

**PLANNING COMMISSION CASES SCHEDULED FOR
NOVEMBER 5th, 2024 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, November 5th, 2024 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

1. An application requesting a zone change from MR-3 to MR-3, Multi-Dwelling Residential with a Planned Unit Development (PUD) Overlay and PUD Master Land Use Plan and a Plat of **Broadway Commons Addition** (Minor Subdivision) a replat of part of Auditor's Lots A, B, E, F, and G of Marelius' Subdivision of Block 18 of Chapin's Addition and Lots 1 and 6 of Marelius' Subdivision of Block 18 of Chapin's Addition and part of Auditor's Lot C of Block 17 of Chapin's Addition.
Located at: 1004, 1014 & 1024 Broadway North; 1013 & 1017 7th Street North
Owner / Applicant: Michael Vipond; Marelius Apartments / MBN Engineering, Inc; Gleason Companies, LLC
Current Zoning: MR-3, Multi-Dwelling Residential. See above for proposed change
Case Planner: Donald Kress
2. An application requesting a zone change from AG, Agricultural to LI, Limited Industrial and a Plat of **Northdale First Addition** (Minor Subdivision) a plat of an unplatted portion of the Southeast Quarter of Section 15, T140N, R49W, Cass County, North Dakota.
Located at: 4300 County Highway 81 North
Owner / Applicant: Allstar Land Company / Christianson Companies, Inc.
Current Zoning: AG, Agricultural. See above for proposed change.
Case Planner: Donald Kress
NOTE: This is continued from the October 1st, 2024 Planning Commission agenda.
3. An application requesting an annexation of a portion of the Southeast Quarter of Section 15, T140N, R49W, Cass County, North Dakota.
Located at: 4300 County Highway 81 North
Owner / Applicant: Allstar Land Company / Christianson Companies, Inc.
Current Zoning: AG, Agricultural.
Case Planner: Donald Kress
NOTE: This annexation runs concurrently with the Northdale First Addition.
4. An application requesting a conditional use permit (CUP) for industrial service use in the GC, General Commercial zone on Lot 3, Block 1, **Austin's Subdivision**, City of Fargo, Cass County, North Dakota.
Located at: 5418 53rd Avenue South
Owner / Applicant: Jared Purdy-JBL Properties, LLC / Lowry Engineering
Current Zoning: GC, General Commercial. No zone change is proposed
Case Planner: Maegin Elshaug
NOTE: This is continued from the October 1st, 2024 Planning Commission agenda

Minor Subdivision; Zoning Change from MR-3, Multi-Dwelling Residential to MR-3 with a Planned Unit Development Overlay; Master Land Use Plan

