

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
AUGUST 5th, 2025 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, August 5th, 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 Conditional Use Permit (CUP) to allow group living in the SR-4, Single-Dwelling Residential zone on Lot 6, Block 1, **Madelyn's Meadows Addition** to the City of Fargo, Cass County, North Dakota,
Located at: 2557 72nd Avenue South
Owner / Applicant: Yemane Tesfatsen
Current Zoning: SR-4, Single-Dwelling Residential No change proposed.
Case Planner: Chelsea Levorsen
2. An application requesting a Plat of **Laverne's Sixth Addition** (Minor Subdivision) a replat of Lot 1, Block 2, Laverne's Addition, City of Fargo, Cass County, North Dakota
Located at: 2701, 2741, and 2761 43rd Street North
Owner / Applicant: Variant Warehouse 4, LLC / Houston Engineering
Current Zoning: LI, Limited Industrial No change proposed.
Case Planner: Luke Morman
3. An application requesting a Plat of **Northern Pacific Third Addition** (Major Subdivision) a replat of Lots 4 through 13 and a vacation of the alley, all in Block A4, Northern Pacific Second Addition, and a plat of a portion of the NE ¼ of Section 7, T139N, R48W, City of Fargo, Cass County, North Dakota
Located at: 13, 15, 21, 23 Broadway and 512, 508 NP Avenue
Owner / Applicant: Buck Properties II, LLP / Patrick Vesey
Current Zoning: DMU, Downtown Mixed Use
Case Planner: Luke Morman
4. An application requesting a zone change from AG, Agricultural and GC, General Commercial to AG, Agricultural, MR-3, Multi-Dwelling Residential with a C-O. Conditional Overlay, SR-4, Single-Dwelling Residential, SR-5, Single-Dwelling Residential, and P/I, Public and Institutional on the proposed Selkirk Place Fourth Addition, and a Plat of **Selkirk Place Fourth Addition** (Major Subdivision) a plat of portions of the Northwest ¼, Southwest ¼, and Southeast ¼ of Section 11, T138N, R49W City of Fargo, Cass County, North Dakota
Located at: 3276 67th Avenue South, 7273 25th Street South, 6987 Golden Valley Parkway South, and 3423, 3539, and 3699 76th Avenue South
Owner / Applicant: NCID, LLC and Kick Properties, LLC ; City of Fargo; SE Cass Water Resources District / EagleRidge Development
Current Zoning: GC, General Commercial and AG, Agricultural See above for proposed change
Case Planner: Donald Kress
5. An application requesting annexation of portions of the Southwest ¼ and Southeast ¼ of Section 11, T138N, R49W City of Fargo, Cass County, North Dakota

Located at: 7273 25th Street South, 6987 Golden Valley Parkway South, and 3423, 3539, and 3699 76th Avenue South

Owner / Applicant: NCID, LLC and Kick Properties, LLC ; City of Fargo; SE Cass Water Resources District / EagleRidge Development

Case Planner: Donald Kress

NOTE: This annexation is part of the Selkirk Place Fourth Addition. The entire annexation area will be included with that subdivision.

NOTE: This is not a public hearing item.

6. An application requesting zoning change from LI, Limited Industrial with a C-O, Conditional Overlay and GC, General Commercial, to GC, General Commercial with a PUD, Planned Unit Development Overlay on Lot 1, Block 1, of the proposed 45th Street Park Sixth Addition and Lot 4, Block 1, 45th Street Park Second Addition and to repeal the C-O, Conditional Overlay; a PUD, Planned Unit Development Master Land Use Plan on Lot 1, Block 1, of the proposed 45th Street Park Sixth Addition and Lot 4, Block 1, 45th Street Park Second Addition; and a Plat of **45th Street Park Sixth Addition** (Minor Subdivision) a replat of a portion of Lot 2, Block 1, 45th Street Park Third Addition, all of Lot 1, and a portion Lot 2, Block 1, 45th Street Park Fourth Addition, and Lot 2, Block 1, 45th Street Park Fifth Addition, to the City of Fargo, Cass County, North Dakota, including a subdivision waiver for reduced drain setback.

Located at: 200, 300, 330, and 400 45th Street South; 4414 and 4428 2nd Avenue South

Owner / Applicant: West 45th Business Center, LLC/Southeast Cass Water Resources District/Goldmark Design and Development

Current Zoning: LI, Limited Industrial with a C-O, Conditional Overlay and GC, General Commercial See above for proposed change

Case Planner: Maegin Elshaug

7. An application requesting a Plat of **Gateway Hyundai Addition** (Major Subdivision) a plat of portions of Lots 1 and 2 of Porritt's Subdivision, City of Fargo, Cass County, North Dakota

Located at: 3800 Main Avenue

Owner / Applicant: I&S Development, LLP / Houston Engineering

Current Zoning: GC, General Commercial. No change proposed.

Case Planner: Luke Morman

NOTE: This item was continued from the July 7th, 2025 Planning Commission agenda.

8. An application requesting a Plat of **Valley View Twelfth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Valley View 9th Addition to the City of Fargo, Cass County, North Dakota.

Located at: 3900 54th Street South

Owner / Applicant: GBP, LLC / Lowry Engineering

Current Zoning: LC, Limited Commercial with conditional overlay ordinance no. 5386. No change proposed.

Case Planner: Chelsea Levorsen

NOTE: This item was continued from the June 3rd, 2025 Planning Commission agenda.

9. An application requesting a Planned Unit Development Final Plan for the proposed J & O 45th Street Apartments Addition

Located at: 4448 24th Avenue South; 4417 & 4477 26 Avenue South (*NOTE: The underlying plat has not yet been recorded—these are future addresses*)

Owner / Applicant: EOLA Landholdings, LLC/The Wave Resort, LLC/Houston Engineering

Case Planner: Maegin Elshaug

NOTE: This is not a public hearing item.

Conditional Use Permit (CUP) to allow group living in the SR-4, Single-Dwelling Residential zoning district

Madelyn's Meadows Addition

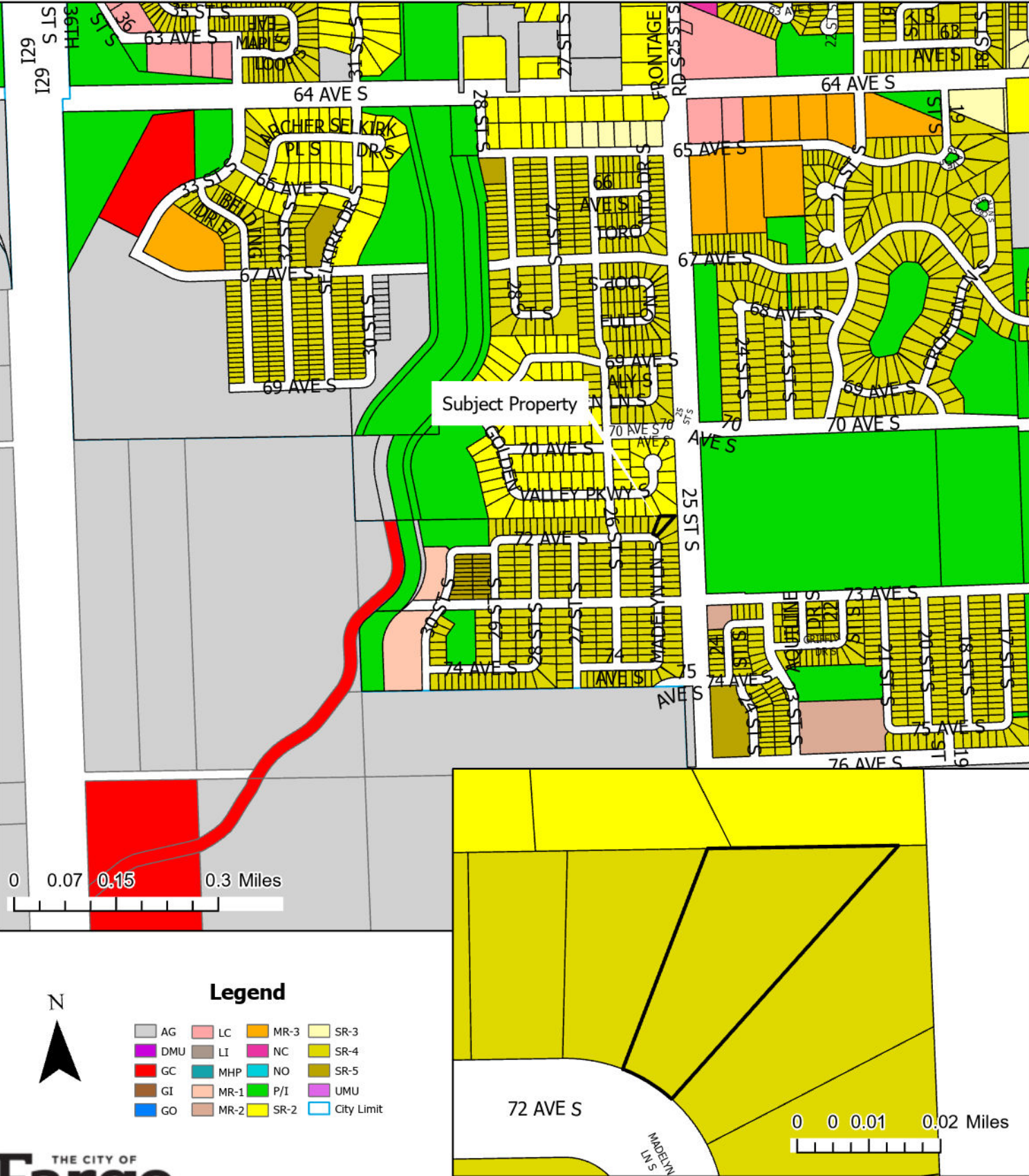
2557 72nd Avenue South



Conditional Use Permit (CUP) to allow group living in the SR-4, Single-Dwelling Residential zoning district

Madelyn's Meadows Addition

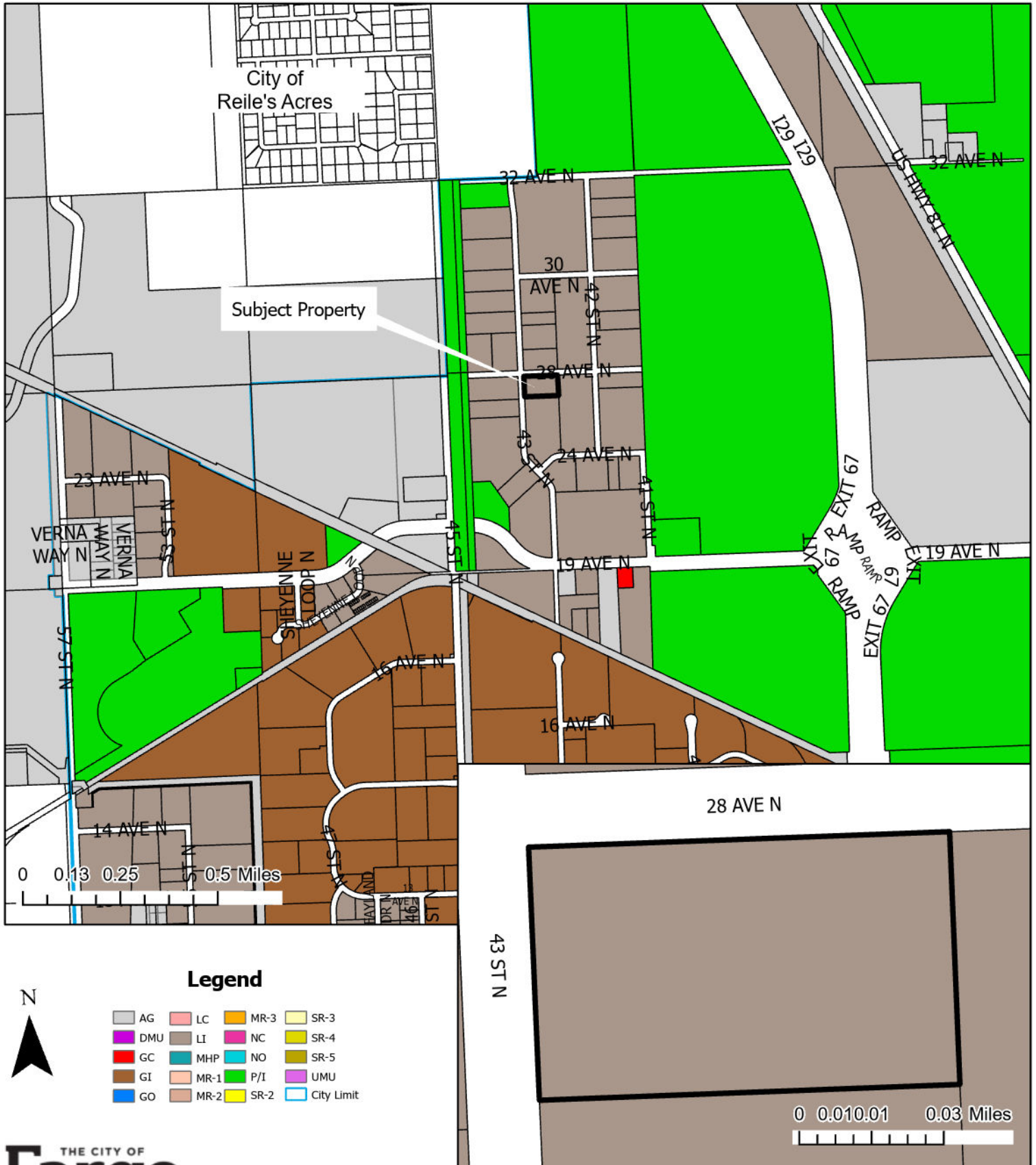
2557 72nd Avenue South



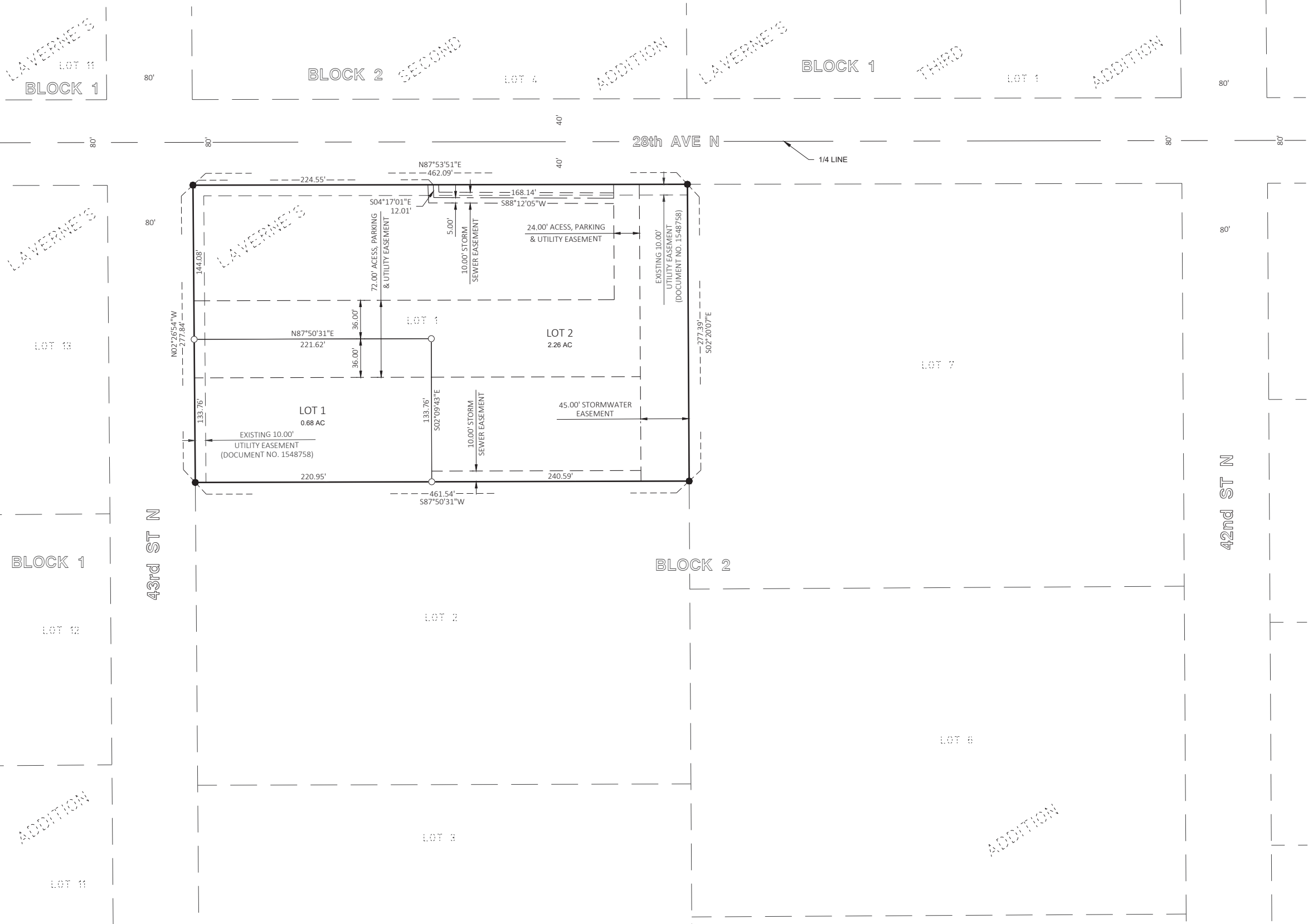
Minor Subdivision

Laverne's Sixth Addition

2701, 2741, and 2761 43rd Street North



LAVERNE'S SIXTH ADDITION
A MINOR SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 2
LAVERNE'S ADDITION
CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



LEGEND

- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- PLAT BOUNDARY
- LOT LINE
- UTILITY EASEMENT
- EXISTING LOT LINE
- EXISTING UTILITY EASEMENT

BEARINGS SHOWN ARE BASED ON
CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992.

LAVERNE'S SIXTH ADDITION
A MINOR SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 2
LAVERNE'S ADDITION
CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE:

NOW ALL PERSONS BY THESE PRESENTS: That Variant 4 Warehouse, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:
Lot 1, Block 2, Laverne's Addition, to the City of Fargo, Cass County, North Dakota.
Said tract contains 2.94 acres, more or less.
And that said party has caused the same to be surveyed and platted as LAVERNE'S SIXTH ADDITION to the City of Fargo, Cass County, North Dakota.

OWNER:

VARIANT 4 WAREHOUSE, LLC
By: Syndica, LLP
Its: Manager

By: Austin J. Morris, Partner

State of)
) ss
County of)

The foregoing instrument was acknowledged before me this day of , 20, by Austin J. Morris, a Partner of Syndica, LLP, a North Dakota limited liability partnership, Manager of Laverne Indy, LLC, a North Dakota limited liability company, on behalf of the limited liability partnership.

Notary Public:

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, James A. Schlieman, 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.

James A. Schlieman, Professional Land Surveyor No. 6086

State of North Dakota)
) ss
County of Cass)

On this day of , 20 before me personally appeared James A. Schlieman, 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.

Tom Knakmuhs, PE, City Engineer

State of North Dakota)
) ss
County of Cass)

On this day of , 20 before me personally appeared Tom Knakmuhs, PE, 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 he executed the same as City Engineer.

Notary Public:

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this day of , 20.

