First Subdivision, City of Fargo, Cass County, North Dakota  
Located at: 2722 and 2748 44th Avenue North  
Owner / Applicant: Prime Investments, LLC / Lowry Engineering  
Current Zoning: LI, Limited Industrial. No change proposed.  
Case Planner: Alayna Espeseth
  
2. An application requesting a Plat of **Simonson Companies Fifth Addition** (Minor Subdivision) a replat Lot 2, Block 1, Simonson Companies Fourth Addition, City of Fargo, Cass County, North Dakota  
Located at: 5237 38th Street South  
Owner / Applicant: Simonson Companies, LLC / Lowry Engineering  
Current Zoning: LC, Limited Commercial with conditional overly ordinance no. 5370. No change proposed.  
Case Planner: Chelsea Levorsen
  
3. An application requesting a conditional use permit (CUP) to allow manufacturing and production in the GC, General Commercial Zone on West 37 ½ feet of Lot 1 and all of Lots 2 through 9 and rear 25 feet adjacent, Block 1, and a strip 5 feet wide adjacent to the entire North side of Block 1, less the East 12 ½ feet of Lot 1, **Reeve's Addition.**, City of Fargo, Cass County, North Dakota  
Located at: 610 University Drive North  
Owner / Applicant: Class B Development, LLC / Dawson Schefter  
Current Zoning: GC, General Commercial. No change proposed  
Case Planner: Luke Morman
  
4. An application requesting a Plat of **Selkirk Place Fifth Addition** (Minor Subdivision) a replat of Lot 11, Block 1, Selkirk Place First Addition, City of Fargo, Cass County, North Dakota  
Located at: 6648 Selkirk Drive South  
Owner / Applicant: Rose Creek Development Corporation / Cole Neset  
Current Zoning: SR-2, Single-Dwelling Residential No change proposed.  
Case Planner: Donald Kress

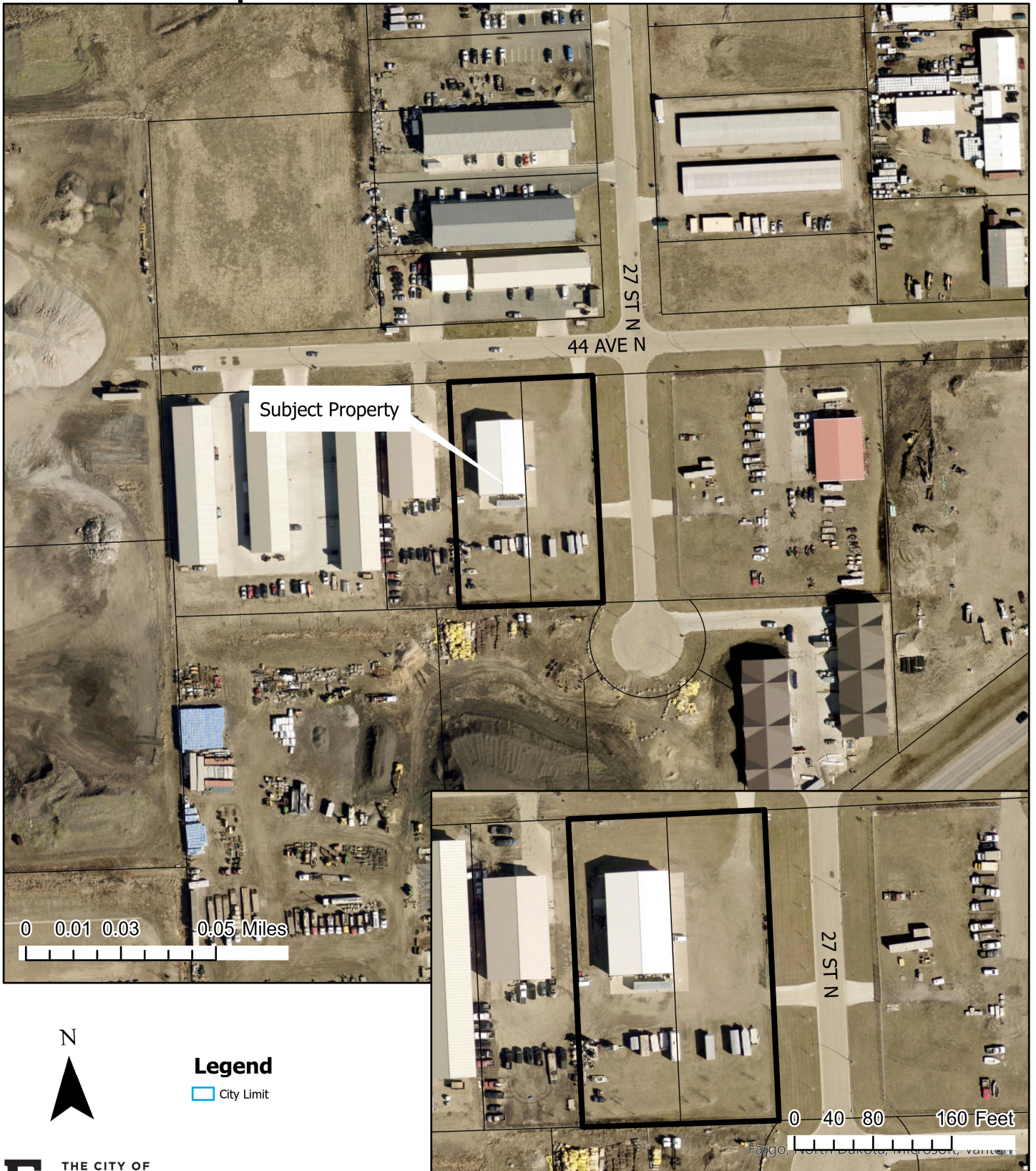
**NON-HEARING ITEM—PLANNING COMMISSION REVIEW**

Planned Unit Development Final Plan on Lots 4 & 5, Block 1 **J & O 45th Street Apartments Addition.**

Located at: 4410 & 4448 24 Avenue South; 4409 & 4417 26th Avenue South  
Owner / Applicant: J & O Real Estate LLC / Houston Engineering  
Current Zoning: GC, General Commercial with a PUD, Planned Unit Development overlay  
Case Planner: Maegin Elshaug