Broadway Commons Addition

1004, 1014 & 1024 Broadway North;
1013 & 1017 7th Street North



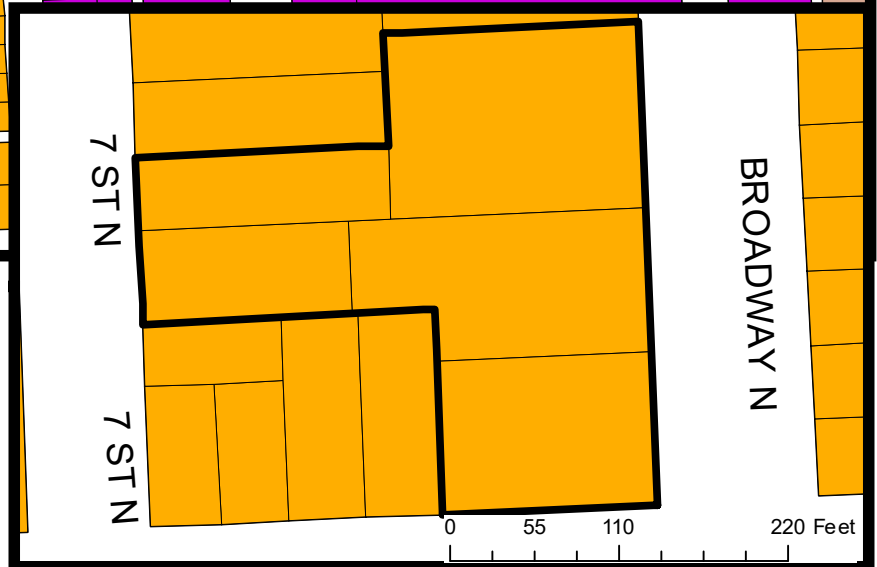
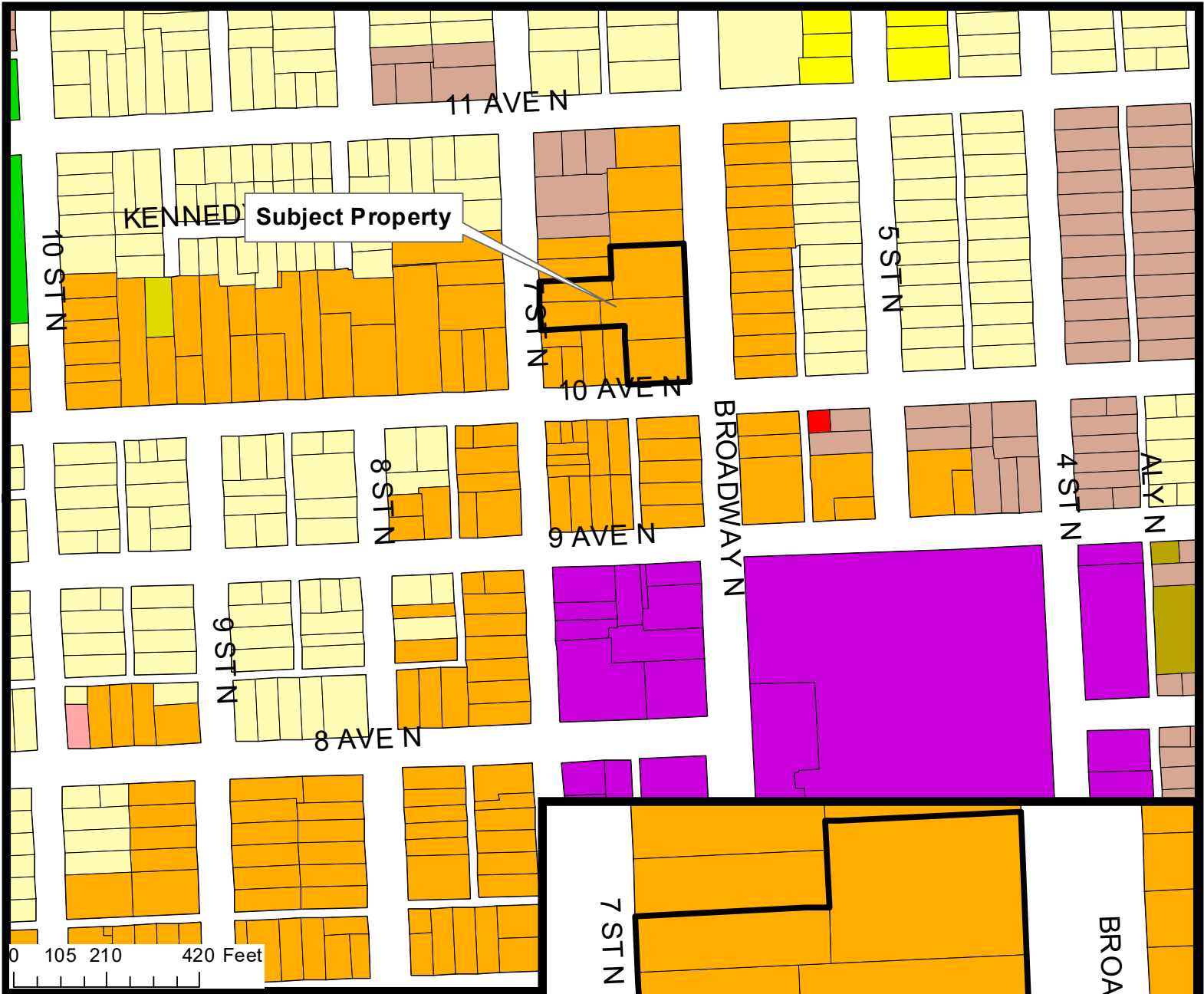
Legend

 City Limits

Minor Subdivision; Zoning Change from MR-3, Multi-Dwelling Residential to MR-3 with a Planned Unit Development Overlay; Master Land Use Plan