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
) ss
County of Cass)

On this day of , 20, before me personally appeared Maranda R. Tasa, 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)
) ss
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:



Major Subdivision & Vacation of Right of Way

Northern Pacific Third Addition

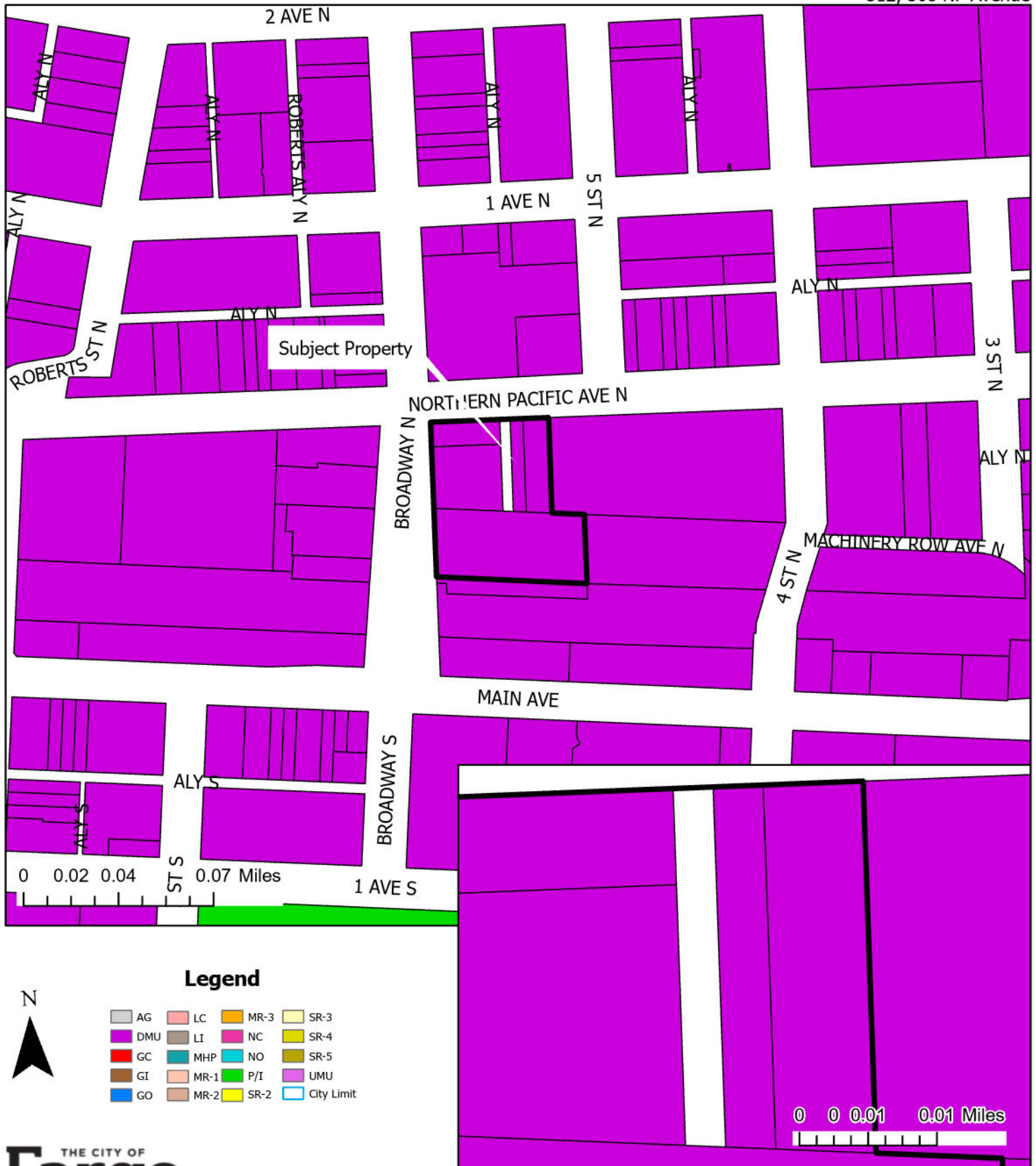
13, 15, 21, 23 Broadway &
512, 508 NP Avenue



Major Subdivision & Vacation of Right of Way

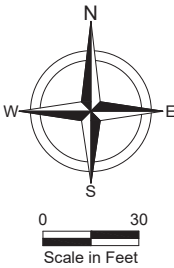
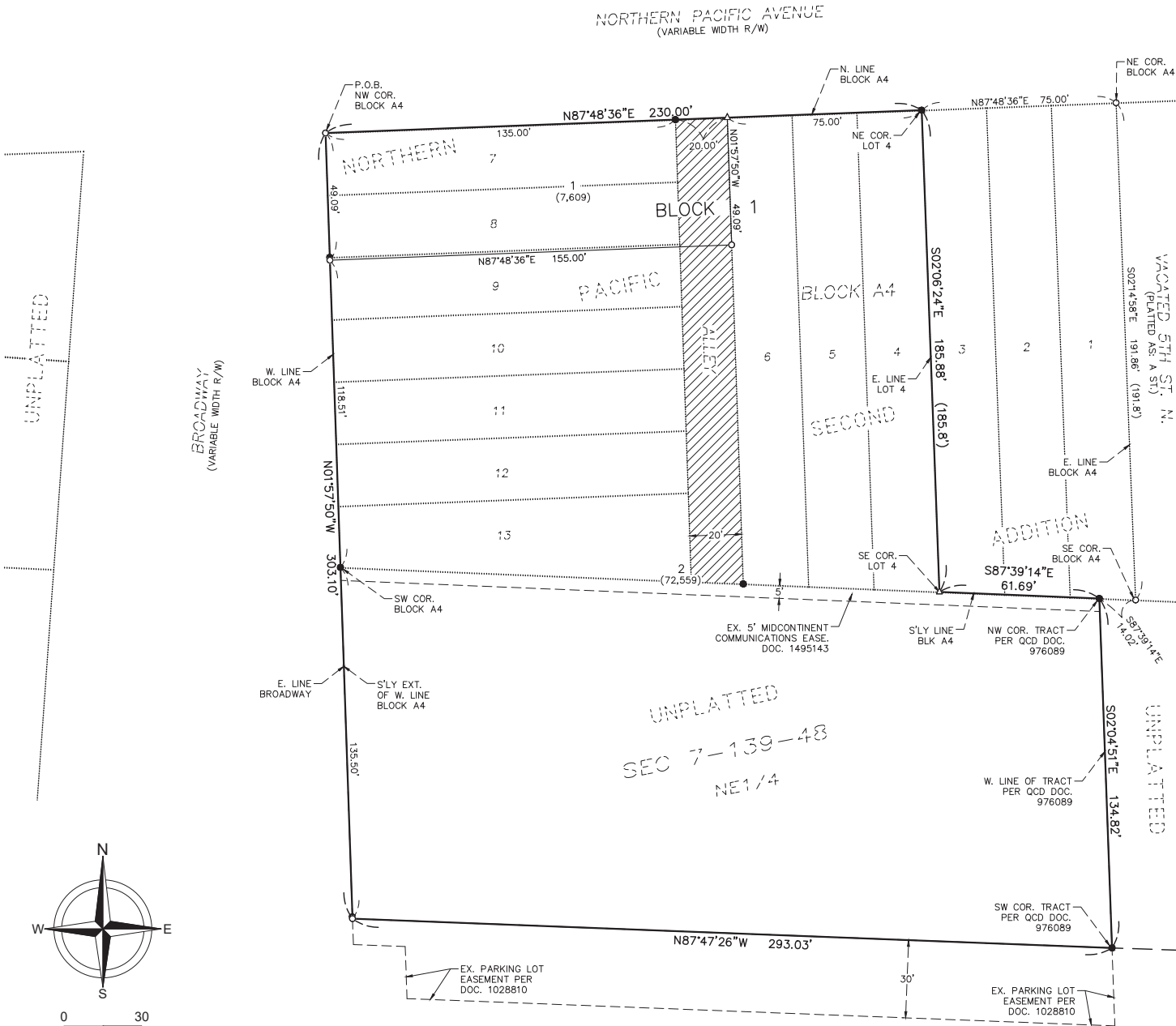
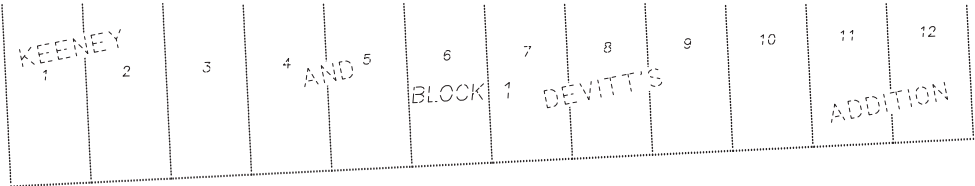
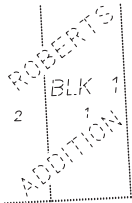
Northern Pacific Third Addition

13, 15, 21, 23 Broadway &
512, 508 NP Avenue



NORTHERN PACIFIC THIRD ADDITION

TO THE CITY OF FARGO, A REPLAT OF LOTS 4-13, AND A VACATION OF THE ALLEY, ALL IN BLOCK A4,
NORTHERN PACIFIC SECOND ADDITION TO THE CITY OF FARGO, AND A PLAT OF PART OF THE NE1/4
OF SECTION 7, TOWNSHIP 139 NORTH, RANGE 48 WEST, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)



Basis of Bearings:
The north line of Block A4,
NORTHERN PACIFIC SECOND
ADDITION has a bearing of
N87°48'36"E based on the
City of Fargo ground
coordinate system.

- LEGEND**
- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. LS-6571
 - IRON MONUMENT FOUND
 - △ MONUMENT UNABLE TO BE SET
 - PLAT DISTANCE
 - PLAT BOUNDARY LINE
 - EXISTING LOT LINE
 - /// ALLEY TO BE VACATED WITH THIS PLAT

DESCRIPTION OF AREA TO BE VACATED:

The alley in Block A4, NORTHERN PACIFIC SECOND ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the office of the Recorder, Cass County, North Dakota.

Containing 3,582 square feet, more or less, and subject to all easements, restrictions, reservations and rights of way of record, if any.

CERTIFICATE

Steven W. Holm, being duly sworn, deposes and says that he is the registered land surveyor who prepared and made the attached plat of "NORTHERN PACIFIC THIRD ADDITION" to the City of Fargo, a replat of Lots 4-13, and a vacation of the alley, all in Block A4, NORTHERN PACIFIC SECOND ADDITION to the City of Fargo, and a plat of part of the NE1/4 of Section 7, Township 139 North, Range 48 West, Cass County, North Dakota; that said plat is a true and correct representation of the survey thereof; that all distances are correctly shown on said plat; that monuments have been placed in the ground as indicated for the guidance of future surveys and that said addition is described as follows, to wit:

Lots 4 through 13, and the alley, all in Block A4, NORTHERN PACIFIC SECOND ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the office of the Recorder, Cass County, North Dakota, and that part of the Northeast Quarter of Section 7, Township 139 North, Range 48 West of the Fifth Principal Meridian, said County and State, described as follows:

Beginning at the northwest corner of said Block A4; thence North 87 degrees 48 minutes 36 seconds East on an assumed bearing along the north line of said Block A4 for a distance of 230.00 feet to the northeast corner of Lot 4, said Block A4; thence South 02 degrees 06 minutes 24 seconds East along the east line of said Lot 4 for a distance of 185.88 feet to the southeast corner of said Lot 4; thence South 87 degrees 39 minutes 14 seconds East along the southerly line of said Block A4 for a distance of 61.69 feet to the northwest corner of a certain tract of land as described in Quit Claim Deed Document No. 976089, recorded March 8, 2001, on file and of record in the office of said Recorder; thence South 02 degrees 04 minutes 51 seconds East along the west line of said tract of land for a distance of 134.82 feet to the southwest corner of said tract of land; thence North 87 degrees 47 minutes 26 seconds West for a distance of 293.03 feet to a point on the southerly extension of the west line of said Block A4, said point being 135.30 feet distant from the southwest corner of said Block A4; thence North 01 degree 57 minutes 50 seconds West along the west line of said Block A4 and the southerly extension thereof, also being the east right of way line of Broadway, for a distance of 303.10 feet to the point of beginning.

Said tract contains 1.84 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

PRELIMINARY

Steven W. Holm
Registered Land Surveyor
Reg. No. LS-6571



State of North Dakota)
County of Cass)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Steven W. Holm, Registered Land Surveyor, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public, Cass County, North Dakota

DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "NORTHERN PACIFIC THIRD ADDITION" to the City of Fargo, a replat of Lots 4-13, and a vacation of the alley, all in Block A4, NORTHERN PACIFIC SECOND ADDITION to the City of Fargo, and a plat of part of the NE1/4 of Section 7, Township 139 North, Range 48 West, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certificate of Steven W. Holm, Registered Land Surveyor, and that the description as shown in the Certificate of the Registered Land Surveyor is correct.

Owner of Lot 1: 23 Broadway, LLP

Owner of Lot 2: Buck Properties II, LLP

Mortgagee of Lot 2: U.S. Bank National Association

Patrick Vesey, Managing Partner

Patrick Vesey, Managing Partner

Name: _____

State of North Dakota)
County of Cass)

Title: _____

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Patrick Vesey, Managing Partner, of 23 Broadway, LLP, a North Dakota Limited Liability Partnership, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of said Limited Liability Partnership.

Notary Public, Cass County, North Dakota

State of North Dakota)
County of Cass)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Patrick Vesey, Managing Partner, of Buck Properties II, LLP, a North Dakota Limited Liability Partnership, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of said Limited Liability Partnership.

Notary Public, Cass County, North Dakota

State of North Dakota)
County of Cass)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared _____, of U.S. Bank National Association, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same in the name of U.S. Bank National Association.

Notary Public, Cass County, North Dakota

FARGO PLANNING COMMISSION APPROVAL

This plat in the City of Fargo is hereby approved this _____ day of _____, 20____

Maranda R. Tasa, Chair

State of North Dakota)
County of Cass)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Maranda R. Tasa, Chair of the Fargo Planning Commission, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same in the name of the Fargo Planning Commission.

Notary Public, Cass County, North Dakota

FARGO 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 North Dakota)
County of Cass)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Timothy J. Mahoney, Mayor and Steven Sprague, City Auditor, known to me to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same in the name of the City of Fargo.

Notary Public, Cass County, North Dakota

CITY ENGINEER'S APPROVAL

This plat in the City of Fargo is hereby approved this _____ day of _____, 20____

Tom Knakmuhs, City Engineer
Registered Professional Engineer
Reg. No. PE-10059

State of North Dakota)
County of Cass)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Tom Knakmuhs, City Engineer, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public, Cass County, North Dakota

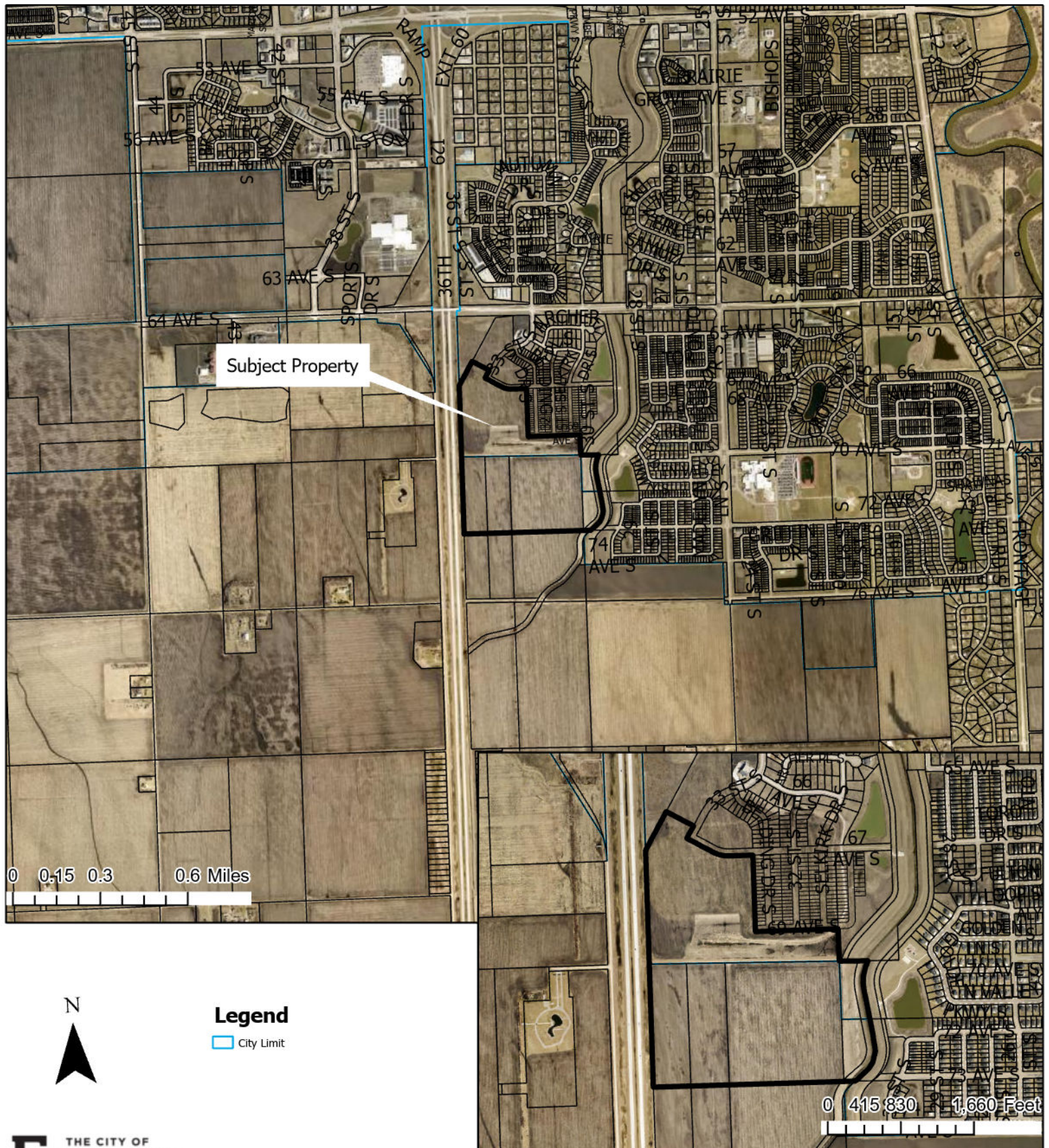
SHEET 1 OF 1
PROJ. NO. 30340



Major Subdivision and Zone Change from AG, Agricultural and GC, General Commercial to AG, Agricultural, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay; SR-4, Single-Dwelling Residential; SR-5, Single-Dwelling Residential; and P/I, Public/Institutional

3276 67th Avenue South; 7273 25th Street South; 3423, 3539, and 3699 76th Avenue South; 6987 Golden Valley Parkway South