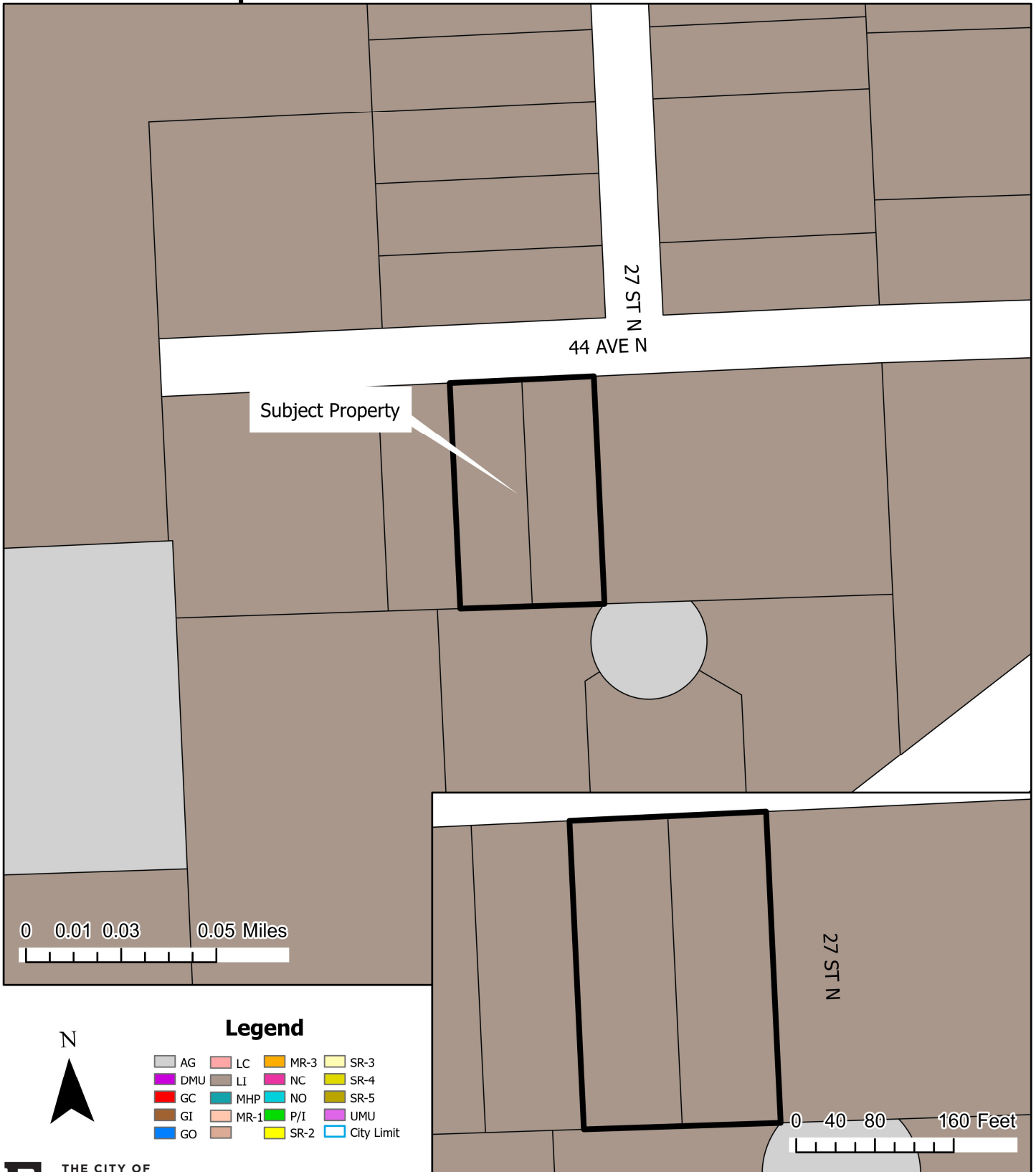
# Minor Subdivision

## Jerstad Thompson Second Subdivision 2722 and 2748 44th Avenue North



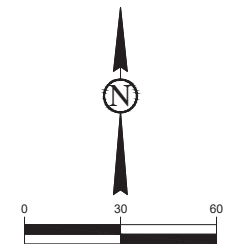
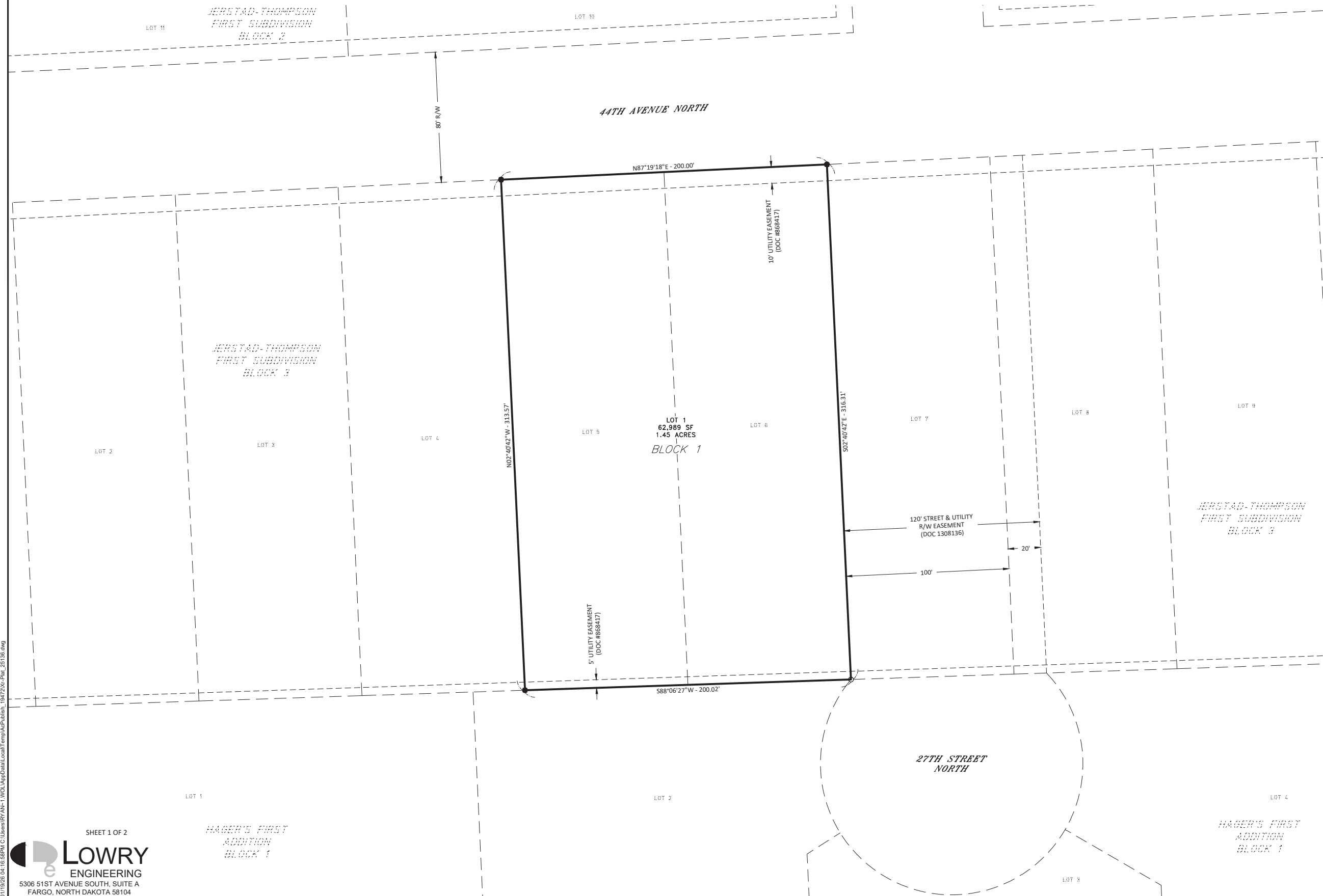
# Minor Subdivision

## Jerstad Thompson Second Subdivision 2722 and 2748 44th Avenue North



# JERSTAD-THOMPSON SECOND ADDITION

A REPLAT OF LOTS 5 & 6, BLOCK 3, JERSTAD-THOMPSON FIRST SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14,  
TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MINOR SUBDIVISION)



**LEGEND**

●	MONUMENT SET
○	MONUMENT FOUND
R/W	RIGHT OF WAY
---	EX. EASEMENT
---	EX. PROPERTY LINE
---	EX. SECTION LINE
---	PROPERTY LINE
---	PROPERTY BOUNDARY LINE
---	NEW EASEMENT LINE

**SURVEY INFORMATION**

DATE OF SURVEY: DECEMBER, 2025  
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM,  
DECEMBER 1992, US SURVEY FOOT  
VERTICAL DATUM: NAVD88

**NOTES**

1. ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.

**FOR RECORDING PURPOSES ONLY**

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# JERSTAD-THOMPSON SECOND ADDITION

A REPLAT OF LOTS 5 & 6, BLOCK 3, JERSTAD-THOMPSON FIRST SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14,  
TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MINOR SUBDIVISION)

### OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT PRIME INVESTMENTS, LLC AND DEAN R SLOTTEN TRUST, ARE THE OWNERS OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 140 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 5 & 6, BLOCK 3, JERSTAD-THOMPSON FIRST SUBDIVISION

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS JERSTAD-THOMPSON SECOND ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNERS HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS AS SHOWN ON SAID PLAT. SAID JERSTAD-THOMPSON SECOND ADDITION, CONSISTS OF 1 LOT AND 1 BLOCK, AND CONTAINS 1.45 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

**DEAN R. SLOTTEN TRUST**  
CONTRACT FOR DEED VENDOR  
OWNER OF ALL LOTS AND BLOCKS

BY: \_\_\_\_\_  
DEAN SLOTTEN

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

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

\_\_\_\_\_  
NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

**PRIME INVESTMENTS, LLC**  
CONTRACT FOR DEED VENDEE  
OWNER OF ALL LOTS AND BLOCKS

BY: \_\_\_\_\_  
DYLAN SLOTTEN  
OWNER

STATE OF \_\_\_\_\_ )  
 )SS  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DYLAN SLOTTEN, OWNER PRIME INVESTMENTS, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

### 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 JERSTAD-THOMPSON SECOND 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  
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 THEY 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., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

### CITY COMMISSION APPROVAL

APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDERED FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TIMOTHY J. MAHONEY, MAYOR

ATTEST: \_\_\_\_\_  
ANGIE BEAR, DEPUTY AUDITOR ON BEHALF OF 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 AND ANGIE BEAR, KNOWN TO ME 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 ON BEHALF OF THE CITY OF FARGO.

\_\_\_\_\_  
NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

### CITY PLANNING COMMISSION APPROVAL

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

\_\_\_\_\_  
MARANDA R. TASA, CHAIR  
FARGO PLANNING COMMISSION

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, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

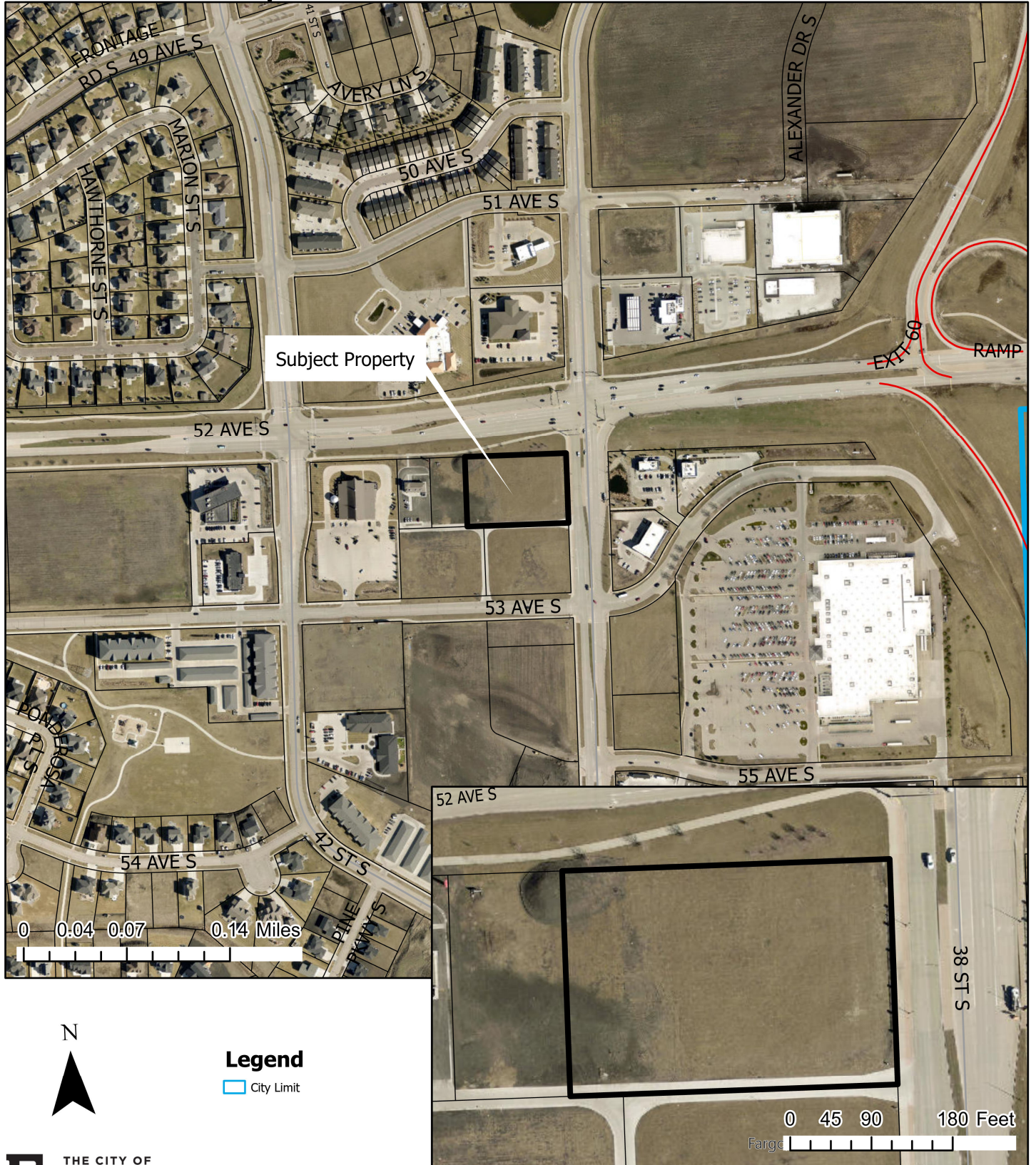
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# Minor Subdivision