Broadway Commons Addition

1004, 1014 & 1024 Broadway North;
1013 & 1017 7th Street North

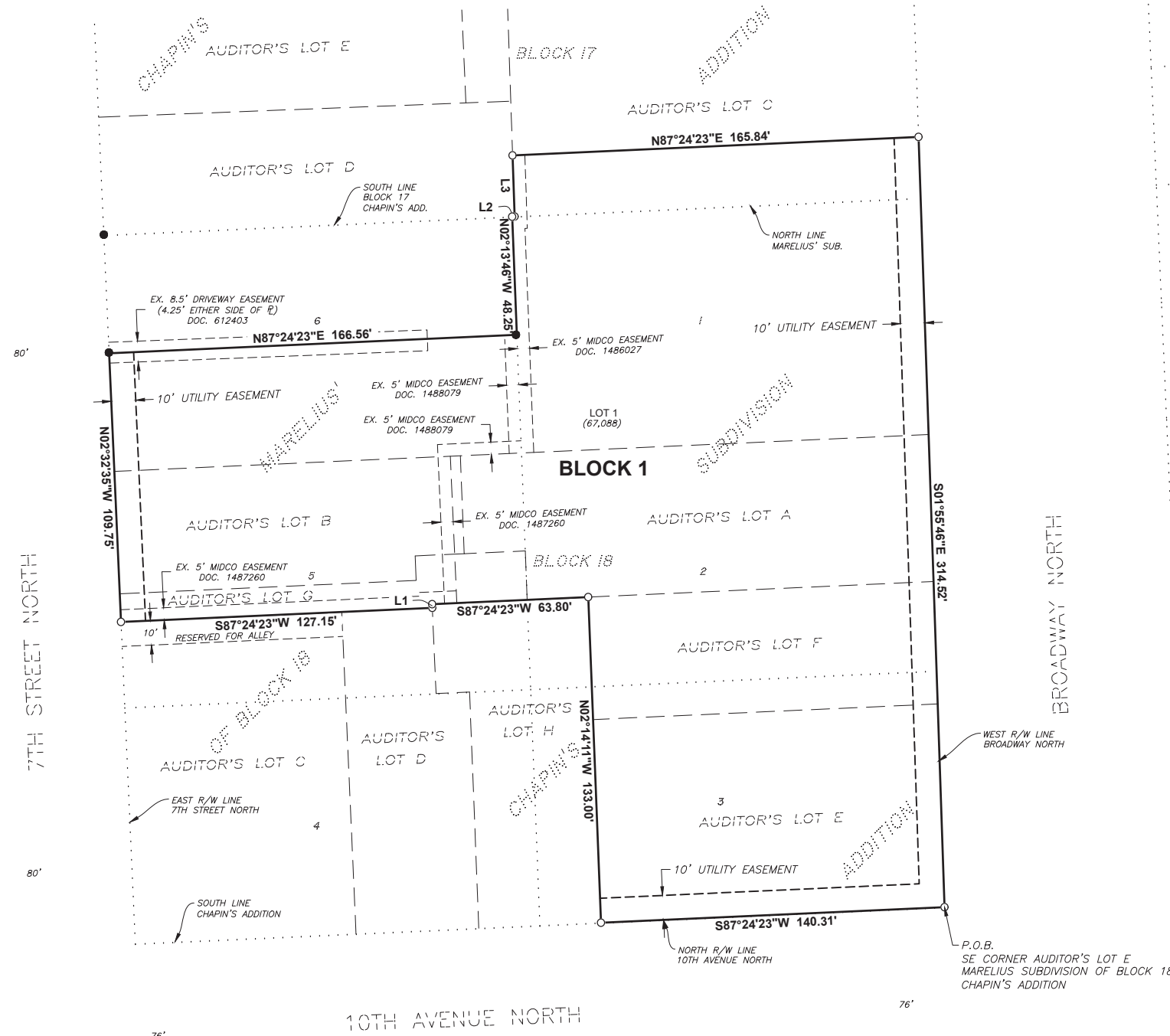


Legend

AG	LC	MHP	SR-2
DDMU	LI	NC	SR-3
GC	MR-1	P/I	SR-4
GO	MR-2	UMU	SR-5
	MR-3		City Limits

BROADWAY COMMONS ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 BEING A REPLAT OF PART OF AUDITOR'S A, B, E, F AND G OF MARELIUS' SUBDIVISION OF BLOCK 18 OF CHAPIN'S ADDITION AND LOTS 1 AND 6 OF MARELIUS' SUBDIVISION OF BLOCK 18 OF CHAPIN'S ADDITION AND PART OF AUDITOR'S LOT C OF BLOCK 17 CHAPIN'S ADDITION
 (A MINOR SUBDIVISION)



OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That the Michael J. Vipond, as owner and proprietor of all of Lot 1 and the South Half of Lot 6 of Marelius' Subdivision of Block 18 of Chapin's Addition and all of Auditor's Lots A, B, E, F and G of Marelius' Subdivision of Block 18 of Chapin's Addition and the South 25' of Auditor's Lot C of Block 17 of Chapin's Addition all the to City of Fargo, Cass County, North Dakota more particularly described as follows:

Beginning at the southeast corner of said Lot E; thence South 87 degrees 24 minutes 23 seconds West on the north right-of-way line of 10th Avenue North a distance of 140.31 feet; thence North 02 degrees 14 minutes 11 seconds West on the west line of said Lot E a distance of 133.00 feet to a point of intersection with the south line of said Lot A; thence South 87 degrees 24 minutes 23 seconds West on the south line of said Lot A and said Lot G a distance of 63.80 feet; thence South 02 degrees 32 minutes 35 seconds East a distance of 1.50 feet to a southerly corner of said Lot G; thence South 87 degrees 24 minutes 23 seconds West on the south line of said Lot G a distance of 127.15 feet to a point of intersection with the east right-of-way line of 7th Street North; thence North 02 degrees 32 minutes 35 seconds West on said east line a distance of 109.75 feet to a point of intersection with the north line of the South Half of said Lot 6; thence North 87 degrees 24 minutes 23 seconds East on said north line a distance of 166.56 feet to a point of intersection with the west line of said Lot 1; thence North 02 degrees 13 minutes 46 seconds West on said west line a distance of 48.25 feet to the northwest corner of Lot 1; thence North 87 degrees 24 minutes 23 seconds East on said north line a distance of 0.98 feet to a point of intersection with the west line of said Lot C; thence North 01 degree 55 minutes 46 seconds West on said west line a distance of 25.00 feet to a point of intersection with the north line of the south 25.00 feet of said Lot C; thence North 87 degrees 24 minutes 23 seconds East on said north line a distance of 165.84 feet to a point of intersection with the west right-of-way line of Broadway North; thence South 01 degrees 55 minutes 46 seconds East on said west line a distance of 314.54 feet to the point of beginning.

Containing 1.54 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 "BROADWAY COMMONS ADDITION" to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public for public use the access easement shown on said plat.

OWNER

Michael J. Vipond

Michael J. Vipond, Owner

State of _____)
 County of _____) SS

On this ____ day of _____, 20____, before me personally appeared Michael J. Vipond, Owner, 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 own free act and deed.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Joshua J. Nelson, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this ____ day 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: _____

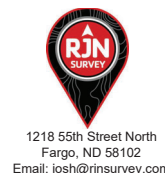
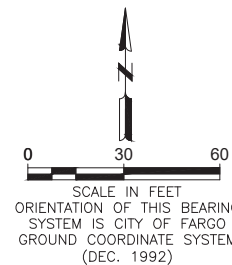
LEGEND

○	SET 5/8" REBAR CAP LS 27292
●	FOUND MONUMENT
—	PLAT BOUNDARY
- - -	NEW EASEMENT
- · - · -	EXISTING PROPERTY LINE
- · - · -	EXISTING EASEMENT LINE
· · · · ·	ORIGINAL PLATTED LINE
▨	EASEMENTS VACATED BY THIS PLAT

- NOTES**
- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
 - UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.