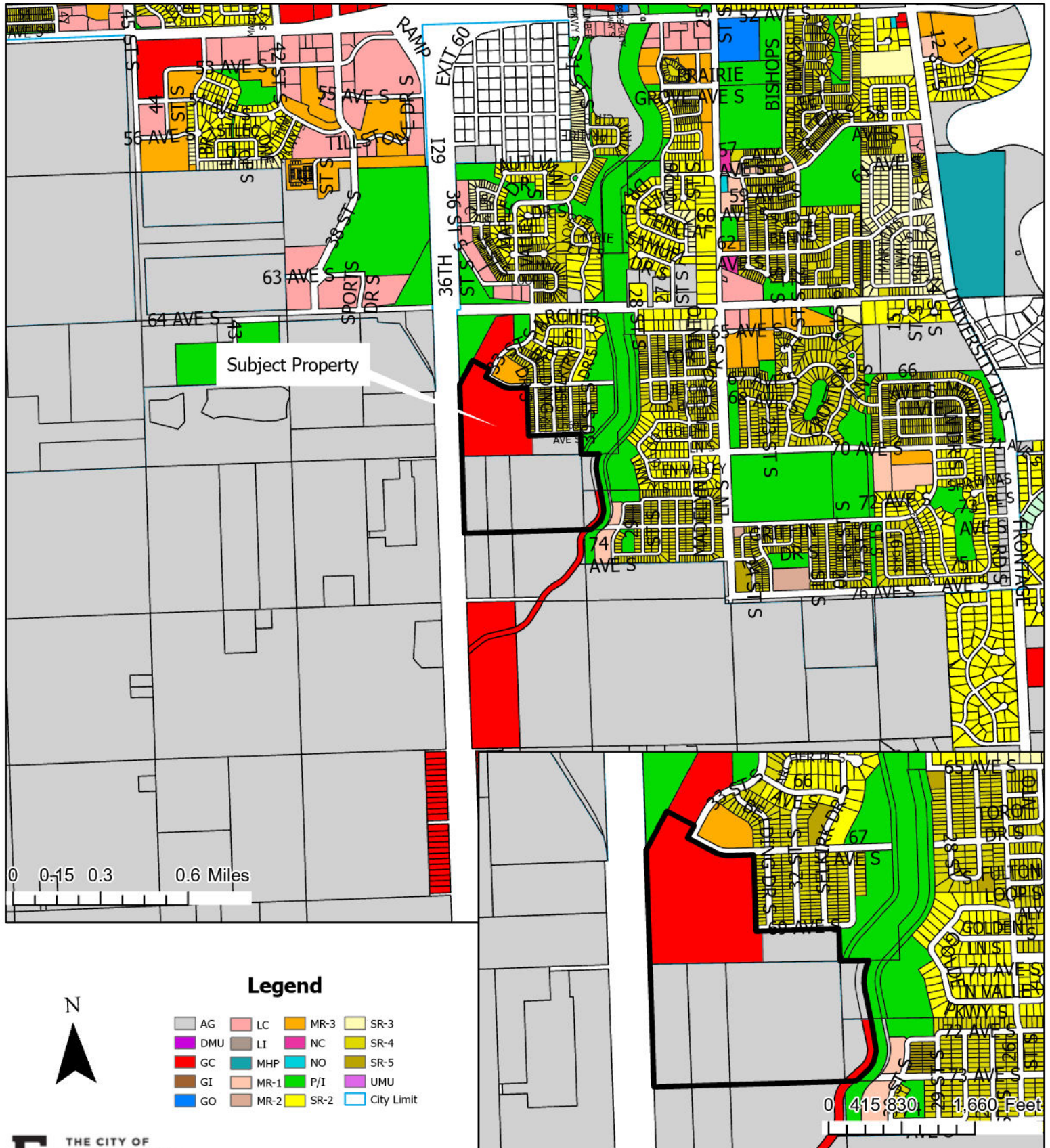
Selkirk Place Fourth Addition



Major Subdivision and Zone Change from AG, Agricultural and GC, General Commercial to AG, Agricultural, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay; SR-4, Single-Dwelling Residential; SR-5, Single-Dwelling Residential; and P/I, Public/Institutional

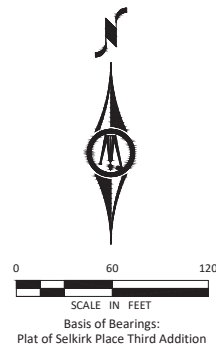
Selkirk Place Fourth Addition

3276 67th Avenue South; 7273 25th Street South; 3423, 3539, and 3699 76th Avenue South; 6987 Golden Valley Parkway South



SELKIRK PLACE FOURTH ADDITION

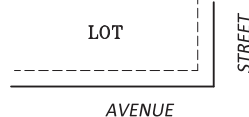
PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION



LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY LIC. NO. LS-5900
 - 5/8" DIAMETER REBAR FOUND
 - SUBJECT PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - - - QUARTER SECTION LINE
 - - - EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
 - - - AREA NOT WITHIN 100 YEAR FLOODPLAIN
 - ⋯ NEGATIVE ACCESS EASEMENT
- *Negative Access Easement, as noted on this plat, is a easement dedicated as part of the right of way dedication which easement 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.

Public utility easements are shown thus:



Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.

BENCHMARK

CITY OF FARGO BENCHMARK 311002, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF 25TH STREET SOUTH AND 64TH AVENUE SOUTH ELEVATION=906.69 NAVD88

preliminary



PREPARED BY:

BOLTON & MENK

INTERSTATE HIGHWAY NO. 29

EASTERLY R/W LINE OF INTERSTATE HIGHWAY NO. 29

BLOCK 1

BLOCK 2

100 YEAR FLOODPLAIN LINE
BASE FLOOD ELEVATION 907

69 AVENUE SOUTH

67 AVENUE SOUTH

BELONG DR. SOUTH

7.5 FOOT WIDE STORM SEWER EASEMENT
(7.5 FEET ON EACH SIDE OF E)

100 YEAR FLOODPLAIN LINE
BASE FLOOD ELEVATION 907

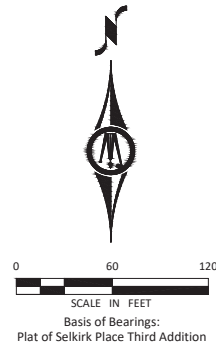
WEST LINE OF SELKIRK PLACE THIRD ADDITION

SOUTHWEST CORNER OF SELKIRK PLACE THIRD ADDITION

SELKIRK PLACE FOURTH ADDITION

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

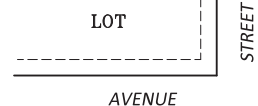
A MAJOR SUBDIVISION



LEGEND

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 - 5/8" DIAMETER REBAR FOUND
 - SUBJECT PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - EASEMENT LINE
 - - - QUARTER SECTION LINE
 - - - EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
 - - - AREA NOT WITHIN 100 YEAR FLOODPLAIN
 - - - NEGATIVE ACCESS EASEMENT
- *Negative Access Easement, as noted on this plat, is a easement dedicated as part of the right of way dedication which easement 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.

Public utility easements are shown thus:



Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.

BENCHMARK

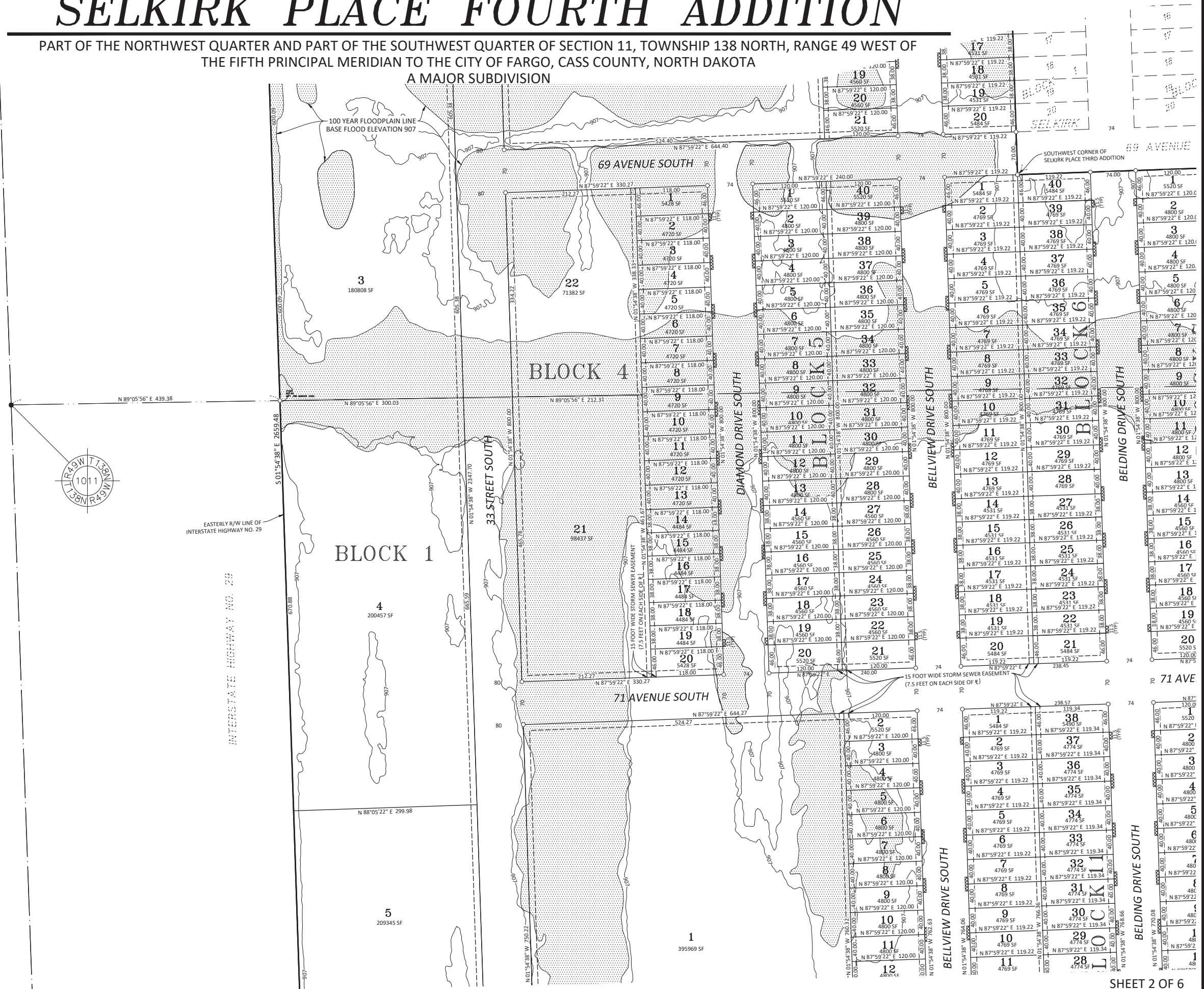
CITY OF FARGO BENCHMARK 311002, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF 25TH STREET SOUTH AND 64TH AVENUE SOUTH ELEVATION=906.69 NAVD88

preliminary



PREPARED BY:

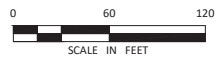
BOLTON & MENK



SELKIRK PLACE FOURTH ADDITION

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH
C1	16.47	807.96	1°10'06"	16.47
C2	45.82	807.96	3°14'58"	45.81
C3	45.40	807.96	3°13'11"	45.40
C4	45.14	807.96	3°12'03"	45.13
C5	45.02	807.96	3°11'32"	45.01
C6	45.03	807.96	3°11'37"	45.03
C7	45.19	807.96	3°12'17"	45.19
C8	41.66	807.96	2°57'16"	41.66



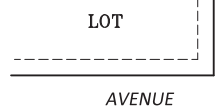
SCALE IN FEET

Basis of Bearings:
Plat of Selkirk Place Third Addition

LEGEND

- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY LIC. NO. LS-5900
- 5/8" DIAMETER REBAR FOUND
- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- QUARTER SECTION LINE
- EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
- AREA NOT WITHIN 100 YEAR FLOODPLAIN
- NEGATIVE ACCESS EASEMENT
- *Negative Access Easement, as noted on this plat, is an easement dedicated as part of the right of way dedication which easement 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.*

Public utility easements are shown thus:



Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.

BENCHMARK

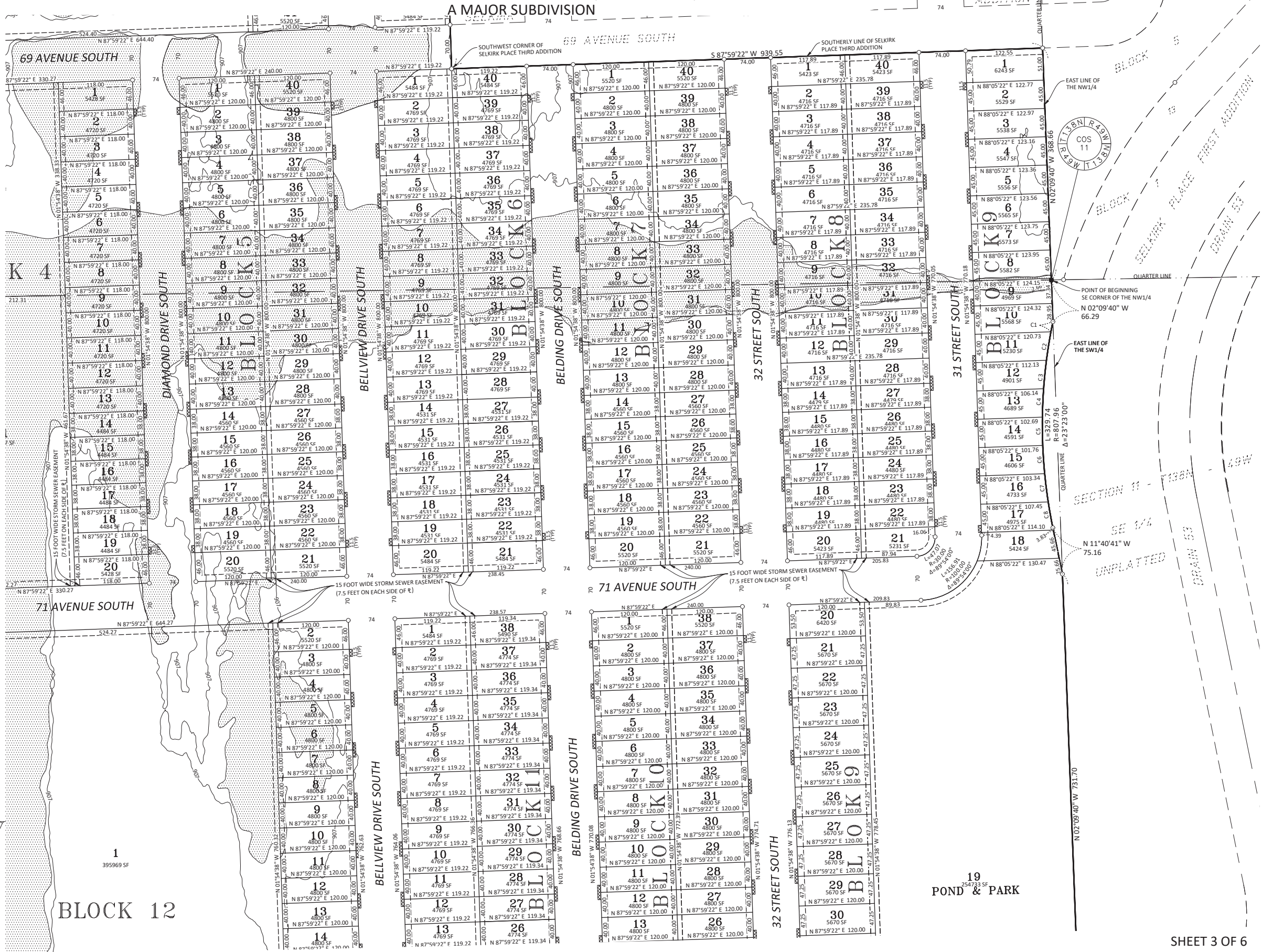
CITY OF FARGO BENCHMARK 311002, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF 25TH STREET SOUTH AND 64TH AVENUE SOUTH ELEVATION=906.69 NAVD88

preliminary



PREPARED BY:

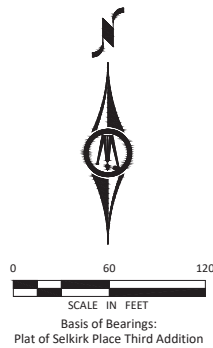
BOLTON & MENK



SELKIRK PLACE FOURTH ADDITION

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

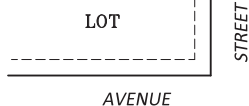
A MAJOR SUBDIVISION



LEGEND

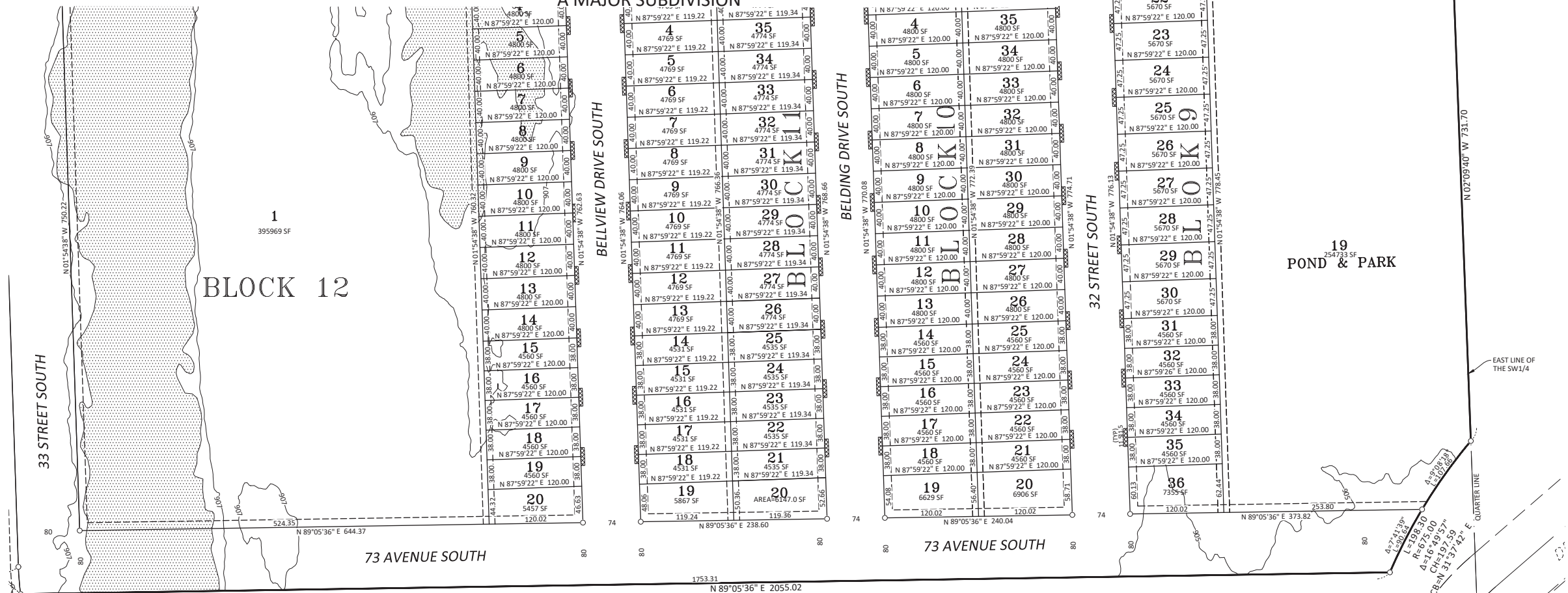
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 - - - LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
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Public utility easements are shown thus:



BENCHMARK

CITY OF FARGO BENCHMARK 311002, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF 25TH STREET SOUTH AND 64TH AVENUE SOUTH ELEVATION=906.69 NAVD88



preliminary

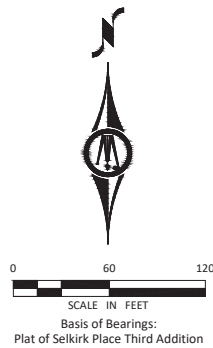


PREPARED BY:

BOLTON & MENK

SELKIRK PLACE FOURTH ADDITION

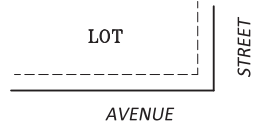
PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION



LEGEND

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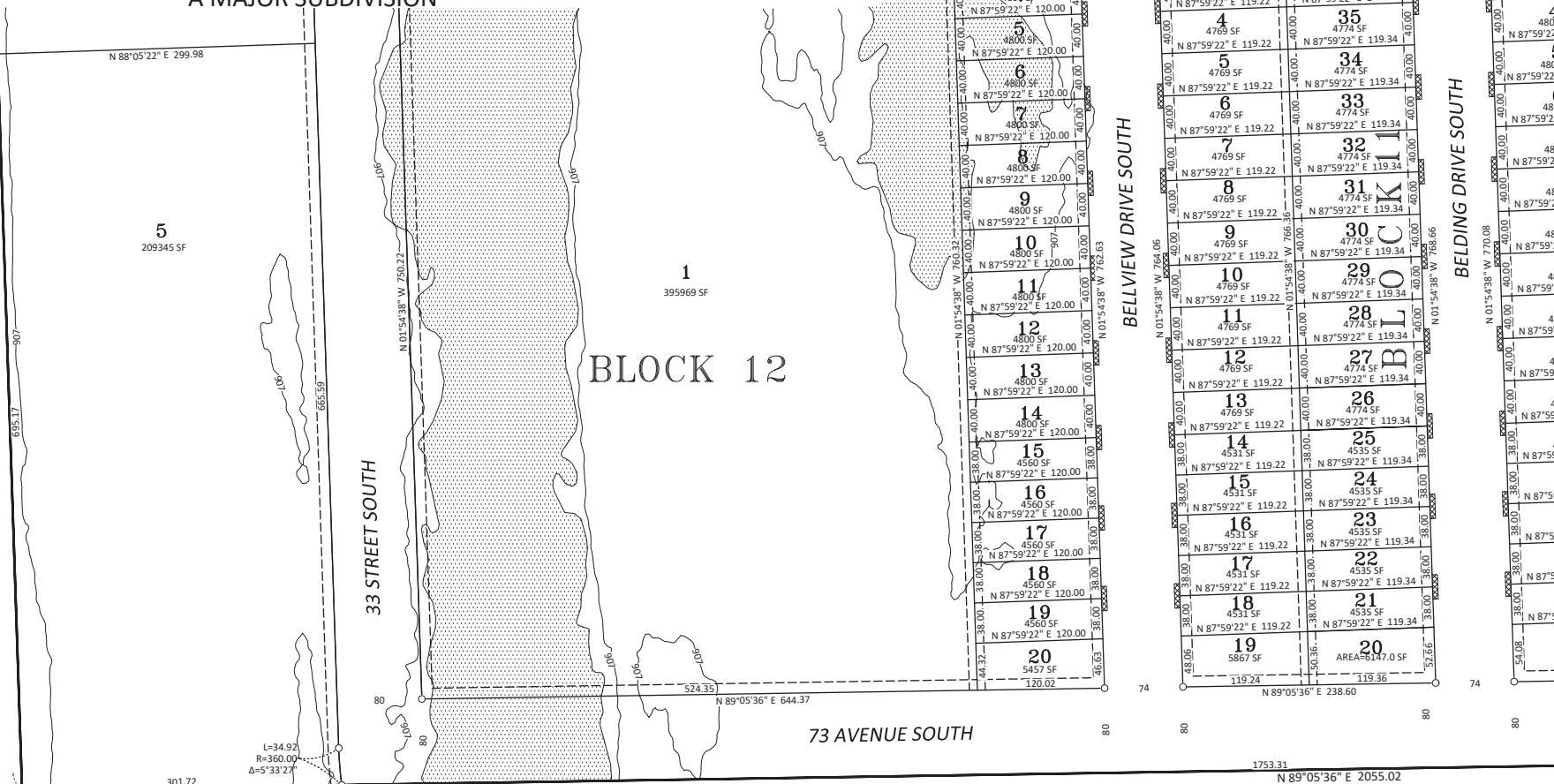
Public utility easements are shown thus:



Being 10 feet in width and adjoining street right of way lines as shown on the plat, unless otherwise indicated.

BENCHMARK

CITY OF FARGO BENCHMARK 311002, THE SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF 25TH STREET SOUTH AND 64TH AVENUE SOUTH ELEVATION=906.69 NAVD88



SECTION 11 - T138N - R49W
SW 1/4
UNPLATTED

preliminary



PREPARED BY:

**BOLTON
& MENK**

SELKIRK PLACE FOURTH ADDITION

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MAJOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That NICD, LLC, a North Dakota limited liability company and KICK Properties, LLC, owners of a parcel of land located in that part of the Northwest Quarter and part of the Southwest Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Beginning at the southeast corner of said Northwest Quarter; thence North 02 degrees 09 minutes 40 seconds West on a record bearing along the east line of said Northwest Quarter for a distance of 368.66 feet to the southerly line of, SELKIRK PLACE THIRD ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, said Cass County; thence South 87 degrees 59 minutes 22 seconds West along said southerly line for a distance of 939.55 feet to the southwest corner of said SELKIRK PLACE THIRD ADDITION; thence North 01 degree 54 minutes 38 seconds West along the west line of said SELKIRK PLACE THIRD ADDITION, for a distance of 870.00 feet to the southerly right of way line of 67 Avenue South; thence South 87 degrees 59 minutes 22 seconds West along said southerly right of way line for a distance of 266.00 feet; thence westerly, continuing along said southerly right of way line on a tangential curve concave to the north, having a radius of 380.00 feet and a central angle of 30 degrees 05 minutes 23 seconds for an arc distance of 199.56 feet; thence North 61 degrees 55 minutes 15 seconds West continuing along said southerly right of way line for a distance of 331.01 feet to the westerly right of way line of 33 Street South; thence North 28 degrees 04 minutes 45 seconds East along said westerly right of way line for a distance of 161.34 feet to the southerly line of Lot 2, Block 6, SELKIRK PLACE FIRST ADDITION, according to the recorded plat thereof, on file and of record in the office of said Recorder; thence North 62 degrees 46 minutes 07 seconds West along said southerly line for a distance of 350.04 feet to the easterly line of Lot 3, Block 6, said SELKIRK PLACE FIRST ADDITION; thence South 28 degrees 04 minutes 45 seconds West along said easterly line for a distance of 498.34 feet to the Easterly right of way line of Interstate Highway No. 29; thence South 01 degree 54 minutes 38 seconds East along said easterly right of way line for a distance of 2659.48 feet; thence North 89 degrees 05 minutes 36 seconds East for a distance of 2055.02 feet; thence northeasterly along a non-tangential curve concave to the southeast, having a radius of 675.00 feet, a central angle of 16 degrees 49 minutes 57 seconds and a chord bearing of North 31 degrees 37 minutes 42 seconds East (a chord distance of 197.59 feet) for an arc distance of 198.30 feet to the east line of said Southwest Quarter; thence North 02 degrees 09 minutes 40 seconds West along said east line for a distance of 731.70 feet; thence North 11 degrees 40 minutes 41 seconds West for a distance of 75.16 feet; thence northerly along a tangential curve concave to the east, having a radius of 807.96 feet and a central angle of 23 degrees 23 minutes 00 seconds for an arc distance of 329.74 feet to the east line of said Southwest Quarter; thence North 02 degrees 09 minutes 40 seconds West along said east line for a distance of 66.29 feet to the point of beginning.

Said tract contains 114.27 acres, more or less, and is subject to all easements, restrictions, reservations and rights-of-way of record, if any.

Said owners have caused the above described parcel of land to be surveyed and platted as "SELKIRK PLACE FOURTH ADDITION" to the City of Fargo, Cass County, North Dakota and does hereby dedicate to the public, for public use forever, the streets, and the utility easements as shown on this plat and does hereby dedicate to the City of Fargo, the storm sewer easements as shown on this plat.

OWNER: NICD, LLC

OWNER: KICK Properties, LLC

By: James Bullis, President

By: James Bullis, President

State of North Dakota }
County of Cass SS

On this ____ day of _____, in the year 2025, before me, a notary public within and for said County and State, personally appeared James Bullis, President, NICD, LLC, a North Dakota limited liability company, 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 NICD, LLC.

Notary Public

State of North Dakota }
County of Cass SS

On this ____ day of _____, in the year 2025, before me, a notary public within and for said County and State, personally appeared James Bullis, President, NICD, LLC, a North Dakota limited liability company, 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 NICD, LLC.

Notary Public

MORTGAGE HOLDER:
First International Bank & Trust

By: Matt Mueller, Senior Vice President

State of North Dakota }
County of Cass SS

On this ____ day of _____, in the year 2025 before me, a notary public within and for said County and State, personally appeared Matt Mueller, Senior Vice President, First International Bank & Trust, 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 First International Bank & Trust.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900

State of North Dakota }
County of Cass SS

On this ____ day of _____, 2025, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Registered 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.

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this ____ day of _____, 2025.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass SS

On this ____ day of _____, in the year 2025, before me, a notary public within and for said County and State, personally appeared Tom Knakmuhs, P.E., City Engineer 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 City Engineer for the City of Fargo.

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planing Commission this ____ day of _____, 2025.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass SS

On this ____ day of _____, in the year 2025, before me, a notary public within and for said County and State, personally appeared Maranda R. Tasa, Planning Commission Chair, 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 _____, 2025.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota }
County of Cass SS

On this ____ day of _____, in the year 2025, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor 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



preliminary

Annexation

Portions of the Southwest ¼ and Southeast ¼
of Section 11, T138N, R49W

7273 25th Street South; 3423, 3539, &
3699 76th Avenue South



Legend

 City Limit

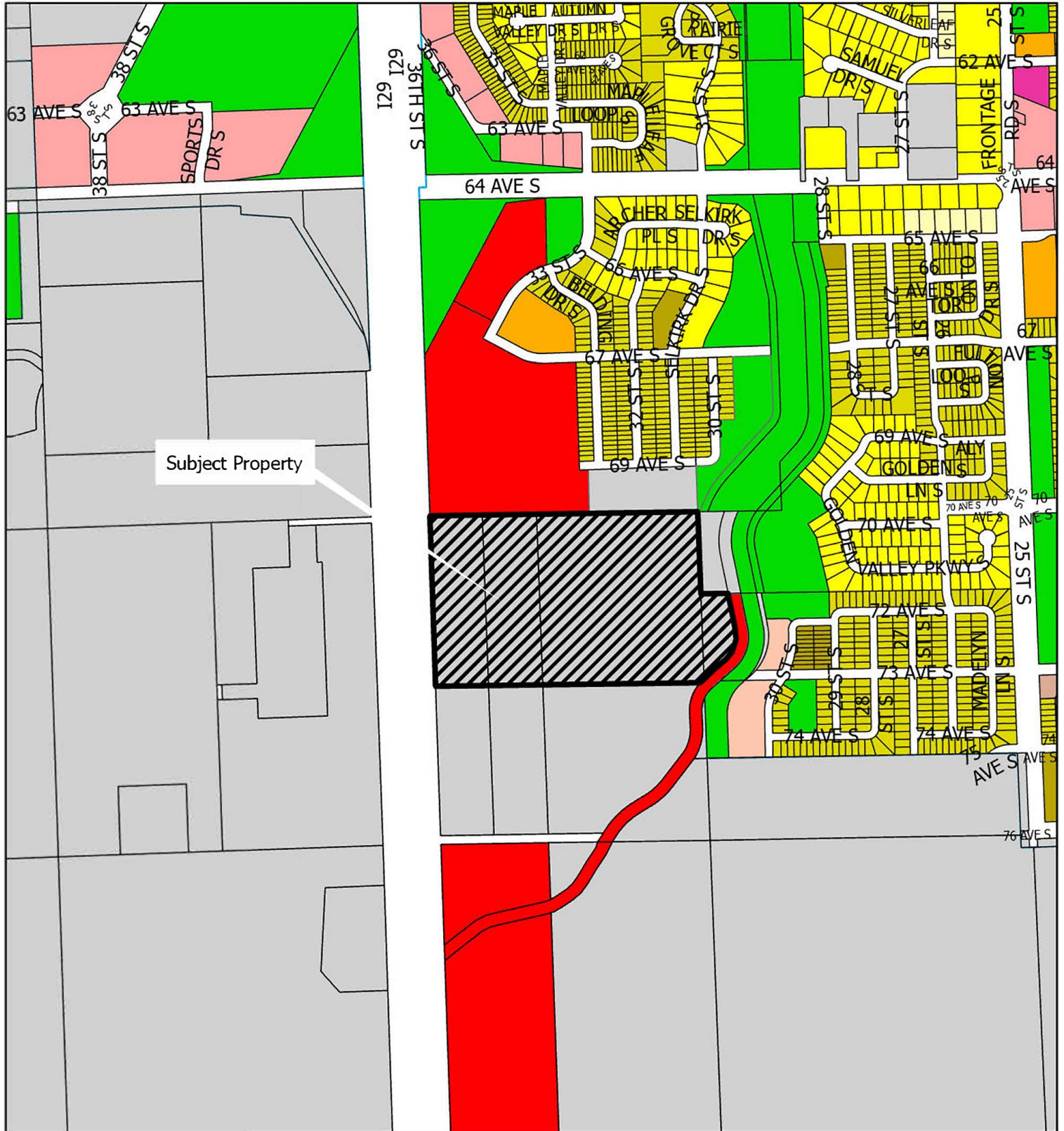
Fargo Planning Commission
August 5, 2025

0 0.07 0.15 0.3 Miles

Annexation

Portions of the Southwest ¼ and Southeast ¼
of Section 11, T138N, R49W

7273 25th Street South; 3423, 3539,
& 3699 76th Avenue South



Legend

AG	LC	MR-3	SR-3
OMU	LI	NC	SR-4
GC	MHP	NO	SR-5
GI	MR-1	P/I	UMU
GO	MR-2	SR-2	City Limit

Fargo Planning Commission
August 5, 2025

0 0.07 0.15 0.3 Miles

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

That part of the Southwest Quarter and part of the Southeast Quarter of Section 11, Township 138 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at the northeast cor of said Southwest Quarter and the existing City of Fargo corporate limits; thence southerly along the east line of said Southwest Quarter and along said existing City of Fargo corporate limits to the south line of the North Half of the North Half of said Southeast Quarter; thence easterly along said south line and along said existing City of Fargo corporate limits to the easterly right of way line of Cass County Drain No. 53; thence southerly along said easterly right of way line and along said existing City of Fargo corporate limits to the southerly right of way line of 73rd Avenue; thence southerly along said southerly right of way line and along said existing City of Fargo corporate limits to the easterly right of way line of Interstate Highway No. 29; thence northerly along said easterly right of way line, to the north line of said Southwest Quarter and to said existing City of Fargo corporate limits; thence easterly along said north line and said existing City of Fargo corporate limits to the point of beginning.

Said tract contains 72.96 acres, more or less.

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. T homasson, Registered Professional Land Surveyor under the laws of the State of North Dakota do hereby certify that this plat is a correct representation of the area annexed; that said plat shows the City of Fargo Corporate limits contiguous to the annexed property.

Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900

State of North Dakota }
County of Cass } SS

On this _____ day of _____, in the year 2025, before me personally appeared Shawn M. Thomasson, 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.

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this _____ day of _____, 2025.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass } SS

On this ____ day of _____, in the year 2025, before me personally appeared Tom Knakmuhs, P.E., City Engineer 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 City Engineer for the City of Fargo.

Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 2025.

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

County of Cass
State of North Dakota

On this _____ day of _____, in the year 2025, before me personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor 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.

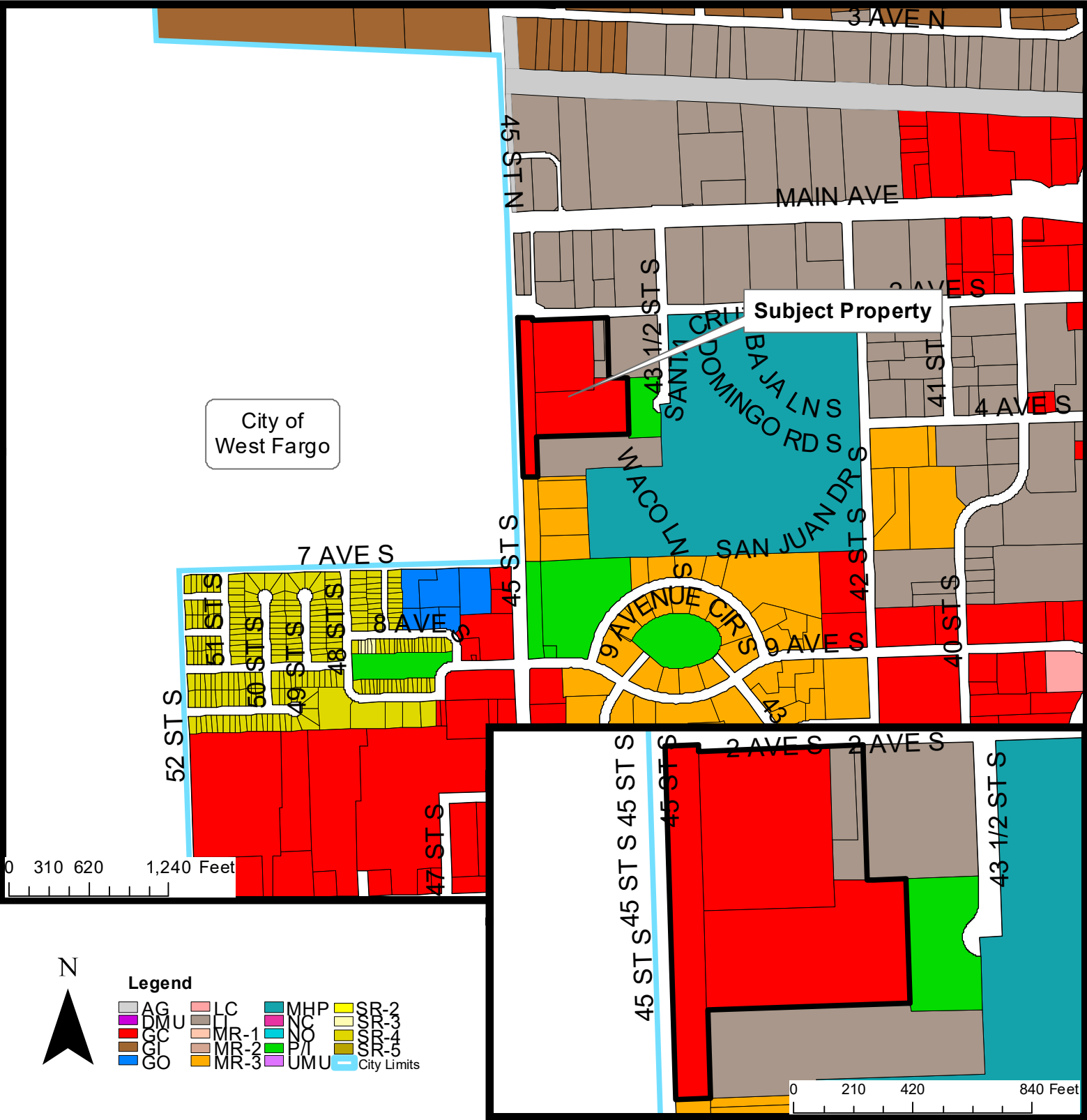
Notary Public

preliminary

Minor Subdivision, including waiver for drain setback; PUD, Planned Unit Development
Master Land Use Plan & Zoning Change from LI, Limited Industrial with a C-O, Conditional
Overlay and GC, General Commercial, to GC, General Commercial with a PUD & repeal C-O

45th Street Park Sixth Addition &
45th Street Park Second Addition

200, 300, 330 & 400 45th Street South;
4414 & 4428 2nd Avenue South





West 45th Street Center of Innovation

DEVELOPER'S STATEMENT OF INTENT

Roers Development and Goldmark Design are proposing a dynamic, mixed-use development through a Planned Unit Development (PUD) overlay on the existing General Commercial zoning district, located along 45th Street in Fargo.