## Simonson Companies Fifth Addition

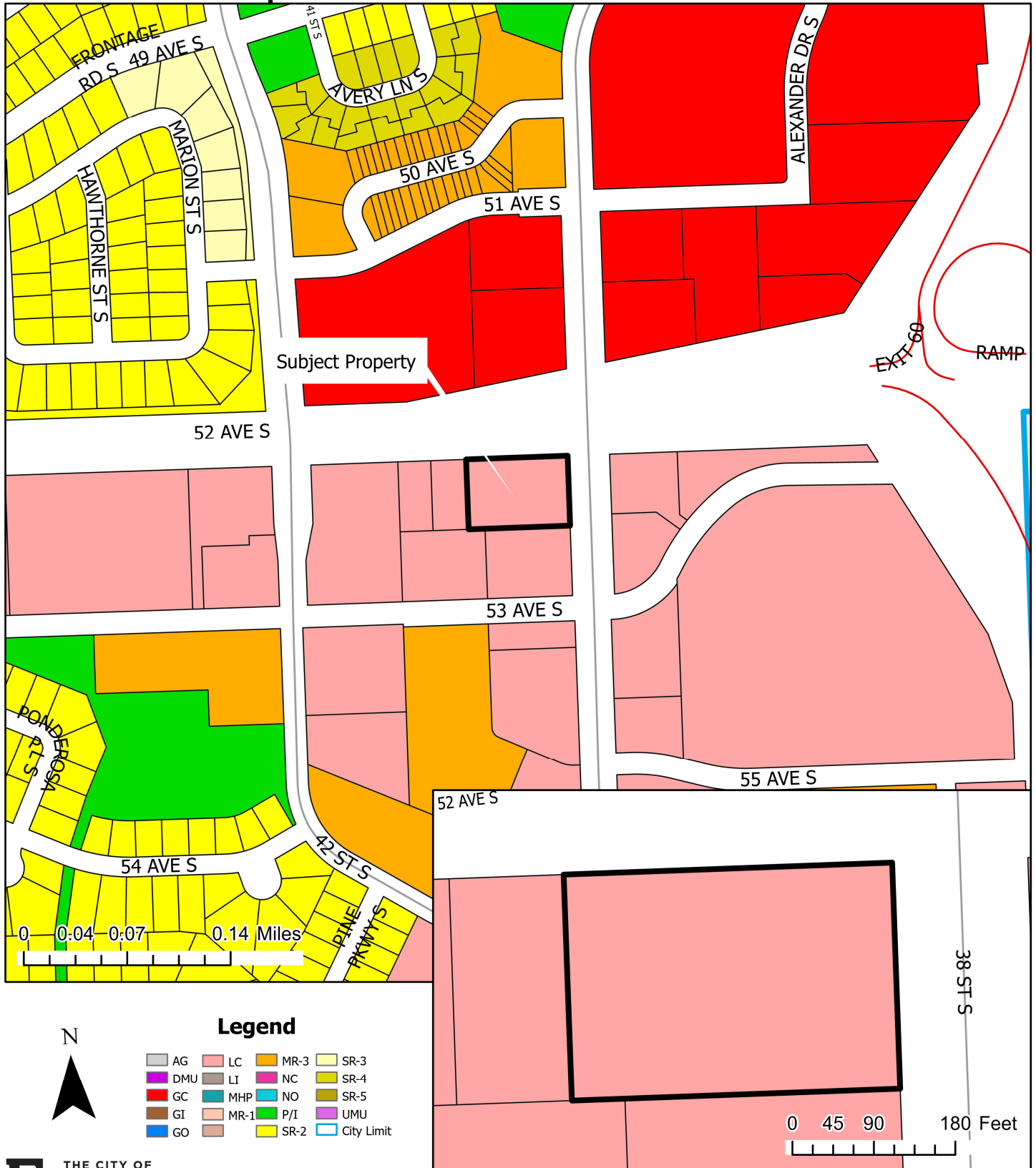
5237 38th Street South



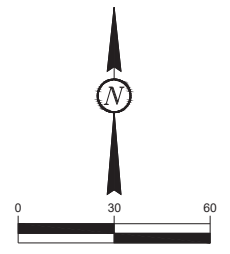
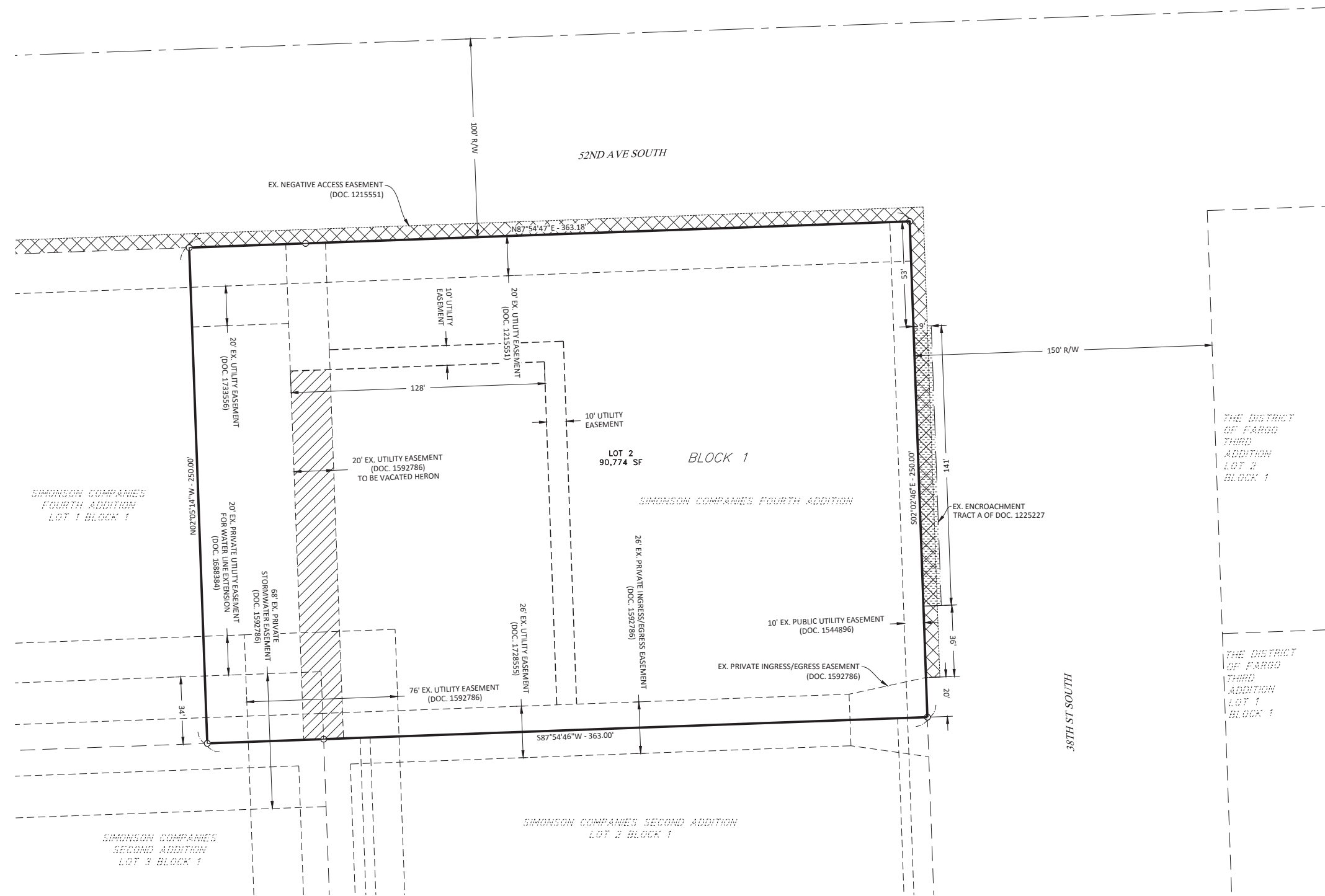
# Minor Subdivision

## Simonson Companies Fifth Addition

5237 38th Street South



A MINOR SUBDIVISION PLAT OF  
**SIMONSON COMPANIES FIFTH ADDITION**  
 A REPLAT OF LOT 2, BLOCK 1, SIMONSON COMPANIES FOURTH 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
XXXXXX	EX. NEGATIVE ACCESS EASEMENT
XXXXXX	EX. ENCROACHMENT
XXXXXX	EX. EASEMENT TO BE VACATED HERON

**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.

FOR RECORDING PURPOSES ONLY

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

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT SIMONSON COMPANIES, LLC, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2, BLOCK 1, SIMONSON COMPANIES FOURTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS SIMONSON COMPANIES FIFTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, ALL UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID TRACT OF LAND, CONSISTS OF 1 LOT AND 1 BLOCK, AND CONTAINS 90,774 SF, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

\_\_\_\_\_  
 SIMONSON COMPANIES, LLC  
 BY: ARCH SIMONSON  
 ITS: PRESIDENT

STATE OF \_\_\_\_\_ )  
 )SS  
 COUNTY OF \_\_\_\_\_ )

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

\_\_\_\_\_  
 NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

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 FIFTH 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  
 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 THEY 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., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
 NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

CITY COMMISSION APPROVAL

APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDED FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 TIMOTHY J. MAHONEY  
 MAYOR

ATTEST: \_\_\_\_\_  
 ANGIE BEAR  
 DEPUTY AUDITOR ON BEHALF OF CITY AUDITOR

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 TIMOTHY J. MAHONEY & ANGIE BEAR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
 NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

CITY PLANNING COMMISSION APPROVAL

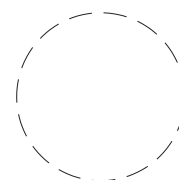
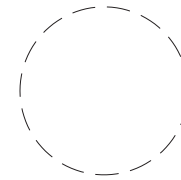
THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 MARANDA R. TASA, CHAIR  
 FARGO PLANNING COMMISSION

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, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
 NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_



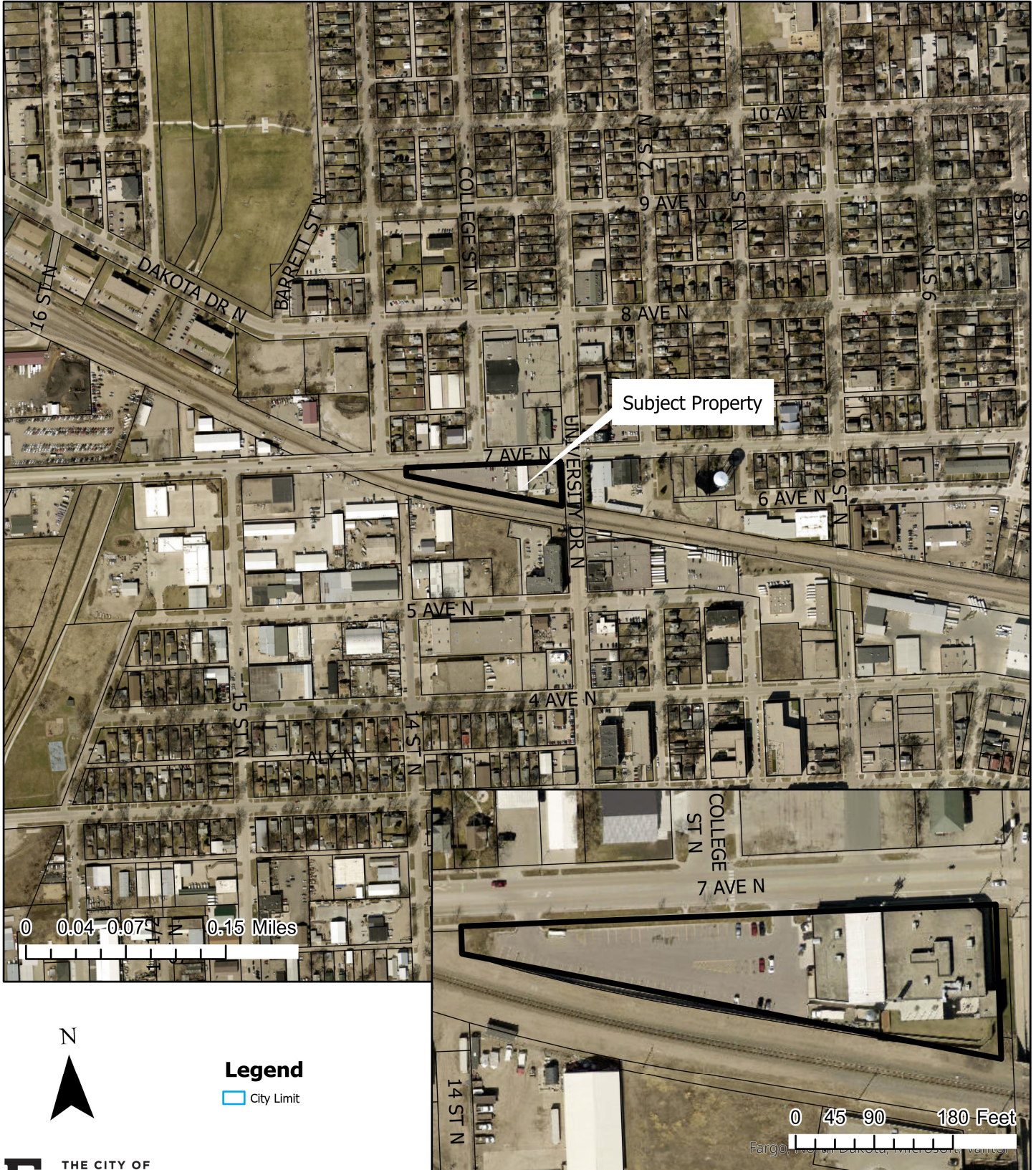
FOR RECORDING PURPOSES ONLY

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# CUP, Conditional Use Permit to allow manufacturing and production in the GC, General Commercial zoning district