This project—45th Street Center of Innovation—aims to establish a forward-thinking, integrated campus that brings together residential living, entrepreneurial workspaces, and community services in one cohesive environment. By adding targeted uses to the General Commercial zone, this PUD request supports a model of urban growth that aligns with Fargo's 2030 Comprehensive Plan goals around innovation, walkability, and thoughtful density.

The PUD will allow for the following modifications and additional uses:

- **Addition of Residential Uses:** Introduction of approximately 225 residential units in a five-story, connected living facility designed for both long-term residents and short-term stays.
- **Innovation-Oriented Use Additions:** Inclusion of uses such as incubator space, laboratories, co-working and collaboration space, light manufacturing, and flexible office configurations to support startups, scaling ventures, and anchor tenants within over 200,000 SF of customizable space.
- **Supportive Community Amenities:** Integration of complementary uses including food service, daycare, fitness and wellness facilities, and common gathering spaces—accessible to both residents and Innovation Center tenants.
- **Interconnected Campus Design:** All uses will be physically and programmatically connected to create a seamless “live, work, play” experience under one roof. The internal campus structure reduces the need for external commuting, enhances sustainability goals, and supports a highly walkable, community-oriented environment.

This project proposes a modern, adaptable campus structure that nurtures innovation and community in equal measure. The flexibility and synergy between residential, commercial, and entrepreneurial spaces position the 45th Street Center of Innovation as a model for next-generation development in Fargo.

PROJECT SCOPE

The 45th Street Center of Innovation will include:

- A five-story, 225-unit residential complex, designed to accommodate a range of lifestyles, from long-term professionals to short-term innovators and guests.
- 200,000+ SF Innovation Center, including office space, labs, startup incubators, and light manufacturing areas.
- Wellness and Lifestyle Amenities, such as a full-service gym and wellness center, daycare facilities, food and beverage options, and indoor/outdoor community gathering areas.

- Campus-Wide Connectivity, ensuring that all buildings and users benefit from shared infrastructure, indoor pathways, and strategic amenity integration.
- Sustainability and Accessibility Enhancements, with attention to green space, efficient use of infrastructure, and improved pedestrian access across the site.

Through this PUD request, the development team seeks to thoughtfully expand allowable uses within the General Commercial zone to support a high-impact, mixed-use vision that prioritizes community, innovation, and quality of life.

Nate Vollmuth

GDD

5.19.2025

West 45th Center of Innovation PUD NARRATIVE

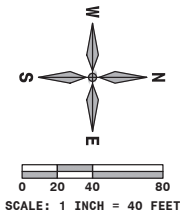
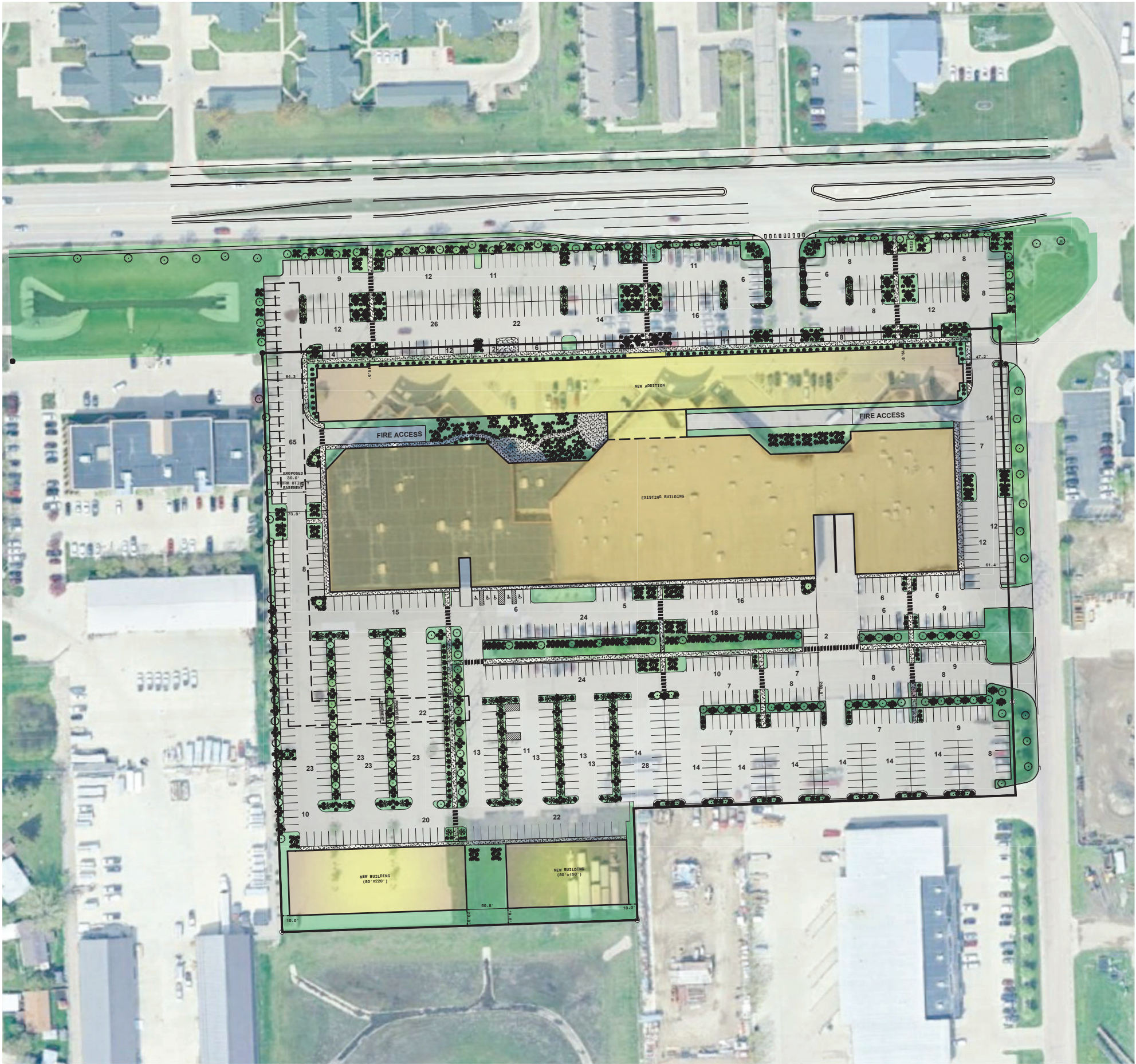
DEVELOPER'S STATEMENT OF INTENT: *Describing how the proposed development provides greater benefits to the city than would a development carried out in accordance with others applicable land use development regulations*

The PUD will include a site plan for the development that is incorporated here by reference. The PUD will, generally, apply the GC, General Commercial development standards, except as otherwise provided below:

	Current LDC development standards for GC, Limited Commercial Zone	<i>Proposed PUD modifications to development standards</i>	NOTES
Allowed Uses	None	<i>High Density Residential, Light Manufacturing/Industrial, Lab Space, Warehouse, Day Care</i>	
Minimum Lot Area	None		
Minimum Lot Width	None		
Residential Density	No specified	13.2 Per Acre	3.39 acres 6.01 acres 0.65 acres 0.60 acres 6.30 acres 16.65 total
Setbacks	Front—20 Interior side—5 Street side—20 Rear--15	<i>Use Cass Resource District lot via Unified Dev.</i>	
Max. Height	None		
Building Coverage	85%		
Minimum open space	Not specified	15.72%	<i>Includes SE Cass parcel</i>
Parking - MF	2.25 spaces per unit	<i>Reduce to 1.06 per unit</i>	
Parking – Retail Parking – Manufact Parking - Warehouse Parking - Office Parking – R&D	1 space per 250 SF 1 space per 2500 SF 1 space per 2500 SF 1 space per 300 SF NA	<i>1 spaces per 225 1 spaces per 298 1 space per 904 1 space per 335 1 space per 362</i>	
Landscaping—Street Trees	1 per every 50 feet on arterials; 1 per every 35 feet on locals	<i>Existing boulevards are established – request to allow existing plant units to remain</i>	

Landscaping—Open Space	3 plant units per 1,000 SF of area; 8 sf per unit,	<i>30% in front yards (North and West) and the remaining distributed around the site</i>	
Landscaping—Parking Lot Perimeter	Buffers shall be located between adjacent streets rights of way and off-street parking areas and all vehicular circulation areas within the front or streetside setback per Table 20-0705(D)(3)	<i>Existing boulevards are established – request to allow existing plant units to remain and not require additional plant units</i>	
Paving Setbacks	Parking lots and vehicular circulation areas shall provide a paving setback per Table 20-0705(D)(4)	<i>The parking lots are existing – request to allow existing plant units to remain and not required additional plant units</i>	
Residential Protection Standards (RPS)—Setback from abutting side and rear lot line	Development on lots adjacent to side or rear lines of lots in the SR or MR zoning district must meet the setbacks per Table 20-0704(B)(1)		
RPS—Front Setback	For new multi-family or nonresidential development occurs on lots adjacent to the side lot in any SR or MHP district, see 20-0704(B)(2) for setback requirements.		
RPS—Visual screening of dumpsters and outdoor storage areas	Required on all dumpsters and storage areas		
RPS—building height, 75 feet from residential	35 feet max		
RPS—building height 76-100 feet from residential	45 feet max		
RPS—building height 101--150 feet from residential	55 feet max		
RPS-residential protection buffers	At least 10 feet with 1 tree and 20 shrubs per 50 lineal feet		

RPS—operating hours	No garbage or recycling services between 10:00 p.m. and 6:00 a.m.		
RPS--lighting	No light more than 0.4 footcandles one foot inside SR-zoned lot		
RPS--odor	See 20-0704(H)— <i>usually not a problem on residential and commercial developments</i>		



COLOR RENDERING LEGEND:

	EXISTING PROPERTY LINE
	EXISTING ELECTRICAL PEDESTAL
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	PROPOSED PROPERTY BOUNDARY LINE
	NEW BUILDING
	PAVEMENT
	SURROUNDING GRASS AREA
	NEW SIDEWALK PAVEMENT
	NEW BUILDING
	NEW GRASS AREA
	NEW TREE
	NEW SHRUB

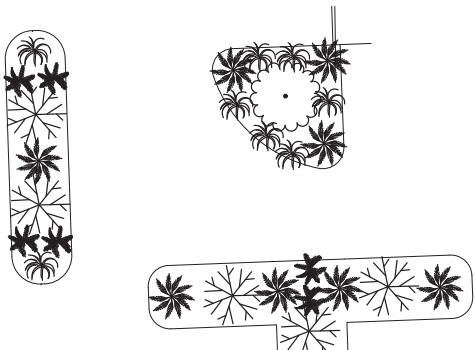
PUD SITE NOTES:

PARKING:
REQUIRED PARKING - 936 STALLS
PROPOSED PARKING - 1,172 STALLS

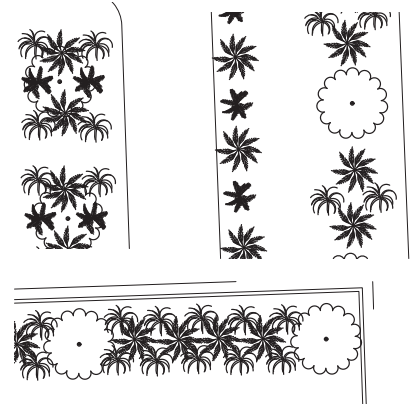
EXISTING SURFACE PARKING - 610 STALLS
PROPOSED SURFACE PARKING - 419 STALLS
UNDERGROUND PARKING - 138 STALLS

EXISTING TOTAL SITE AREA (FOUR LOTS) - 13.58 ACRE (591,500.922 SF)
PROPOSED IMPERVIOUS - 11.44 ACRE (498,504.214 SF) = 84.28%
PROPOSED GREEN SPACE - 2.14 ACRE (92,996.708 SF) = 15.72%
REDUCTION OF IMPERVIOUS - 0.48 ACRE (21,069.506 SF) = -3.56%
INTRODUCTION OF GREEN SPACE - 0.48 ACRE (21,069.506 SF) = +3.56%

LANDSCAPING:
TOTAL TREES: 307
TOTAL SHRUBS: 1,798



TYPICAL ISLAND LANDSCAPE DETAILS
SCALE: 1 INCH = 10 FEET



MISCELLANEOUS LANDSCAPE DETAILS
SCALE: 1 INCH = 10 FEET

45TH STREET PARK SIXTH ADDITION

BEING A REPLAT OF PART OF LOT 2, BLOCK 1 OF 45TH STREET PARK THIRD ADDITION AND ALL OF LOT 2, BLOCK 1 OF 45TH STREET PARK FIFTH ADDITION AND ALL OF LOT 1 AND PART OF LOT 2, BLOCK 1 OF 45TH STREET PARK FOURTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, West 45th Business Center LLC, a North Dakota limited liability company, being the owners of part of Lot 2, Block 1 of 45TH STREET PARK THIRD ADDITION and Lot 2, Block 1 of 45TH STREET PARK FIFTH ADDITION and Lot 1 and part of Lot 2, Block 1 of 45TH STREET PARK FOURTH ADDITION all to the City of Fargo, Cass County, North Dakota, being more particularly described as follows:

That part of Lot 2, Block 1, of 45TH STREET PARK THIRD ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota described as follows: BEGINNING at the northwest corner of said Lot 2; thence North 88 degrees 04 minutes 07 seconds East along the north line of said Lot 2 for a distance of 464.02 feet to the Northeast corner thereof; thence South 01 degrees 56 minutes 27 seconds East along the east line of said Lot 2 for a distance of 564.45 feet; thence South 88 degrees 02 minutes 49 seconds West for a distance of 464.00 feet to a point on the west line of said Lot 2; thence North 01 degrees 56 minutes 27 seconds West along the west line of said Lot 2 for a distance of 564.64 feet to the northwest corner thereof and the POINT OF BEGINNING.

AND

All of Lot 1 AND that part of Lot 2, Block 1 of 45TH STREET PARK FOURTH ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota described as follows: BEGINNING at the northwest corner of said Lot 2; thence North 88 degrees 04 minutes 07 seconds East along the north line of said Lot 2 a distance of 30.00 feet; thence South 01 degrees 56 minutes 27 seconds East parallel with the west line of said Lot 2 a distance of 473.46 feet to the point of intersection with the south line of said Lot 2; thence South 88 degrees 10 minutes 13 seconds West along the south line of said Lot 2, a distance of 116.00 feet to the southwest corner of said Lot 2; thence North 01 degrees 56 minutes 27 seconds West along the west line of said Lot 2 a distance of 141.52 feet to the southwest corner of Lot 1, Block One of said 45TH STREET PARK FOURTH ADDITION; thence North 88 degrees 04 minutes 07 seconds East along the south line of said Lot 1 a distance of 86.00 feet to the southeast corner of said Lot 1; thence North 01 degrees 56 minutes 27 seconds West along the east line of said Lot 1 a distance of 331.74 feet to the POINT OF BEGINNING.

AND

All of Lot 2, Block 1 of 45TH STREET PARK FIFTH ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Containing 13.76 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 "45TH STREET PARK SIXTH ADDITION" to the City of Fargo, Cass County, North Dakota. Said owners do hereby dedicate a 30' storm sewer easement to the City of Fargo as shown on said plat.

OWNER

West 45th Business Center LLC

Jim Roers, President

State of _____ } SS
County of _____ }

On this ____ day of _____, 20____, before me personally appeared Jim Roers, President, West 45th Business Center LLC, a North Dakota limited liability company, 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 said company.

Notary Public: _____

MORTGAGE HOLDER

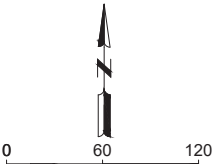
Bremer Bank

Name, Vice President

State of _____ } SS
County of _____ }

On this ____ day of _____, 20____, before me personally appeared name, Vice 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 Bremer Bank.

Notary Public: _____



SCALE IN FEET
BEARINGS ARE BASED ON
CITY OF FARGO GROUND
COORDINATE SYSTEM
(DEC. 1992)

NOTES

- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.

LEGEND

- SET 5/8" REBAR CAP LS 27292
- FOUND MONUMENT
- (5,000) PLAT LOT AREAS (SQ. FT.)
- SURVEYED/PLAT BOUNDARY
- NEW EASEMENT
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- ORIGINAL PLATTED LINE
- //// EASEMENTS VACATED BY THE RECORDING OF THIS PLAT

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 of _____, 20____.

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

State of North Dakota)
County of Cass) SS

On this ____ day of _____, 20____, 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 _____, 20____.

Tom Knakmuhs, P.E.
City Engineer

State of North Dakota)
County of Cass) SS

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Tom Knakmuhs, 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 _____, 20____.

Timothy J. Mahoney
Mayor

Attest:
Steven Sprague, City Auditor

State of North Dakota)
County of Cass) SS

On this ____ day of _____, 20____, 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 _____, 20____.