## Reeves Addition

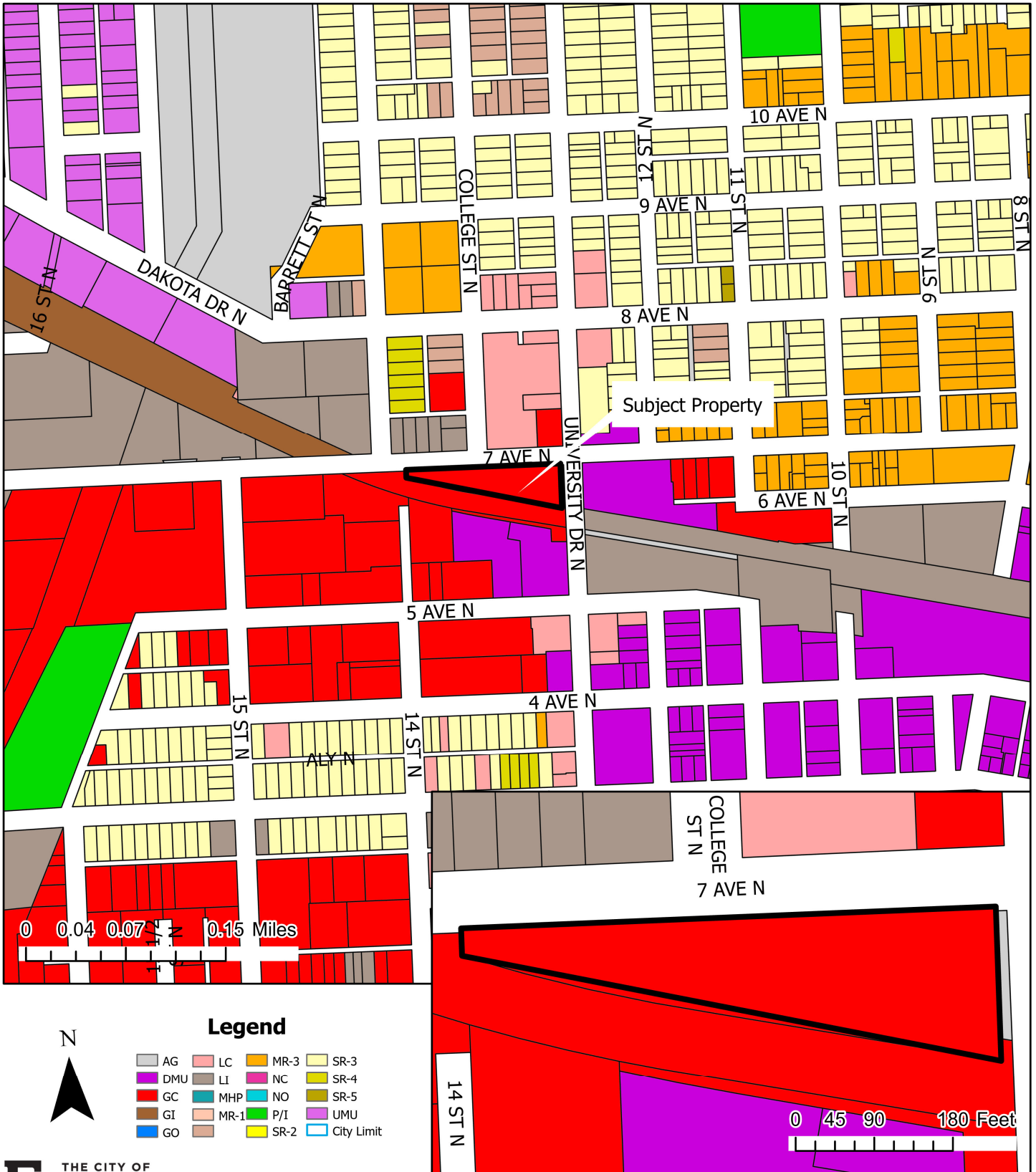
610 University Drive North



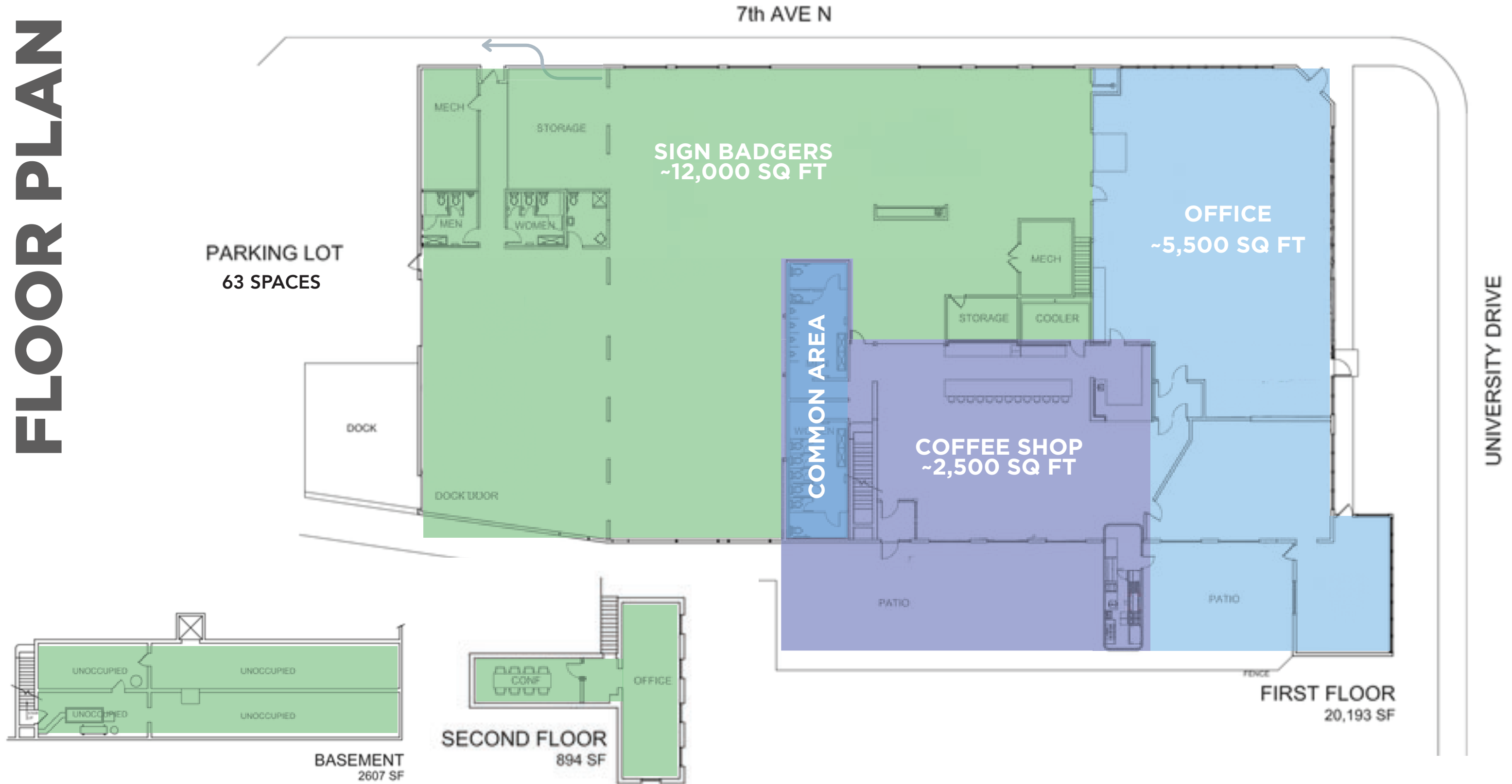
# CUP, Conditional Use Permit to allow manufacturing and production in the GC, General Commercial zoning district

## Reeves Addition

610 University Drive North



# FLOOR PLAN



# Minor Subdivision

## Selkirk Place Fifth Addition

6648 Selkirk Drive South



### Legend

City Limit

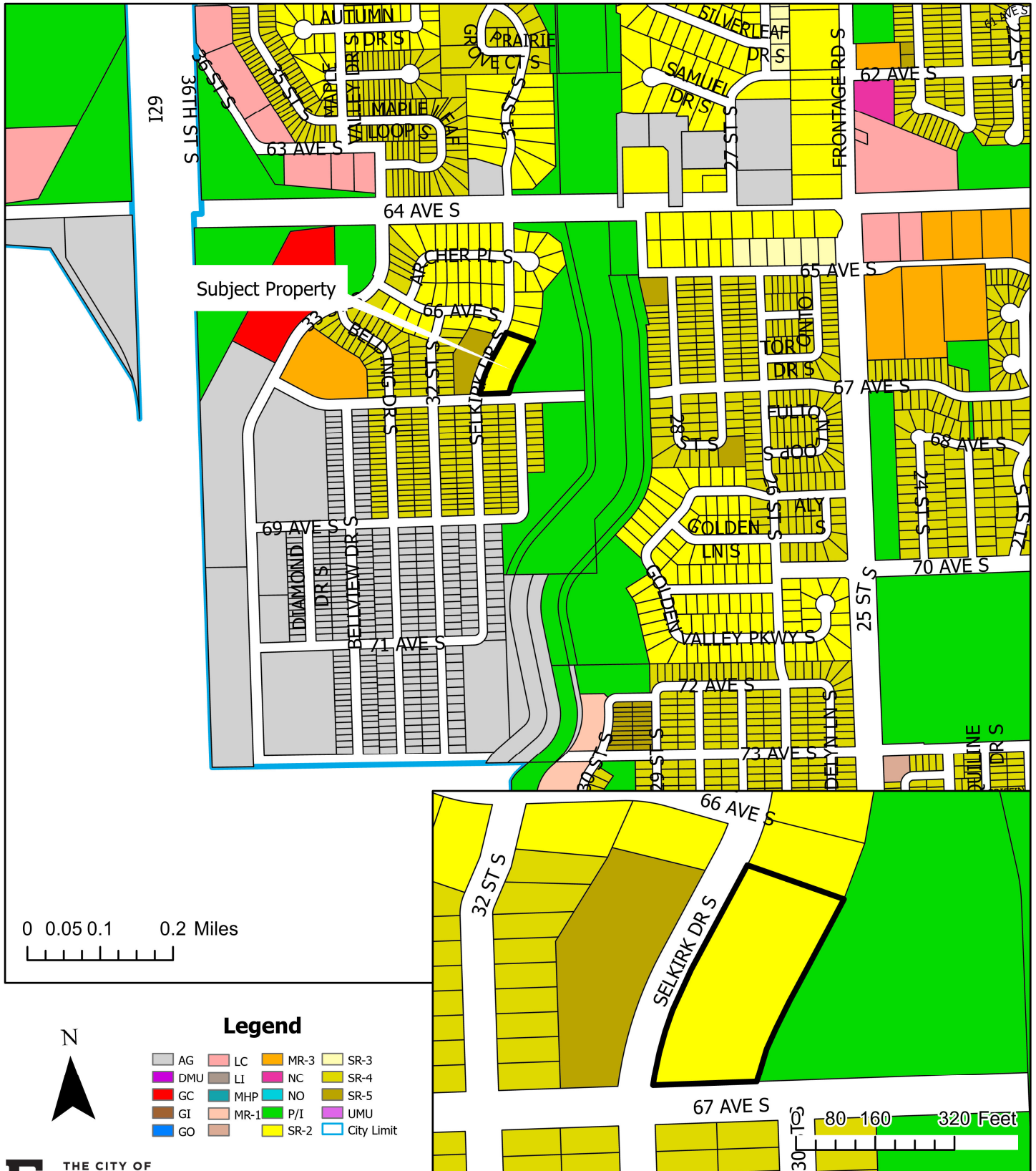


Fargo Planning Commission  
April 7, 2026

# Minor Subdivision

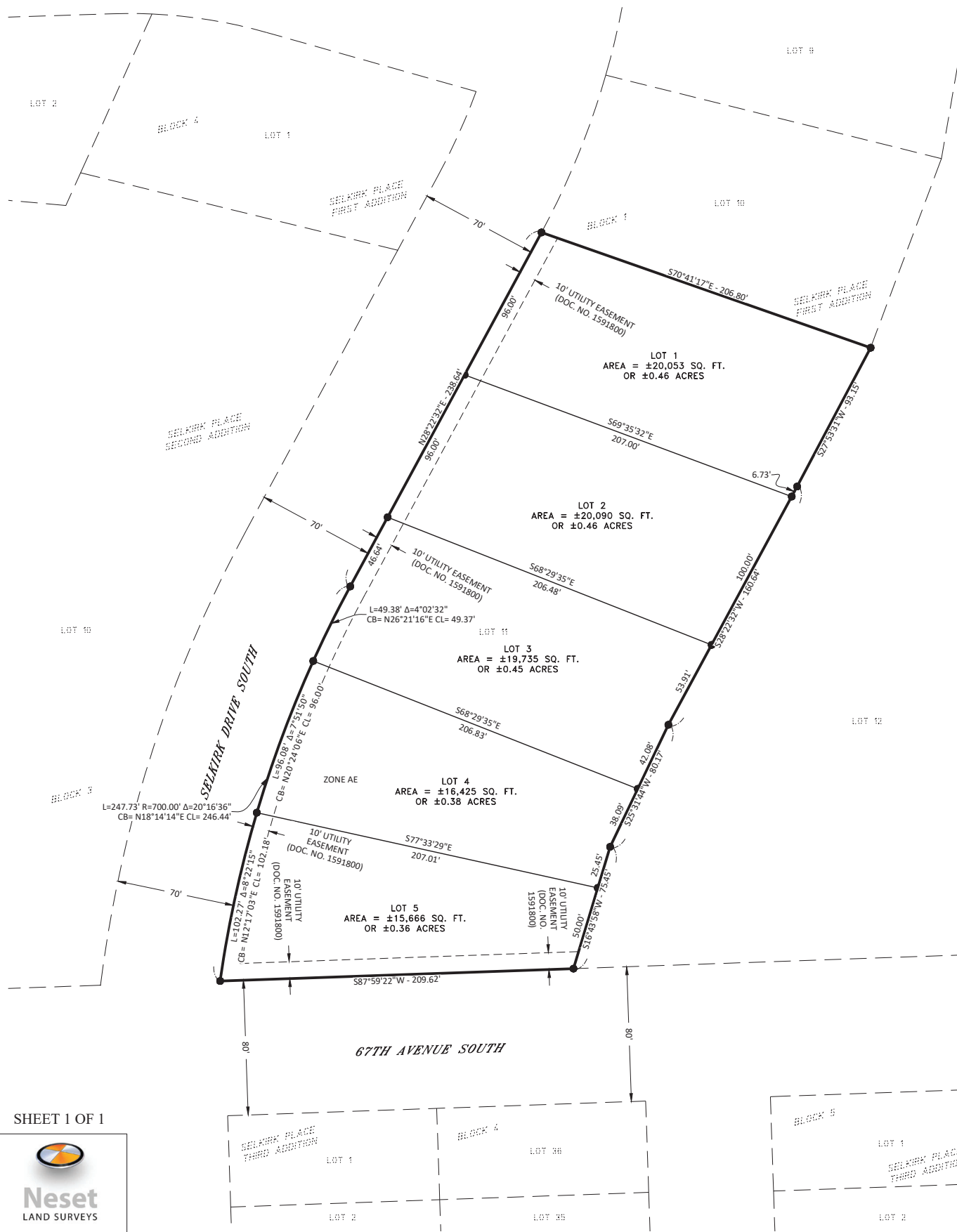
## Selkirk Place Fifth Addition

6648 Selkirk Drive South



# SELKIRK PLACE FIFTH ADDITION

## A REPLAT OF LOT 11, BLOCK 1, OF SELKIRK PLACE FIRST ADDITION TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA



### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT ROSE CREEK DEVELOPMENT CORPORATION, IS THE OWNER OF LOT 11, BLOCK 1, IN SELKIRK PLACE FIRST ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11, INCLUSIVE, IN BLOCK 1, OF SELKIRK PLACE FIRST 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 "SELKIRK PLACE FIFTH ADDITION" TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID OWNERS ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, UTILITY EASEMENTS AND ACCESS EASEMENTS SHOWN ON SAID PLAT. SAID TRACT OF LAND CONSISTS OF 5 LOTS AND 1 BLOCK, AND CONTAINS 91,969 SQ. FT. OR 2.11 ACRES, MORE OR LESS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EARLYNE L. HECTOR, PRESIDENT  
ROSE CREEK DEVELOPMENT CORPORATION  
OWNER OF LOTS 1-5, BLOCK 1

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

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

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### SURVEYOR'S 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 "SELKIRK PLACE FIFTH ADDITION"; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDRETHS 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  
LS-7513

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

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 THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### 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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

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

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### SURVEY INFORMATION

DATE OF SURVEY: XXXXXX  
BASIS OF BEARING: CITY OF FARGO GROUND  
COORDINATE SYSTEM, DECEMBER 1992  
UNIT: US SURVEY FEET

### NOTES

- PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0787G, DATED JANUARY 16, 2015. FLOODPLAIN ELEVATION = 907.00'

### CITY COMMISSION APPROVAL

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

TIMOTHY J. MAHONEY, MAYOR

ATTEST:  
ANGIE BEAR, DEPUTY AUDITOR ON BEHALF OF CITY AUDITOR

STATE OF \_\_\_\_\_ ( NORTH DAKOTA )  
COUNTY OF \_\_\_\_\_ ( CASS ) )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY & ANGIE BEAR, 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 ON BEHALF OF THE CITY OF FARGO.

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

### CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

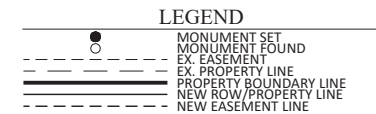
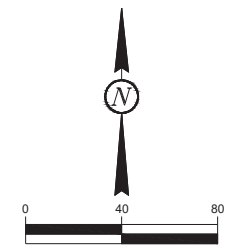
MARANDA R. TASA, CHAIR  
FARGO PLANNING COMMISSION

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

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

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



FOR RECORDING PURPOSES ONLY

SHEET 1 OF 1



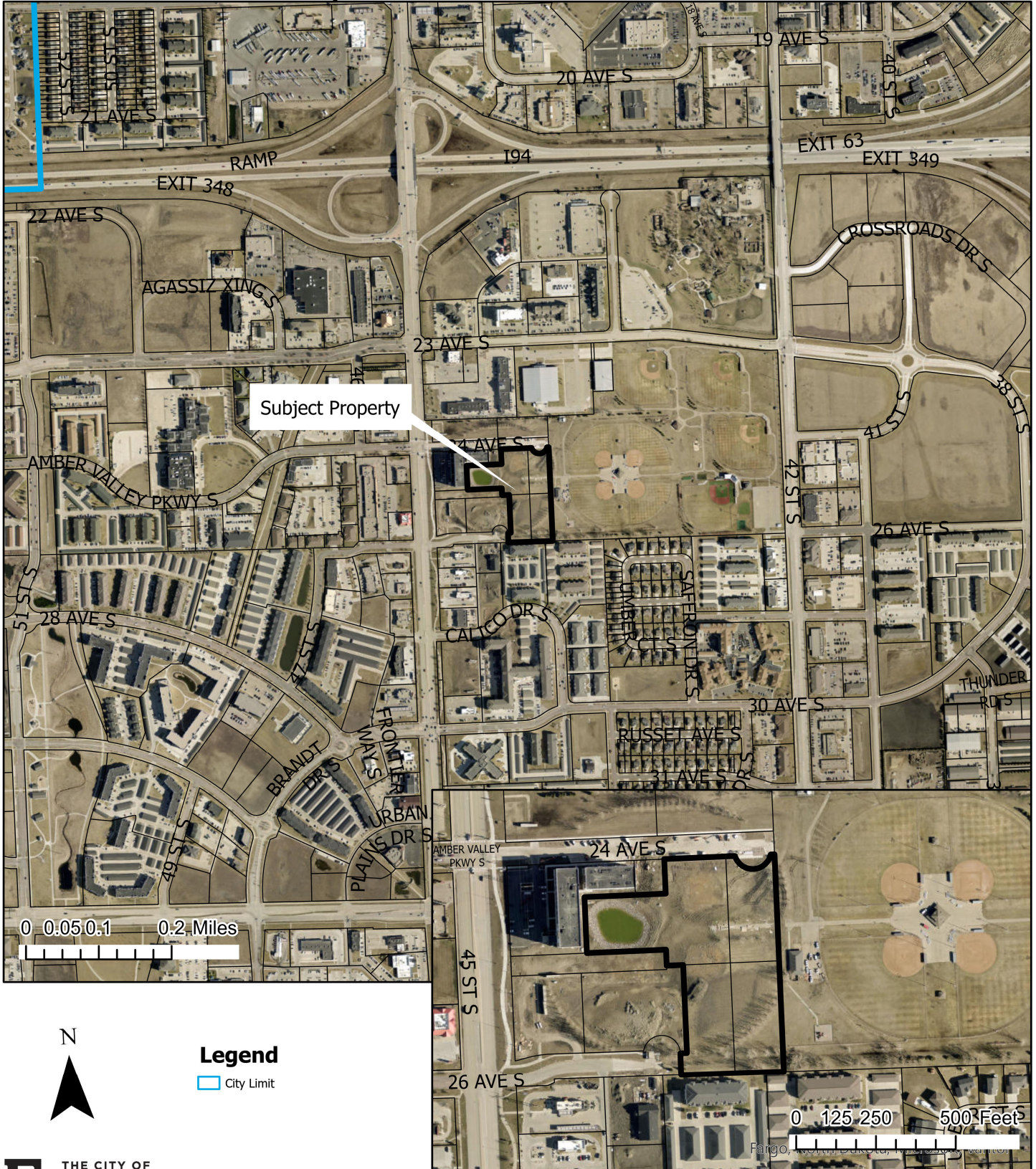
**Neset**  
LAND SURVEYS

02/16/25 10:16:02AM Z:\Neset Shared\Plan\Case\Projects\2025\Projects\26004\_LOWRVY PROJ\DWG\25\_07\_LEP24163\_Selkirk Replat\Selkirk Place Fifth Addition.dwg

# PUD, Planned Unit Development Final Plan

## J & O 45th Street Apartments Addition

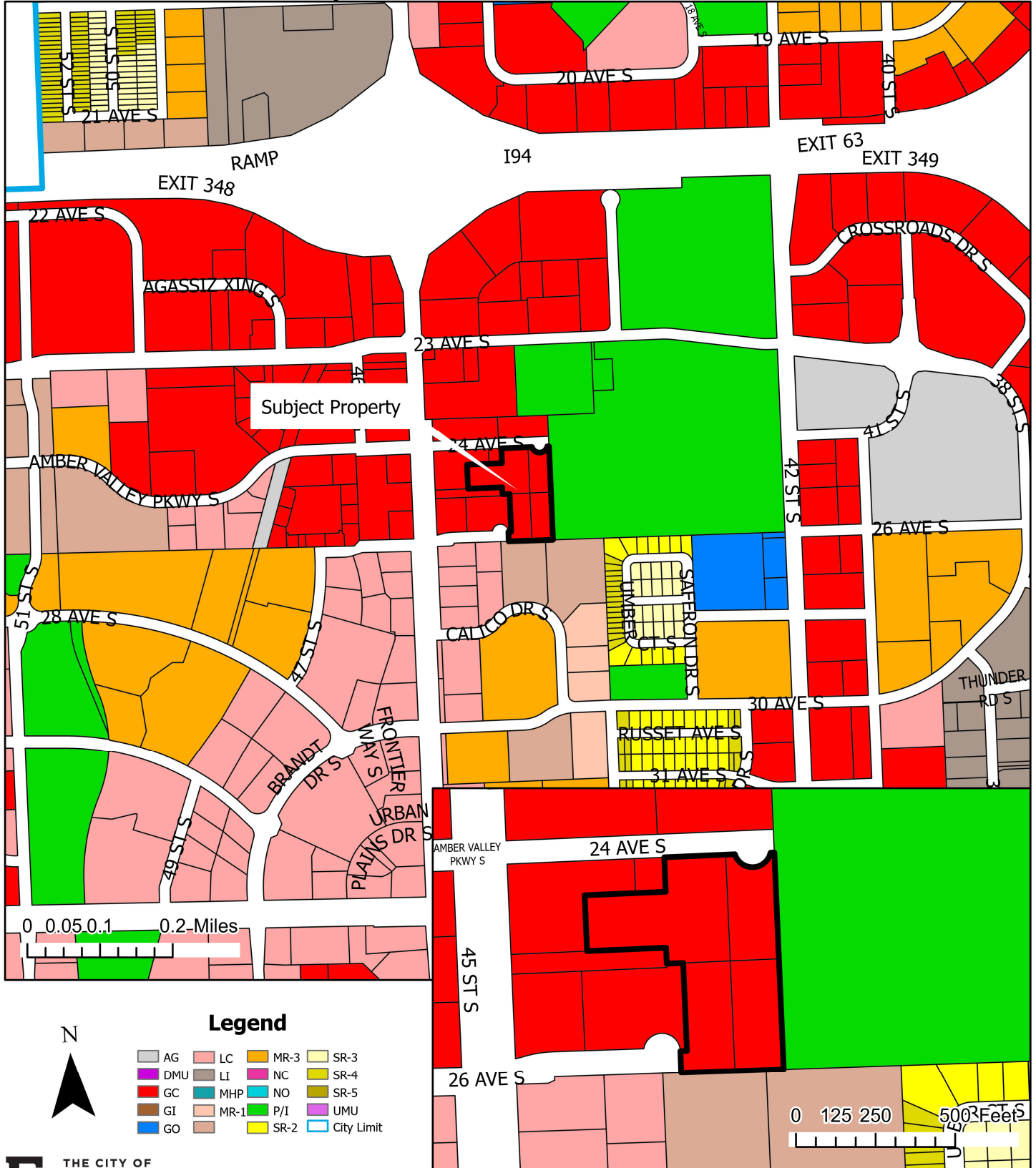
4410, 4448 24th Avenue South;  
4409 and 4417 26th Avenue South