Maranda R. Tasa
Planning Commission Chair

State of North Dakota)
County of Cass) SS

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Maranda R. Tasa, 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: _____

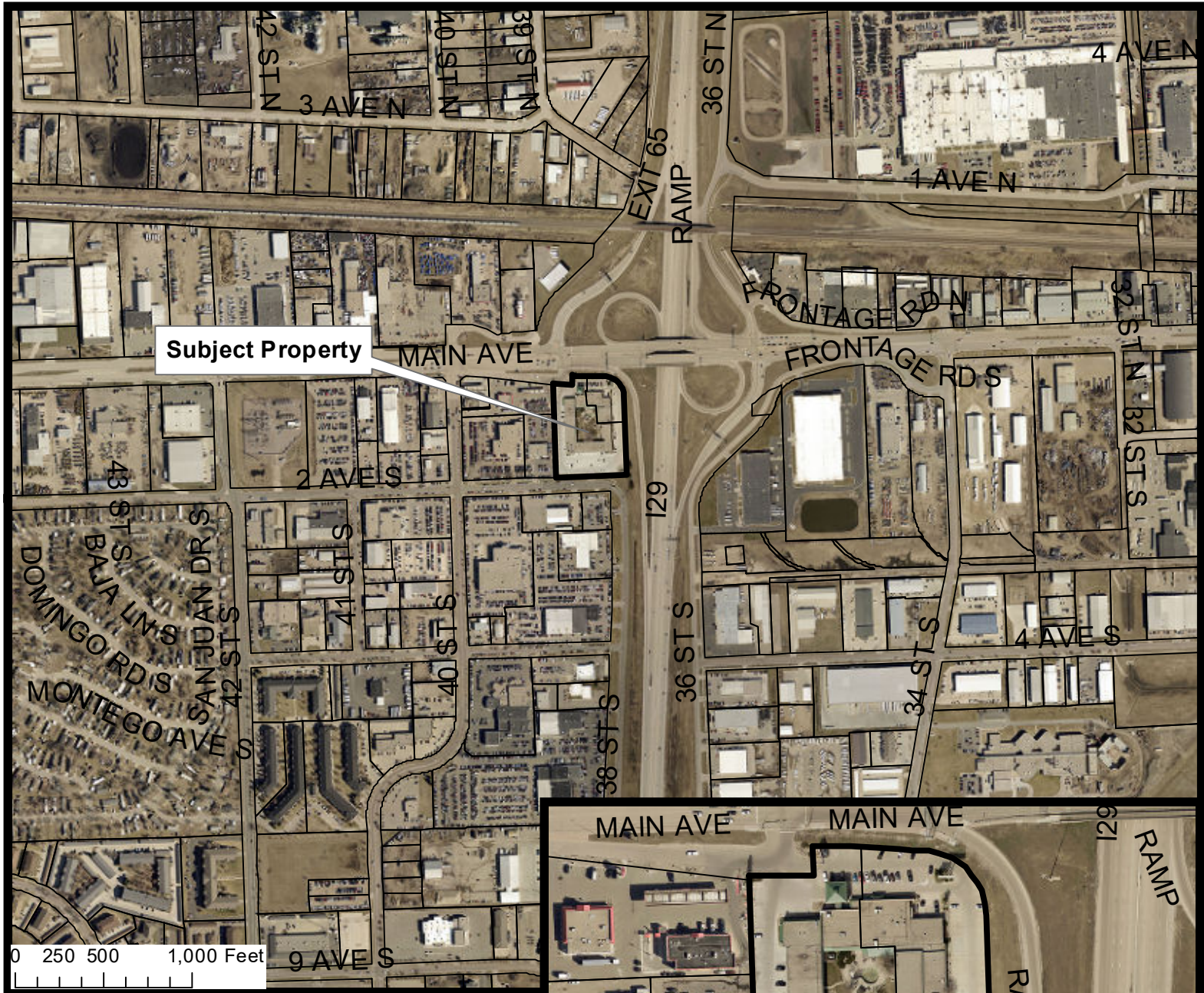


1218 55th Street North
Fargo, ND 58102
Email: josh@rjnsurvey.com

Major Subdivision

Gateway Hyundai Addition

3800 Main Avenue



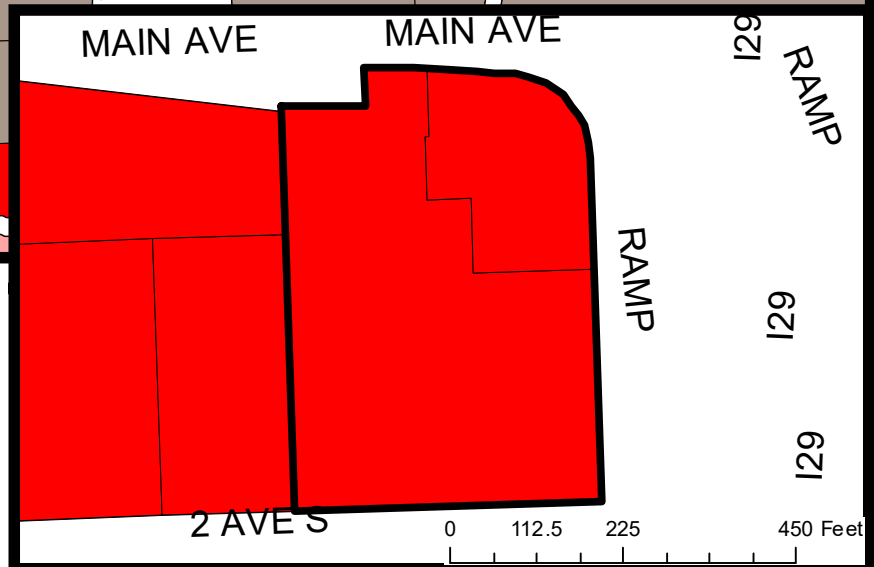
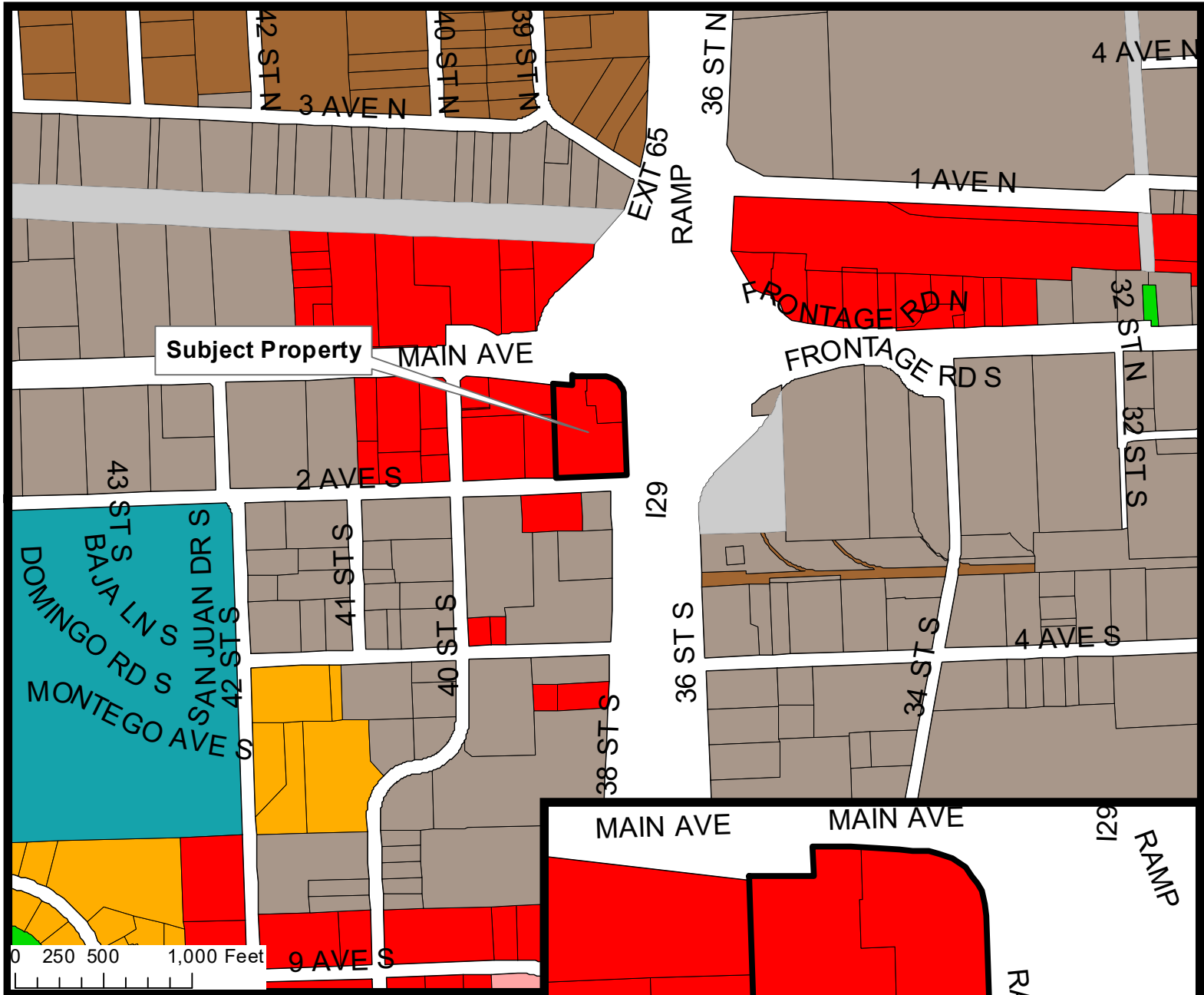
Legend

 City Limits

Major Subdivision

Gateway Hyundai Addition

3800 Main Avenue

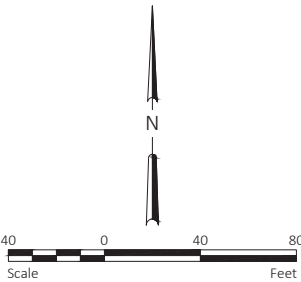


Legend

AG	DMU	GC	GO	LC	MRR-1	MRR-2	MRR-3	MHP	NC	P/I	UMU	SR-2	SR-3	SR-4	SR-5	City Limits
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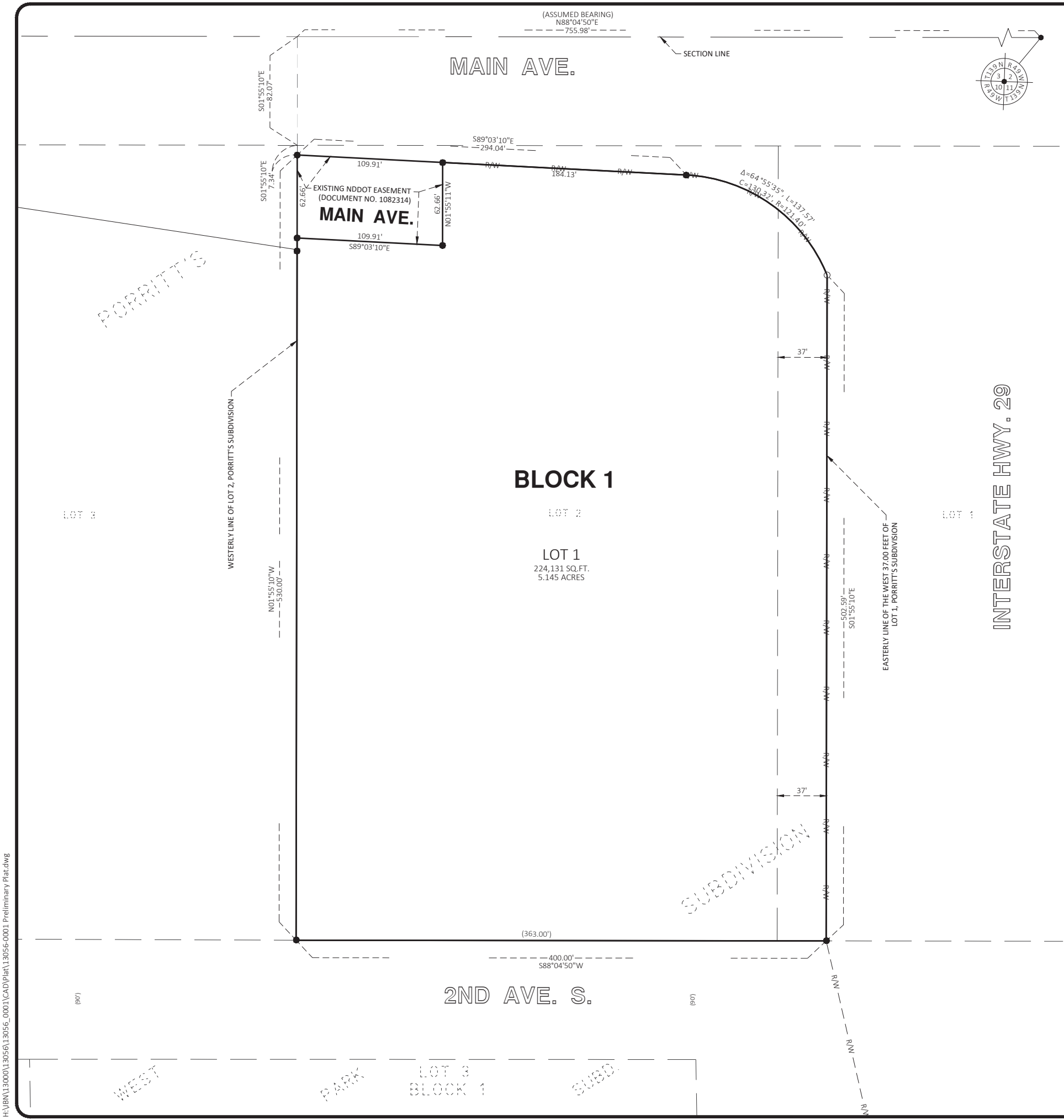
GATEWAY HYUNDAI ADDITION

A MAJOR SUBDIVISION
BEING A REPLAT OF PART OF LOTS 1 & 2, PORRITT'S SUBIVISION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



LEGEND	
IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
PLATTED LOT LINE	—————
EXISTING EASEMENT LINE	- - - - -
NEW EASEMENT LINE	- - - - -
EXISTING RIGHT-OF-WAY	——— R/W ———

BEARINGS SHOWN ARE BASED ON THE
CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992.



PRELIMINARY PLAT

GATEWAY HYUNDAI ADDITION
A MAJOR SUBDIVISION
BEING A REPLAT OF PART OF LOTS 1 & 2, PORRITT'S SUBIVISION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That I & S Development, LLP, a North Dakota limited liability partnership, is the owner and proprietor of the following described tract of land:

Lot 2, together with the westerly 37.00 feet of Lot 1, Porritt's Subdivision of a portion of the North Half of Section 10, Township 139 North, Range 49 West of the Fifth Principal Meridian, in the City of Fargo, Cass County, North Dakota, less that part lying northerly of the following described line:

Commencing at the Northeast Corner of said Section 10; thence South 88°04'50" West (assumed bearing), along the northerly line of the Northeast Quarter of said Section 10, for a distance of 755.98 feet to a point of intersection with the westerly line of said Lot 2 as extended north; thence South 01°55'10" East, along the westerly line of said Lot 2 as extended north, for a distance of 82.07 feet to the Northwest Corner of said Lot 2; thence continue South 01°55'10" East, along the westerly line of said Lot 2, for a distance of 7.34 feet to a point of intersection with the westerly Right-of-Way line of Interstate Highway 29 and the True Point Of Beginning of the line to be described; thence South 89°03'10" East, along the westerly Right-of-Way line of said Interstate Highway 29, for a distance of 294.04 feet to a point of tangential curvature to the right, radius 121.40 feet; thence southeasterly, along said curve to the right and along the westerly Right-of-Way line of said Interstate Highway 29, for a distance of 137.57 feet, central angle 64°55'35", to a point of intersection with the easterly line of the westerly 37.00 feet of said Lot 1, said line there terminating.

Said tract contains 5.303 acres, more or less.

And that said party has caused the same to be surveyed and platted as GATEWAY HYUNDAI ADDITION to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the public, for public use, the avenue as shown on this plat.

OWNER:

I & S Development, LLP, a North Dakota limited liability partnership

Brad Sather, President

State of
County of
)
) ss
)

On this day of , 20 before me personally appeared Brad Sather, President of I & S Development, LLP, a North Dakota limited liability partnership, 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 said limited liability partnership.

Notary Public:

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, 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.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota
County of Cass
)
) ss
)

On this day of , 20 before me personally appeared Curtis A. Skarphol, 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.

Tom Knakmuhs, PE, City Engineer

State of North Dakota
County of Cass
)
) ss
)

On this day of , 20 before me personally appeared Tom Knakmuhs, PE, 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 he executed the same as City Engineer.

Notary Public:

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this day of , 20.

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota
County of Cass
)
) ss
)

On this day of , 20 before me personally appeared Maranda R. Tasa, 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
)
) ss
)

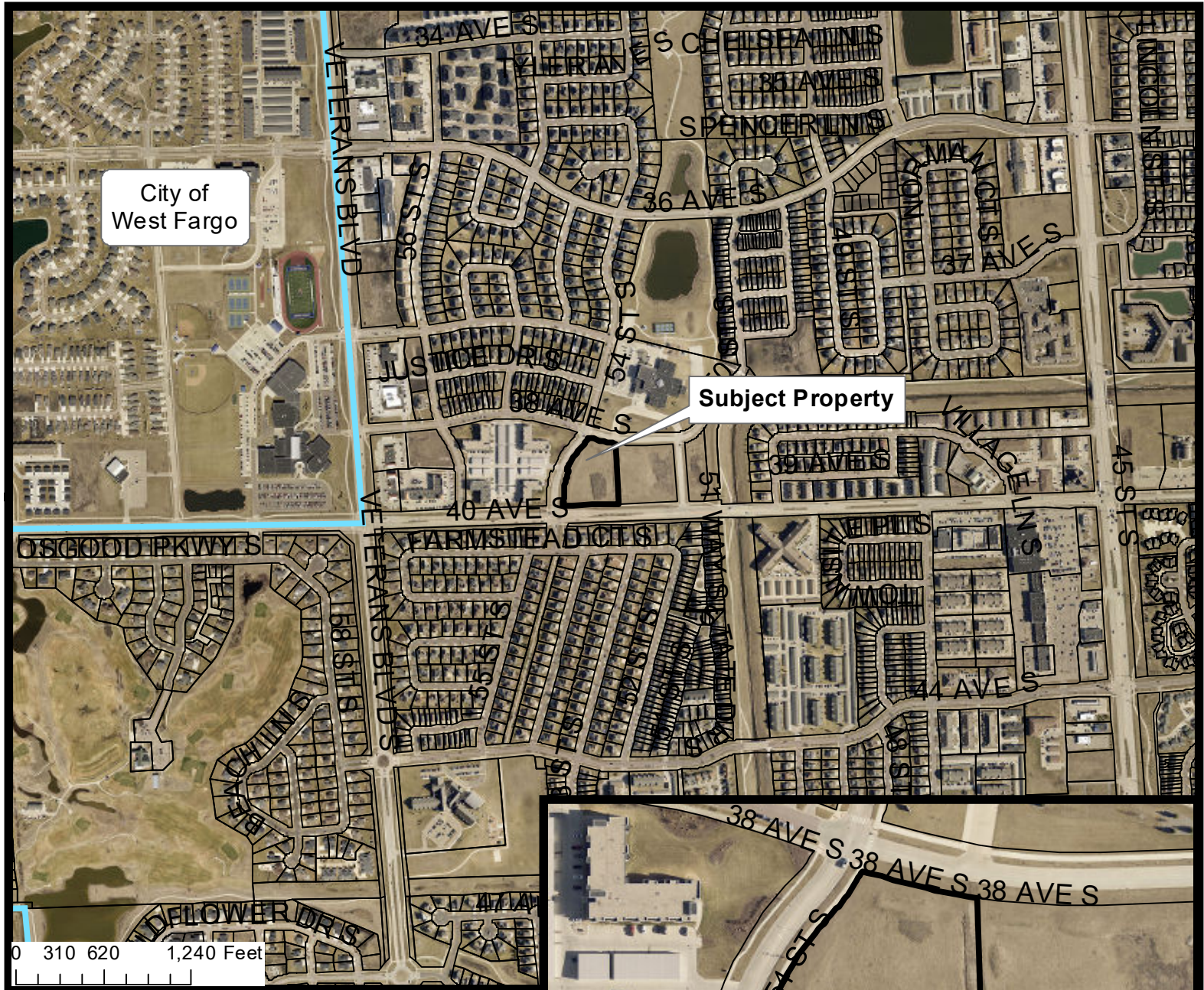
On this day of , 20 before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City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

Notary Public:

Minor Subdivision

Valley View Twelfth Addition

3900 54th Street South



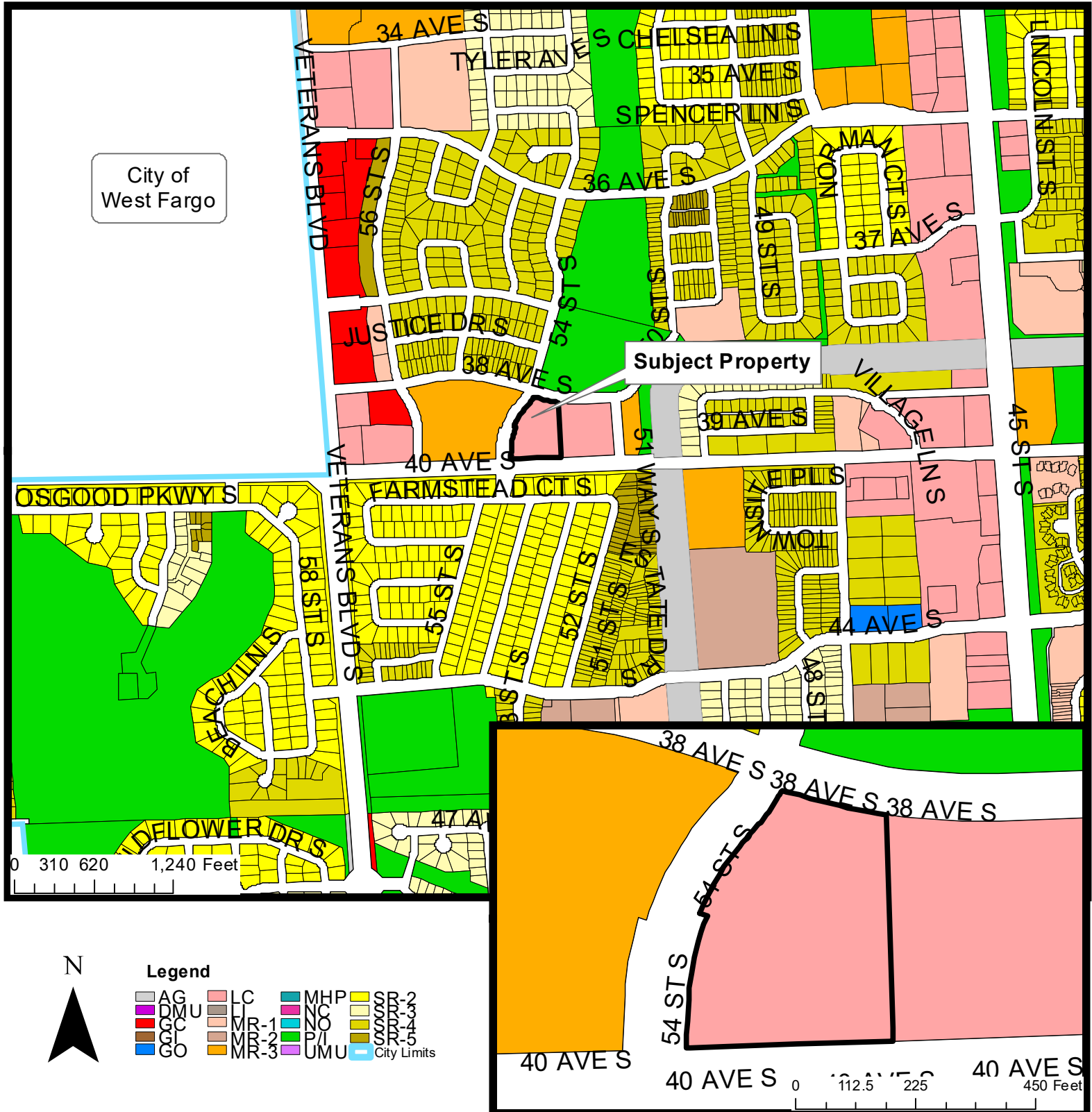
Legend

City Limits

Minor Subdivision

Valley View Twelfth Addition

3900 54th Street South



A MINOR SUBDIVISION PLAT OF
VALLEY VIEW TWELFTH ADDITION
A REPLAT OF LOT 1, BLOCK 1, VALLEY VIEW NINTH ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

LOT 8
BLOCK 8
VALLEY VIEW ADDITION

38TH AVE S

VALLEY VIEW
SECOND ADDITION
BLOCK 1
LOT 1

54TH ST S

54TH ST S

BLOCK 1

LOT 3
57,642 SF

VALLEY VIEW
NINTH ADDITION
BLOCK 1
LOT 1

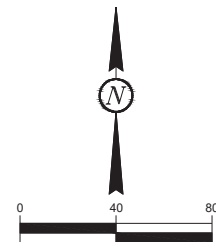
LOT 2
62,486 SF

BLOCK 1

40TH AVE S

SOUTH LINE SECTION 28-139-49

OSGOOD FARMS FIRST ADDITION



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- - - EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- - - NEW EASEMENT LINE
- [Stippled Area] SPECIAL FLOOD HAZARD AREA
- [Cross-hatched Area] EX. NEGATIVE ACCESS EASEMENT
- [Cross-hatched Area] NEW NEGATIVE ACCESS EASEMENT

SURVEY INFORMATION

DATE OF SURVEY: SEPTEMBER 2021
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992, US SURVEY FEET
BENCHMARK USED: PROJECT BENCHMARK IS THE TOP NUT OF A FIRE HYDRANT LOCATED ON EAST SIDE OF LOT 2, BLOCK 1 OF VALLEY VIEW/ELEVENTH ADDITION. THE ELEVATION OF SAID TOP NUT IS 908.55'. (NAVD88)

NOTES

- BASE FLOOD ELEVATION FOR ZONE AE 1% ANNUAL FLOOD CHANCE IS 905.70' IN NAVD 88 DATUM.
- NEGATIVE ACCESS EASEMENT, AS NOTED ON THE PLAT OF VALLEY VIEW NINTH 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.

FOR RECORDING PURPOSES ONLY

SHEET 1 OF 2

LOWRY
ENGINEERING
5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

07/09/25 02:40:58PM Z:\Lowry Shared Files\Projects_2024\2411 - Daily Peris Office Fargo Drawings\2411 - Project\Survey\NR-Pat_24141.dwg

A MINOR SUBDIVISION PLAT OF
VALLEY VIEW TWELFTH ADDITION
A REPLAT OF LOT 1, BLOCK 1, VALLEY VIEW NINTH ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT GBP, LLC ARE IS THE OWNER OF THAT PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE 5TH PRINCIPAL MERIDIAN, THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, VALLEY VIEW NINTH 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 VALLEY VIEW TWELFTH ADDITION TO THE CITY OF FARGO, NORTH DAKOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS THE SHARED POND EASEMENT AND ALL SHARED UTILITY & STORM SEWER EASEMENTS AS SHOWN ON SAID PLAT AS PRIVATE EASEMENTS FOR THE BENEFIT OF ALL LOTS. SAID TRACT OF LAND, CONSISTS OF 3 LOTS AND 1 BLOCK, AND CONTAINS 3.47 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
BRIAN KOUNOVSKY, PRESIDENT
GBP, LLC

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRIAN KOUNOVSKY, PRESIDENT OF GBP, 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: _____ STATE: _____
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 VALLEY VIEW TWELFTH 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 _____, 2025.

COLE A. NESET,
REGISTERED LAND SURVEYOR
LS-7513

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2025, 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

FARGO CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

TOM KNAKMUHS, PE
CITY ENGINEER

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, PE, 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: _____

FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

MARANDA TASA, CHAIR
FARGO PLANNING COMMISSION

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARANDA TASA, CHAIR, FARGO PLANNING COMMISSION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

TIMOTHY J. MAHONEY
MAYOR

STEVEN SPRAGUE
CITY AUDITOR

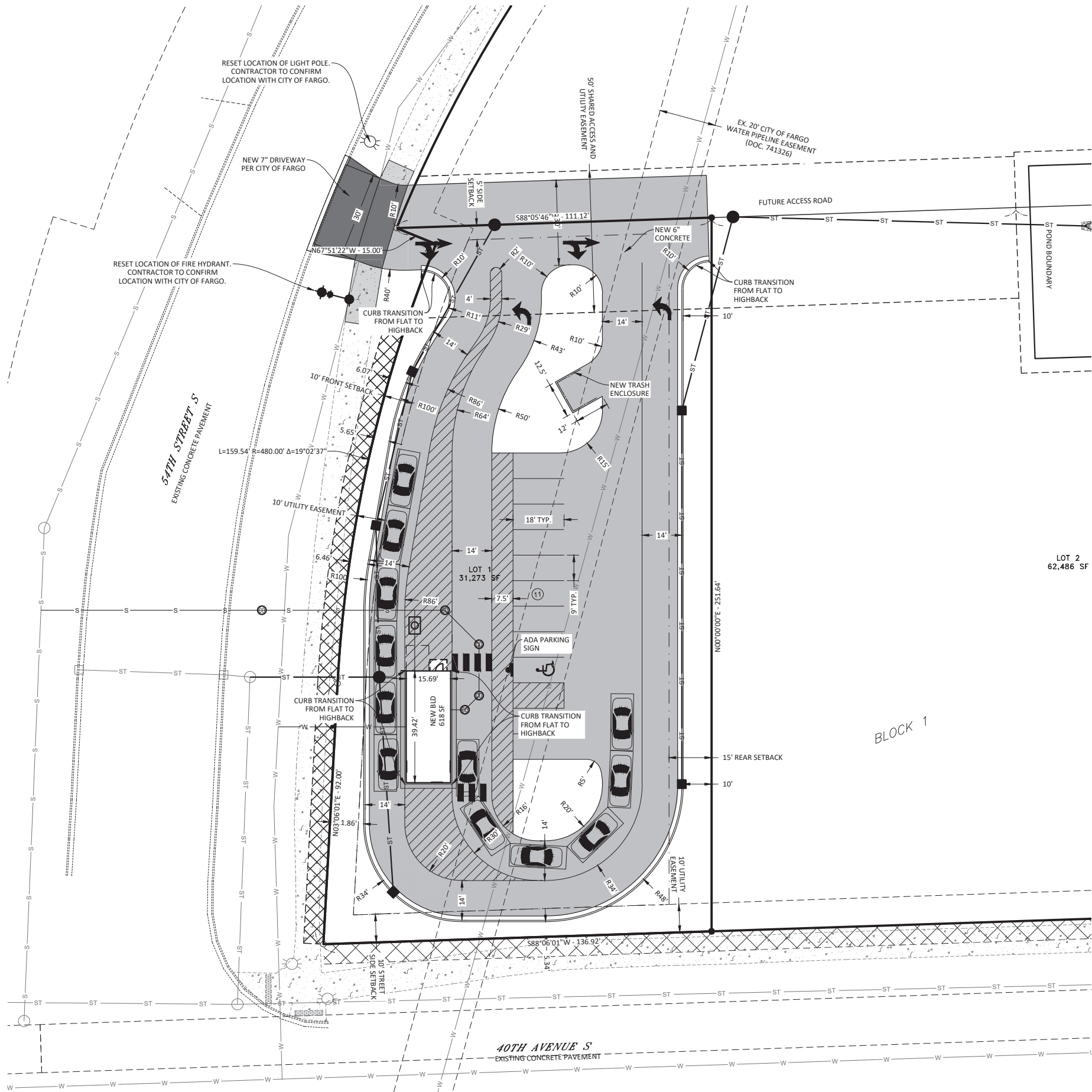
STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY, MAYOR, CITY OF FARGO AND STEVEN SPRAGUE, CITY AUDITOR, CITY OF FARGO TO ME KNOWN TO BE THE PERSONS 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

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REVISIONS

DAILY PERKS COFFEE
3900 54TH ST S
FARGO, ND

NOT FOR
CONSTRUCTION

LE JOB #	24141
PROJECT DATE:	07/11/2025
CHECKED BY:	SAS
DRAWN BY:	GLP
APPROVED BY:	SAS

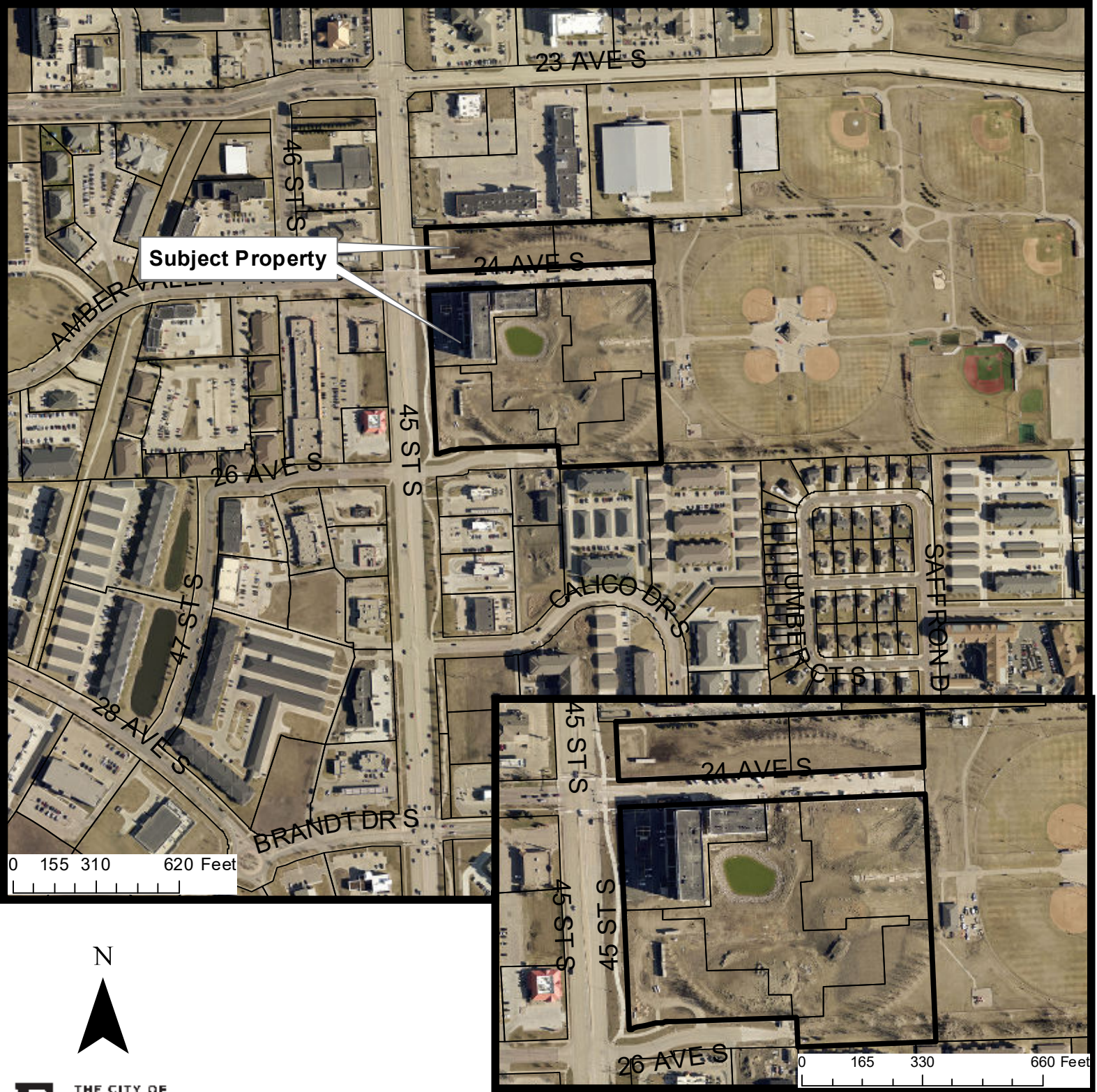
OVERALL
SITE
PLAN

C-4

(A) Zoning Change from GC, General Commercial with a PUD, Planned Unit Development to GC, General Commercial with an amended PUD; (B) PUD Master Land Use Plan Amendment; (C) Zoning Change from GC, General Commercial with a PUD to GC, General Commercial with a C-O, Conditional Overlay and removal from the PUD Master Land Use Plan; (D) Major Subdivision and Subdivision Waiver

J & O 45th Street Apartments Addition,
EOLA Addition and EOLA Second Addition

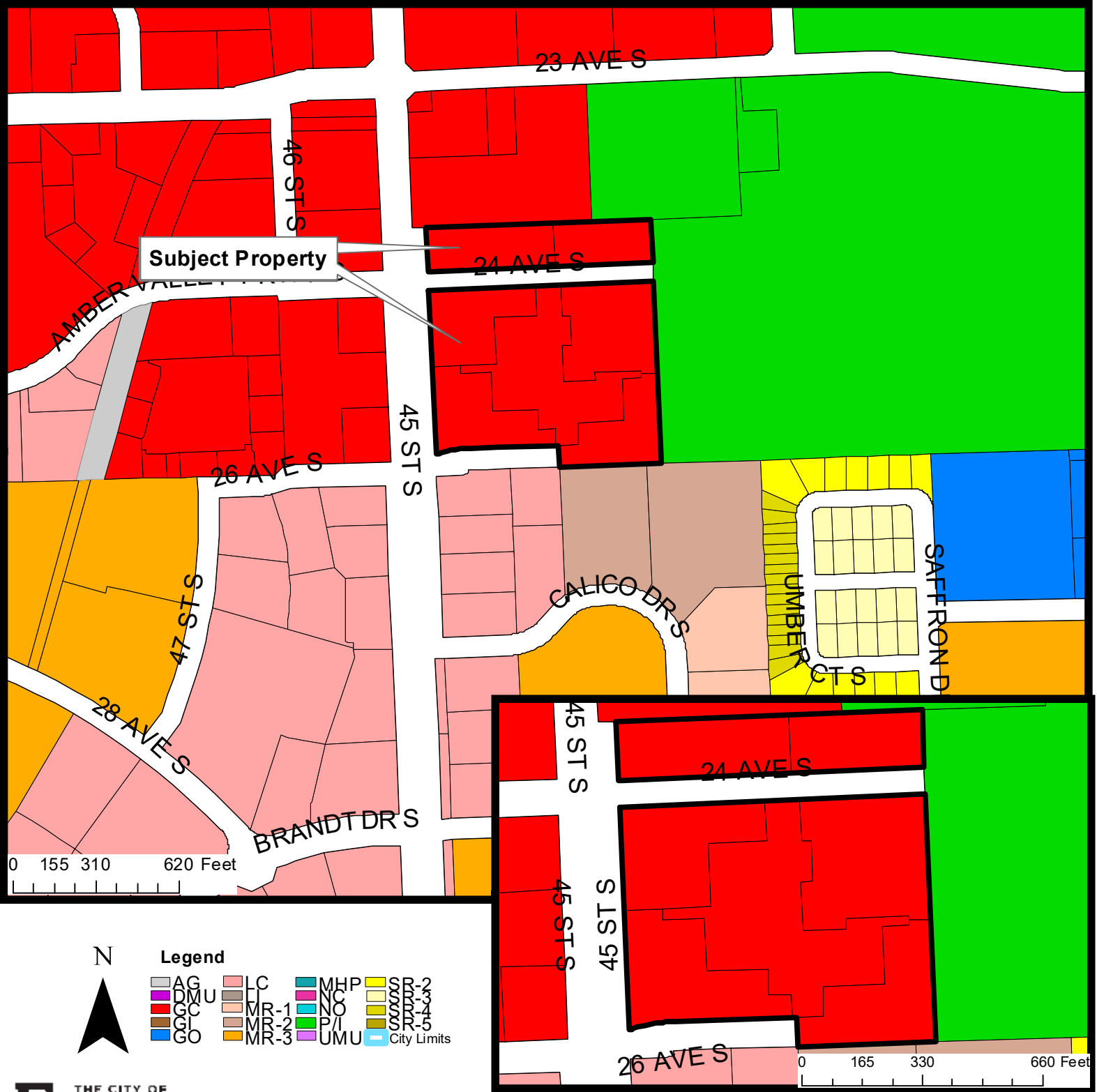
4417 and 4477 26th Avenue South; 4410, 4415,
4448, 4470, 4471 and 4474 24th Avenue South