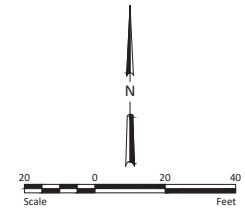
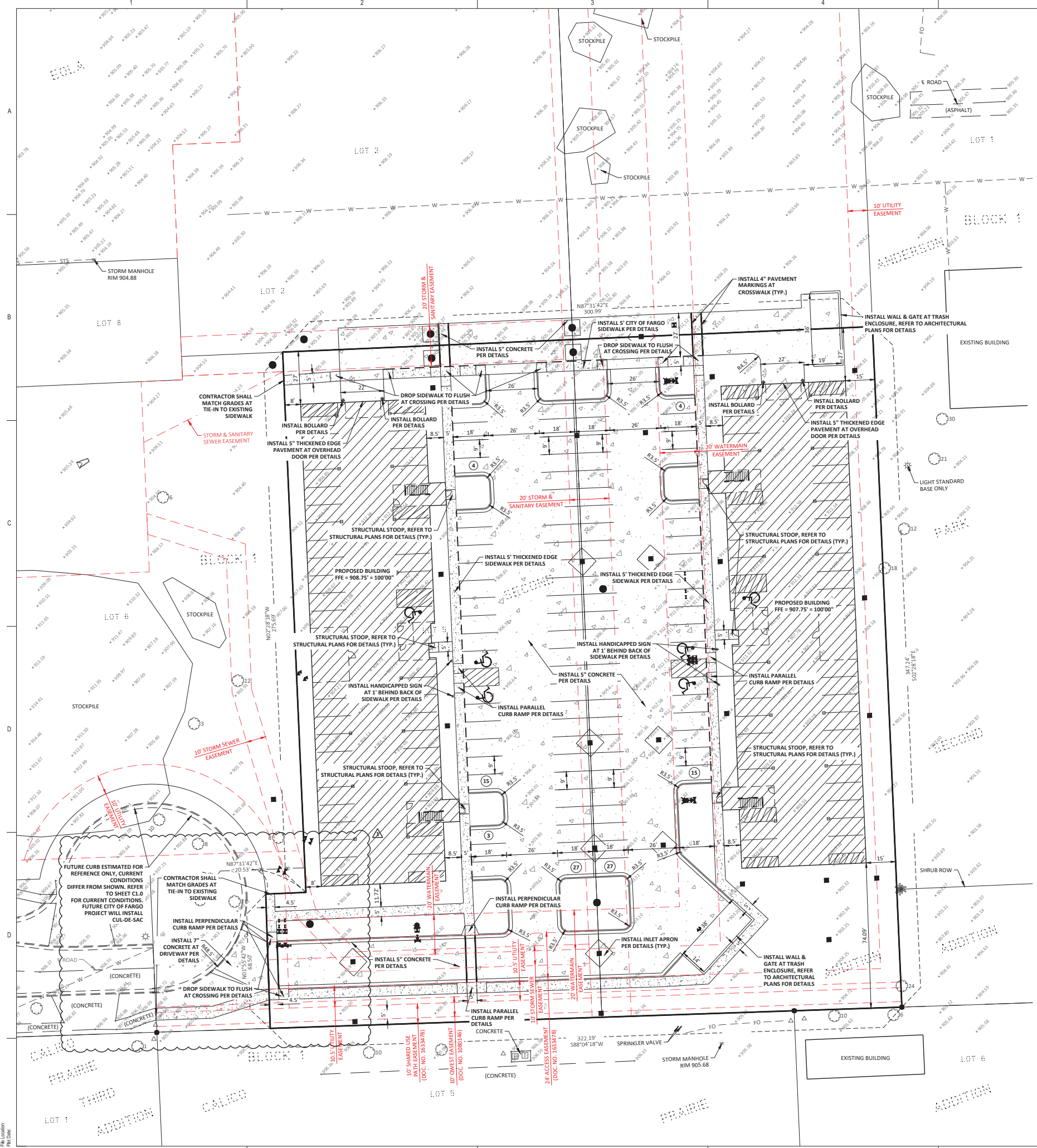


# PUD, Planned Unit Development Final Plan

## J & O 45th Street Apartments Addition

4410, 4448 24th Avenue South;  
4409 and 4417 26th Avenue South





**LEGEND**

	EXISTING	NEW
WATER MAIN	— W —	— W —
SANITARY SEWER MAIN	— SS —	— SS —
STORM SEWER MAIN	— STS —	— STS —
STORM INLET	○	○
SANITARY MANHOLE	○	○
STORM MANHOLE	○	○
UTILITY MANHOLE	○	○
FIRE HYDRANT	○	○
GATE VALVE	○	○
UTILITY POLE	○	○
W / GUY WIRE	—	—
LIGHT POLE	○	○
TELEPHONE RISER	○	○
ELECTRICAL BOX	○	○
GAS METER	○	○
TRANSFORMER	○	○
UNDERGROUND FIBER OPTIC	—	—
PROPERTY LINE & LABEL	—	—
CONIFEROUS TREE	○	○
DECIDUOUS TREE	○	○
SIGN	○	○
SPOT ELEVATION	○	○
STANDARD CURB & GUTTER	—	—
BUILDING	▨	▨
NEW 4" CONCRETE SIDEWALK	▨	▨
NEW 5" CONCRETE	▨	▨
THICKENED EDGE SIDEWALK	▨	▨
DRAINAGE DIRECTION	—	—

- PAVING NOTES:**
- ALL WORK DONE IN THE RIGHT OF WAY SHALL CONFORM TO THE CITY OF FARGO STANDARD SPECIFICATIONS.
  - ALL HANDICAPPED STALLS SHALL HAVE SIGNING INSTALLED PER DETAIL.
  - HANDICAPPED STALLS SHALL BE STRIPED PER DETAIL.
  - SLOPE IN HANDICAP LOADING/UNLOADING ZONES SHALL NOT EXCEED 2% CROSS SLOPE AND ON ANY HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 2%.
  - ALL CURB RAMP SHALL HAVE DETECTABLE WARNING PANELS INSTALLED.
  - ALL MANHOLES AND STORM SEWER INLETS LOCATED IN THE PAVEMENT SHALL HAVE CONCRETE COLLARS INSTALLED PER THE DETAILS.
  - ALL DISTANCES SHOWN ARE TO BACK OF CURB.
  - REMOVE AND REPLACE EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK AS NECESSARY TO INSTALL UTILITIES.
  - ALL CURB AND GUTTER ON SITE SHALL BE OUTFLOW/INVERTED.
  - EXCAVATION OR OTHER WORK IN THE RIGHT OF WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT OF WAY WILL BE ISSUED.

LOT INFORMATION:	APARTMENT LOT 5 COVERAGE INFORMATION:
ZONING = PUD	LOT AREA = 52,503 SF (1.21 ACRES)
LOT 4 AREA = 53,012 SF (1.22 ACRES)	TOTAL BUILDING AREA = 15,770 SF
LOT 5 AREA = 52,503 SF (1.21 ACRES)	TOTAL BUILDING COVERAGE = 30.04%
	IMPERVIOUS AREA = 40,024 SF
	IMPERVIOUS COVERAGE = 76.23%
	OPEN SPACE AREA = 14,325 SF
	OPEN SPACE COVERAGE = 27.30%
SETBACK REQUIREMENTS:	PARKING INFORMATION:
FRONT = 10'	PUD REQUIRED PARKING STALL RATIO = 2 SPACES/UNIT
INTERIOR SIDE = 5'	TOTAL BUILDING UNITS = 42 * (2 SPACES/UNIT) = 84 SPACES
STREET SIDE = 10'	TOTAL REQUIRED PARKING SPACES = 168 SPACES
REAR = 5'	TOTAL EXTERIOR STALLS = 05 (4 HANDICAPPED)
	TOTAL INTERIOR GARAGE STALLS = 84 STALLS (2 HANDICAPPED)
	TOTAL PARKING PROVIDED = 179 (6 HANDICAPPED)
APARTMENT LOT 4 COVERAGE INFORMATION:	
LOT AREA = 53,012 SF (1.22 ACRES)	
TOTAL BUILDING AREA = 15,770 SF	
TOTAL BUILDING COVERAGE = 29.75%	
IMPERVIOUS AREA = 36,604 SF	
IMPERVIOUS COVERAGE = 69.05%	
OPEN SPACE AREA = 17,833 SF	
OPEN SPACE COVERAGE = 33.64%	