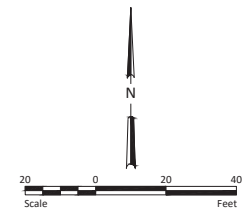
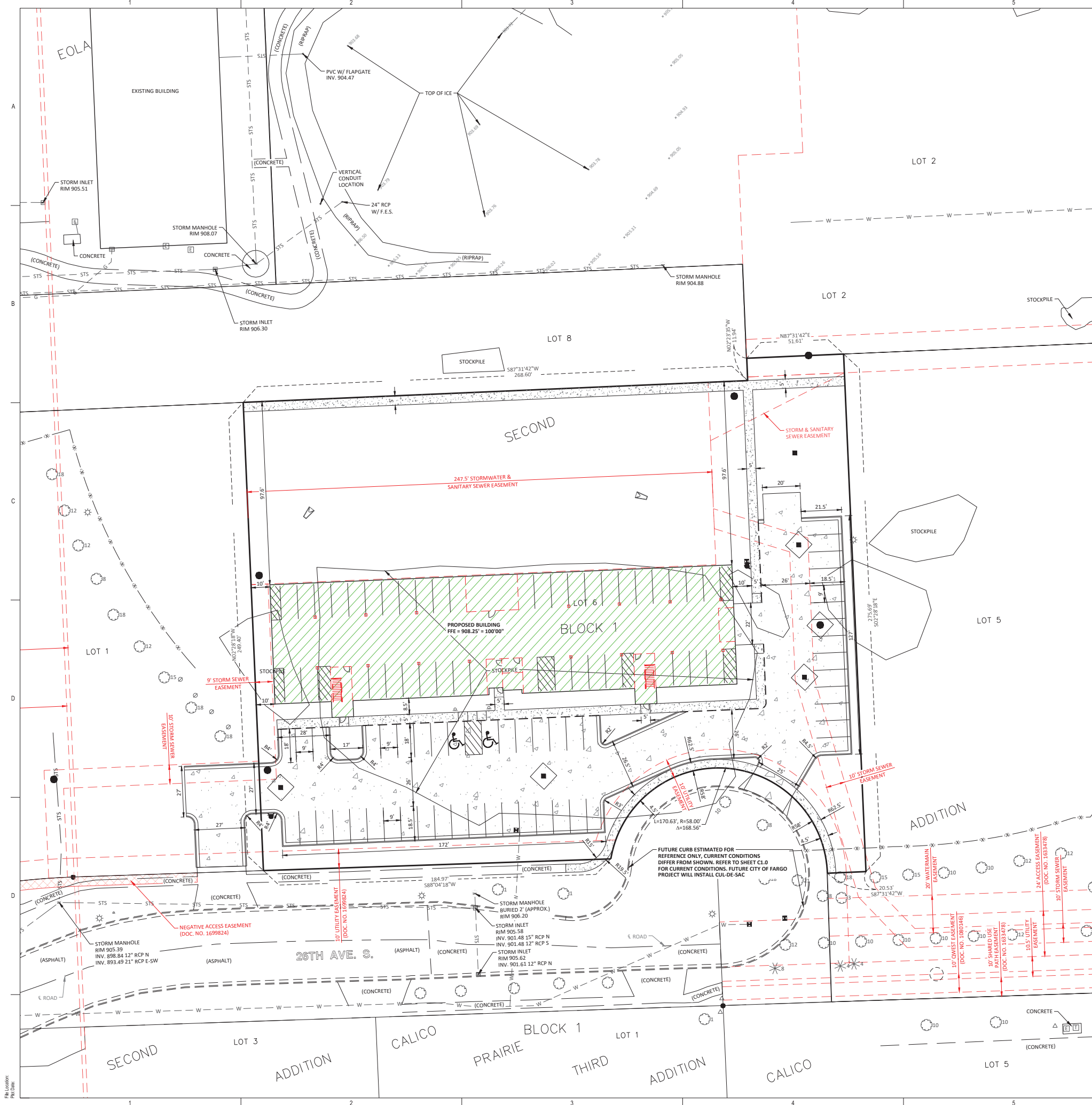


(A) Zoning Change from GC, General Commercial with a PUD, Planned Unit Development to GC, General Commercial with an amended PUD; (B) PUD Master Land Use Plan Amendment; (C) Zoning Change from GC, General Commercial with a PUD to GC, General Commercial with a C-O, Conditional Overlay and removal from the PUD Master Land Use Plan; (D) Major Subdivision and Subdivision Waiver

J & O 45th Street Apartments Addition,
EOLA Addition and EOLA Second Addition

4417 and 4477 26th Avenue South; 4410, 4415,
4448, 4470, 4471 and 4474 24th 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	⊠	⊠
CLEANOUT	⊠	⊠
FIRE HYDRANT	⊠	⊠
GATE VALVE	⊠	⊠
LIGHT POLE	⊠	⊠
TELEPHONE RISER	⊠	⊠
ELECTRICAL BOX	⊠	⊠
GAS METER	⊠	⊠
TRANSFORMER	⊠	⊠
CONIFEROUS TREE	⊠	⊠
DECIDUOUS TREE	⊠	⊠
SIGN	⊠	⊠
GUARD POST	⊠	⊠
CHAIN LINK FENCE	⊠	⊠
SPOT ELEVATION	⊠	⊠
STANDARD CURB & GUTTER	⊠	⊠
BUILDING	⊠	⊠
NEW 4" SIDEWALK	⊠	⊠
NEW 5" CONCRETE	⊠	⊠
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.

RHET ARCHITECTURE
27 11th ST. N, FARGO, ND 58102
701.715.8232
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PROJECT NAME:
45TH STREET APARTMENTS

GENERAL CONTRACTOR
MERIDIAN COMMERCIAL CONSTRUCTION, LLC
ATTN: MARK JAMES
6218 53rd AVE. S.
FARGO, ND 58104
PHONE: 701-256-0397
EMAIL: mark@mccfargo.com

CD	CONSTRUCTION DOCUMENTS	07/14/2025
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

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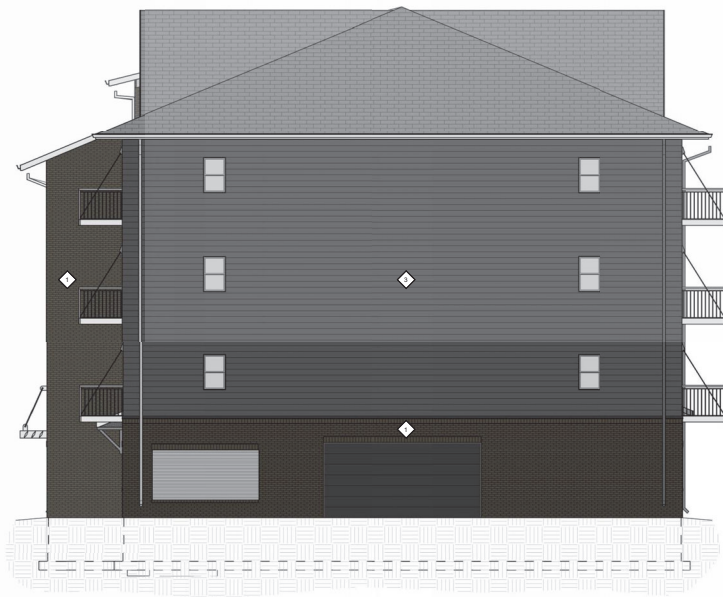
PROJECT NO:	25-111901
DRAWN BY:	RLA
CHECKED BY:	CM
DRAWING TITLE:	PAVING PLAN

C500

File location:
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4 WEST ELEVATION
A401
1/8" = 1'-0"



3 EAST ELEVATION
A401
1/8" = 1'-0"



2 NORTH ELEVATION
A401
1/8" = 1'-0"



1 SOUTH ELEVATION
A401
1/8" = 1'-0"

GENERAL ELEVATION NOTES:

- MECHANICAL LOUVERS AND EXHAUST VENTS PAINT TO MATCH
- COLOR OF ADJACENT SIDING
- GABLE LOUVER VENTS TO BE PAINTED WHITE
- SEE CIVIL FOR GRADING
- SEE STRUCTURAL FOR FOOTING DEPTH, SIZE, & LOCATION
- SEE FLOOR PLANS FOR WINDOW TAGS

TYPICAL MATERIALS

EIFS 1 - BRICK
BASIS FOR DESIGN: DRYVIT - CUSTOM BRICK
INSTALLATION: 1/2" RUNNING BOND
COLOR: MATCH HEBRON, CHOCOLATE

EIFS 2
BASIS FOR DESIGN: DRYVIT
COLOR: BEIGE

MTL-H HORIZONTAL METAL WALL PANEL
BASIS FOR DESIGN: PAC-CLAD PRECISION HIGHLINE C1
COLOR: SLATE GRAY

ROOF:	MATERIAL	COLOR:
FASCIA:	PRE-FIN. MTL	MATTE BLACK
SOFFIT:	PRE-FIN. MTL	MATTE BLACK
FRIZE:	PRE-FIN. MTL - VENTED	MATTE BLACK
QUITTER:	PRE-FIN. MTL	MATTE BLACK
COIL DOOR:	PRE-FIN. MTL	MATTE GREY
MECH VENT:	PRE-FIN. MTL	MATTE GREY

GROUND FLOOR FACADE

240' LENGTH
72" (MIN) = 30% ARCADES, WINDOWS, AWNINGS
141'-3" (PROVIDED) = 59% ARCADES, WINDOWS, AWNINGS

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature: *Rhet Fiskness*

Date: 7/14/2025 REG. NO.: 1811

PROJECT NAME:

**45TH STREET
APARTMENTS**

26th AVE S & 45th STREET S
FARGO, ND 58103

GENERAL CONTRACTOR

**MERIDIAN COMMERCIAL
CONSTRUCTION, LLC**

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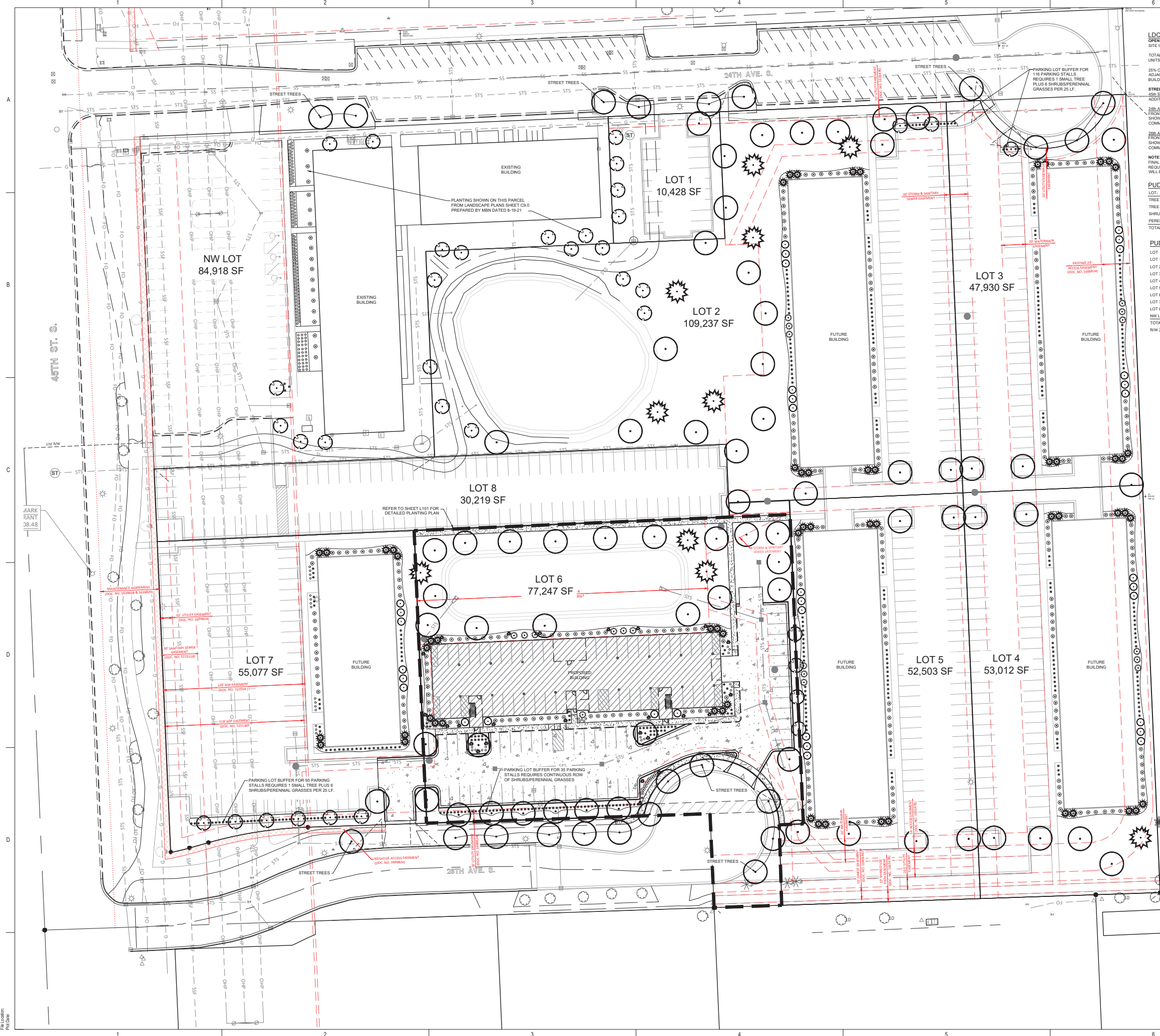
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CHECKED BY: RF

DRAWING TITLE:

EXTERIOR ELEVATIONS

A401



LDC PUD PLANTING SUMMARY
OPEN SPACE PLANTING:
SITE IS ZONED PUD MR-3. 3 PLANT UNITS ARE REQUIRED PER 1,000 SF.
TOTAL REQUIRED PLANT UNITS FOR 519,851 SF (519,851 x 3 = 1,559,553); 1,560 PLANT UNITS.
25% OF REQUIRED 1,560 PLANT UNITS TO BE LOCATED BETWEEN BUILDING AND ADJACENT ROW FOR THIS PUD. (1,560 X 0.25 = 390) 390 PU TO BE LOCATED BETWEEN BUILDING AND ADJACENT ROW.
STREET TREES:
45th STREET SOUTH IS A PRIMARY ARTERY. STREET PLANTED WITH STREET TREES. NO ADDITIONAL STREET TREES TO BE PLANTED.
24th AVENUE SOUTH IS A LOCAL STREET AND REQUIRES 1 TREE PER 30 LINEAL FEET. FRONTAGE IS 772 LF. (772 / 30 = 25.73) 26 STREET TREES REQUIRED. STREET TREES SHOWN 30 TO 35' APART. NO ADDITIONAL STREET TREES REQUIRED. REFER TO COMMENTS FROM CITY FORESTER.
26th AVENUE SOUTH IS A LOCAL STREET AND REQUIRES 1 TREE PER 30 LINEAL FEET. FRONTAGE IS 402 LF. (402 / 30 = 13.4) 14 STREET TREES REQUIRED. STREET TREES SHOWN 30 TO 35' APART. NO ADDITIONAL STREET TREES REQUIRED. REFER TO COMMENTS FROM CITY FORESTER.
NOTE:
FINAL QUANTITIES AND CONFIGURATION OF PLANTING MAY BE ADJUSTED. MINIMUM LDC REQUIREMENTS FOR STREET PLANTING, BUFFER PLANTING AND OPEN SPACE PLANTING WILL BE MAINTAINED.

PUD PLANT UNITS

LOT	1	2	3	4	5	6	7	8	NW	
TREE LARGE	1	28	4	7	6	31	1	0	0	= 78
TREE SMALL	4	19	10	10	14	12	9	0	10	= 88
SHRUB	0	55	55	55	55	72	36	0	18	= 348
PERENNIAL	0	46	46	46	46	64	52	0	146	= 440
TOTAL PU	30	453	168	198	208	474	117	0	141	= 1,789

PUD PLANT UNIT LOT SUMMARY

LOT	LOT SF	REQ. PU	BUILT PU	R/W 25% PU
LOT 1	10,428 SF	na	(30 PU)	(30 PU)
LOT 2	109,237 SF	na	(453 PU)	(116 PU)
LOT 3	47,930 SF	na	(168 PU)	(42 PU)
LOT 4	53,012 SF	na	(198 PU)	(50 PU)
LOT 5	52,503 SF	na	(208 PU)	(52 PU)
LOT 6	77,247 SF	na	(474 PU)	173.5 PU
LOT 7	55,077 SF	na	(117 PU)	(46 PU)
LOT 8	30,219 SF	na	(0 PU)	(0 PU)
NW LOT	30,219 SF	na	(141 PU)	121 PU
TOTAL	519,851 SF	1,562.5 PU	(1,789 PU)	620 pu
R/W 25% TOTAL		390 PU		299.5 PU

- PLANT SYMBOL LEGEND**
- LARGE DECIDUOUS SHADE TREE 10 PU
 - LARGE EVERGREEN TREE 10 PU
 - SMALL DECIDUOUS TREE 5 PU
 - SMALL EVERGREEN TREE 5 PU
 - SMALL DECIDUOUS SHRUB - 6" DIA. 1 PU
 - SMALL EVERGREEN SHRUB - 6" DIA. 1 PU
 - SMALL DECIDUOUS SHRUB - 3" DIA. 0.5 PU
 - ORNAMENTAL/PERENNIAL GRASS 0.5 PU
 - PERENNIAL 0.5 PU



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PROJECT NO.: 25-111901
DRAWN BY: JH
CHECKED BY: JH
DRAWING TITLE:
OVERALL PUD PLANTING PLAN



L100