RHET ARCHITECTURE  
27 11th ST, N, FARGO, ND 58102  
701.715.8232  
WWW.RHET-ARCH.COM



PROJECT NAME:  
**45TH STREET APARTMENTS**

GENERAL CONTRACTOR  
**MERIDIAN COMMERCIAL CONSTRUCTION, LLC**

ATTN: MARK JAMES  
6218 53rd AVE. S.  
FARGO, ND 58104

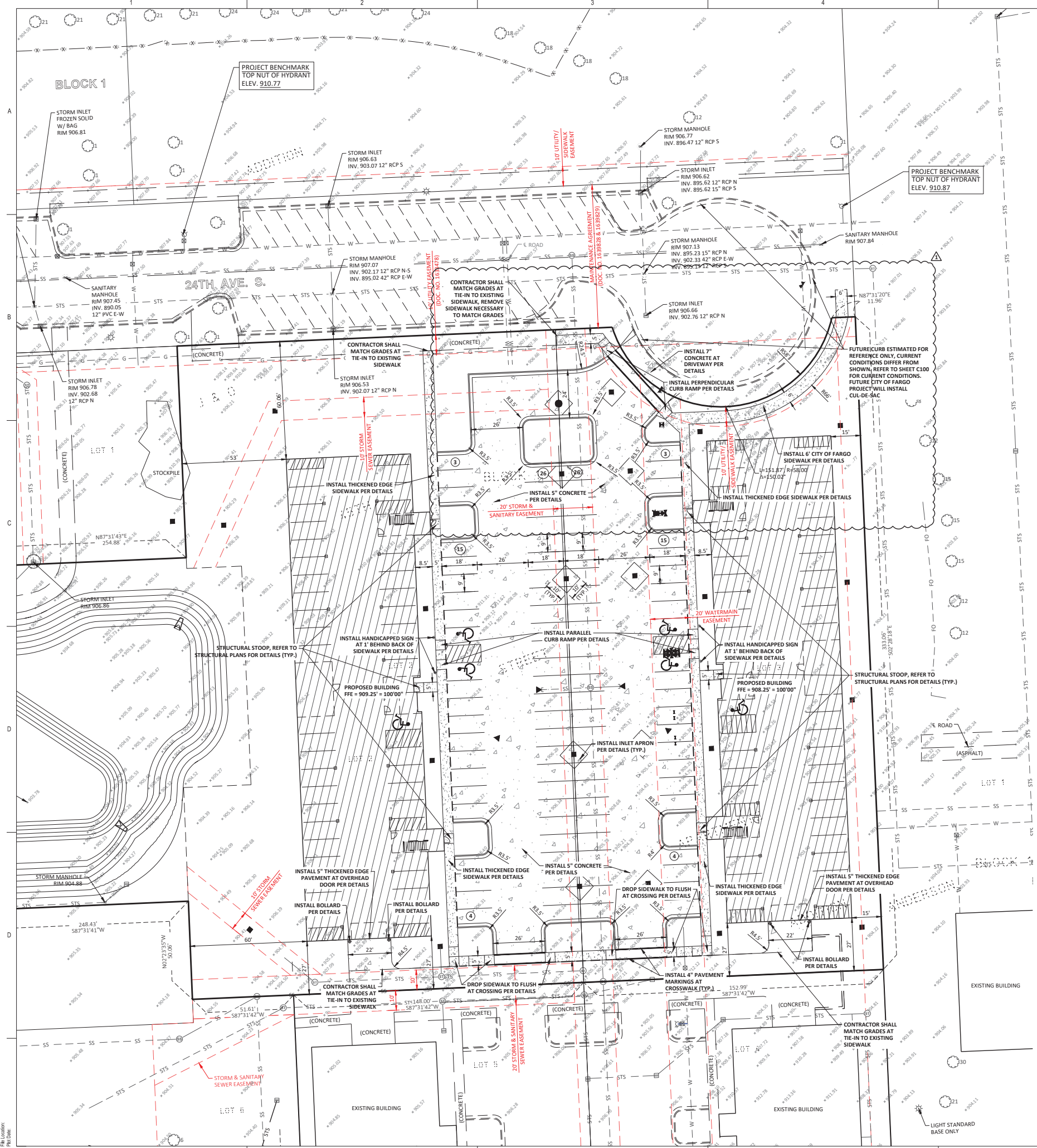
PHONE: 701-255-0397  
EMAIL: mark@mccfargo.com

MARK DESCRIPTION	DATE
LOT INFO CHANGES	05-12-2026
REVISION SCHEDULE	

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PROJECT NO: 25-111901  
DRAWN BY: RLA  
CHECKED BY: CJM  
DRAWING TITLE:  
**PAVING PLAN**

**C500**



**LEGEND**

	EXISTING	NEW
WATER MAIN	W	W
SANITARY SEWER MAIN	SS	SS
STORM SEWER MAIN	STS	STS
STORM INLET	○	○
SANITARY MANHOLE	○	○
STORM MANHOLE	○	○
UTILITY MANHOLE	○	○
FIRE HYDRANT	○	○
GATE VALVE	○	○
UTILITY POLE	○	○
W / GUY WIRE	—	—
LIGHT POLE	○	○
TELEPHONE RISER	○	○
ELECTRICAL BOX	○	○
GAS METER	○	○
TRANSFORMER	○	○
UNDERGROUND FIBER OPTIC	—	—
PROPERTY LINE & LABEL	N89°10'37"E 1.84'	
CONIFEROUS TREE	★	
DECIDUOUS TREE	○	
SIGN	○	
SPOT ELEVATION	▲	
STANDARD CURB & GUTTER	—	—
BUILDING	□	□
NEW 4" CONCRETE SIDEWALK		▨
NEW 5" CONCRETE		▩
THICKENED EDGE SIDEWALK		▧
DRAINAGE DIRECTION	→	→

- PAVING NOTES:**
1. ALL WORK DONE IN THE RIGHT OF WAY SHALL CONFORM TO THE CITY OF FARGO STANDARD SPECIFICATIONS.
  2. ALL HANDICAPPED STALLS SHALL HAVE SIGNING INSTALLED PER DETAIL.
  3. HANDICAPPED STALLS SHALL BE STRIPED PER DETAIL.
  4. SLOPE IN HANDICAP LOADING/UNLOADING ZONES SHALL NOT EXCEED 2% CROSS SLOPE AND ON ANY HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 2%.
  5. ALL CURB RAMPS SHALL HAVE DETECTABLE WARNING PANELS INSTALLED.
  6. ALL MANHOLES AND STORM SEWER INLETS LOCATED IN THE PAVEMENT SHALL HAVE CONCRETE COLLARS INSTALLED PER THE DETAILS.
  7. ALL DISTANCES SHOWN ARE TO BACK OF CURB.
  8. REMOVE AND REPLACE EXISTING PAVEMENT, CURB AND GUTTER, AND SIDEWALK AS NECESSARY TO INSTALL UTILITIES.
  9. EXCAVATION OR OTHER WORK IN THE RIGHT OF WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT OF WAY WILL BE ISSUED.

MARK DESCRIPTION	DATE
LOT INFORMATION:	
ZONING = PUD	
LOT 2 AREA = 109,237 SF (2.51 ACRES)	
LOT 3 AREA = 47,390 SF (1.09 ACRES)	
SETBACK REQUIREMENTS:	
FRONT = 10'	
INTERIOR SIDE = 5'	
STREET SIDE = 10'	
REAR = 5'	
APARTMENT LOT 2 COVERAGE INFORMATION:	
LOT AREA = 109,237 SF (2.51 ACRES)	
TOTAL BUILDING AREA = 15,770 SF	
TOTAL BUILDING COVERAGE = 14.44%	
IMPERVIOUS AREA = 53,907 SF	
IMPERVIOUS COVERAGE = 49.35%	
OPEN SPACE AREA = 60,645 SF	
OPEN SPACE COVERAGE = 55.51%	
APARTMENT LOT 3 COVERAGE INFORMATION:	
LOT AREA = 47,390 SF (1.09 ACRES)	
TOTAL BUILDING AREA = 15,770 SF	
TOTAL BUILDING COVERAGE = 33.28%	
IMPERVIOUS AREA = 36,303 SF	
IMPERVIOUS COVERAGE = 76.60%	
OPEN SPACE AREA = 13,274 SF	
OPEN SPACE COVERAGE = 28.01%	
PARKING INFORMATION:	
PUD REQUIRED PARKING STALL RATIO = 2 SPACES/UNIT	
TOTAL BUILDING UNITS = 42 * (2 SPACES/UNIT) = 84 SPACES	
TOTAL REQUIRED PARKING SPACES = 168 SPACES	
TOTAL EXTERIOR STALLS = 96 (4 HANDICAPPED)	
TOTAL INTERIOR GARAGE STALLS = 84 STALLS (2 HANDICAPPED)	
TOTAL PARKING PROVIDED = 180 (6 HANDICAPPED)	

**RHET ARCHITECTURE**

RHET ARCHITECTURE  
27 11th ST, N, FARGO, ND 58102  
701.715.8232  
WWW.RHET-ARCH.COM

REGISTERED PROFESSIONAL ENGINEER  
BRIAN T. PATTEGALLE  
PE-7125  
DATE: 03/17/26  
NORTH DAKOTA

**HOUSTON engineering, inc.**

PROJECT NAME:  
**45TH STREET APARTMENT BUILDINGS 4 & 5**

GENERAL CONTRACTOR  
**MERIDIAN COMMERCIAL CONSTRUCTION, LLC**  
ATTN: MARK JANES  
6218 53rd AVE. S.  
FARGO, ND 58104  
PHONE: 701-266-0397  
EMAIL: mark@mccfargo.com

LOT INFORMATION CHANGES 05-12-2026

MARK DESCRIPTION	DATE
REVISION SCHEDULE	

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PROJECT NO: 25-111901  
DRAWN BY: RLA  
CHECKED BY: BTP  
DRAWING TITLE: PAVING PLAN

**C500**