LINE TABLE

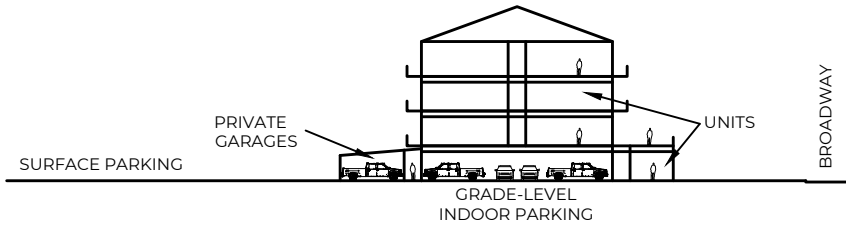
#	DISTANCE	BEARING
L1	1.50'	S02°32'35"E
L2	0.98'	N87°24'23"E
L3	25.00'	N01°55'46"W



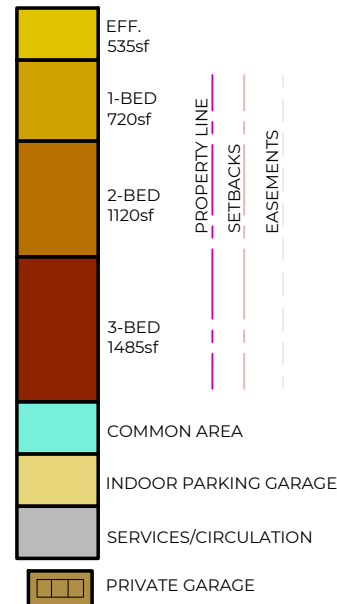
1218 55th Street North
 Fargo, ND 58102
 Email: josh@rjnsurvey.com

NOTES:

1. THIS SITE PLAN IS DIAGRAMMATIC AND TO BE VERIFIED BY A CIVIL ENGINEER
2. NOT ALL SIDEWALKS SERVING THE BUILDINGS ARE SHOWN ON THIS PLAN



KEY



ZONING STANDARDS

ZONING	MR-3 with PUD Overlay
MAX. BUILDING COVERAGE	Revised to 45% per PUD
MIN. OPEN SPACE	Revised to 20% per PUD
UNITS PER ACRE ALLOWED	Revised to 37 per PUD
MIN. LOT SIZE	5,000 sf for MR-3
MIN. LOT WIDTH	50' per MR-3
FRONT SETBACK	Revised to 10' per PUD
INTERIOR SIDE SETBACK	10' per MR-3
STREET SIDE SETBACK	Revised to 10' per PUD
REAR SETBACK	20' per MR-3
RESIDENTIAL PROTECTION STANDARDS	Does not apply
MAX. HEIGHT	60' per MR-3
MIN. PARKING SPACES	Revised to 1.75 spaces per unit per PUD

PROPERTY METRICS

LOT SIZE	67,020 SF = 1.53 ACRES
# UNITS ALLOWED	56 Per PUD
MAX. BLDG. FOOTPRINT	30,159 sf Per PUD
MIN. OPEN SPACE	13,404 sf Per PUD

DEVELOPER'S DESIRED UNIT MIX

EFFICIENCIES	20%
1-BEDS	40%
2-BEDS	35%
3-BEDS	5%
PARKING	1 INDOOR STALL PER UNIT 1.75 TOTAL STALLS PER UNIT

UNIT MIX PROVIDED

EFFICIENCIES	8 QTY = 14%
1-BEDS	18 QTY = 32%
2-BEDS	24 QTY = 43%
3-BEDS	6 QTY = 11%
TOTAL UNITS	56 UNITS

DENSITY

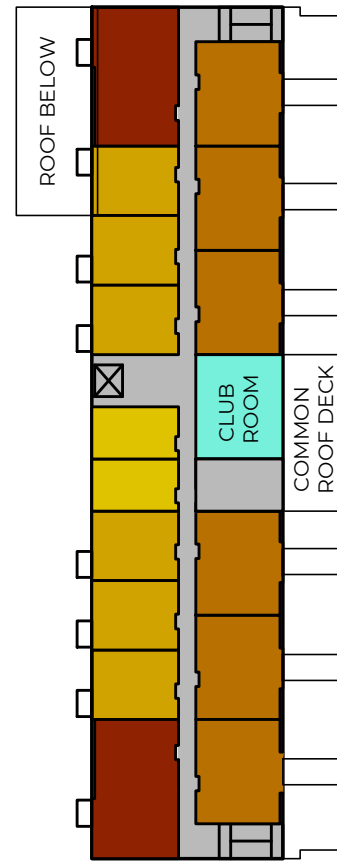
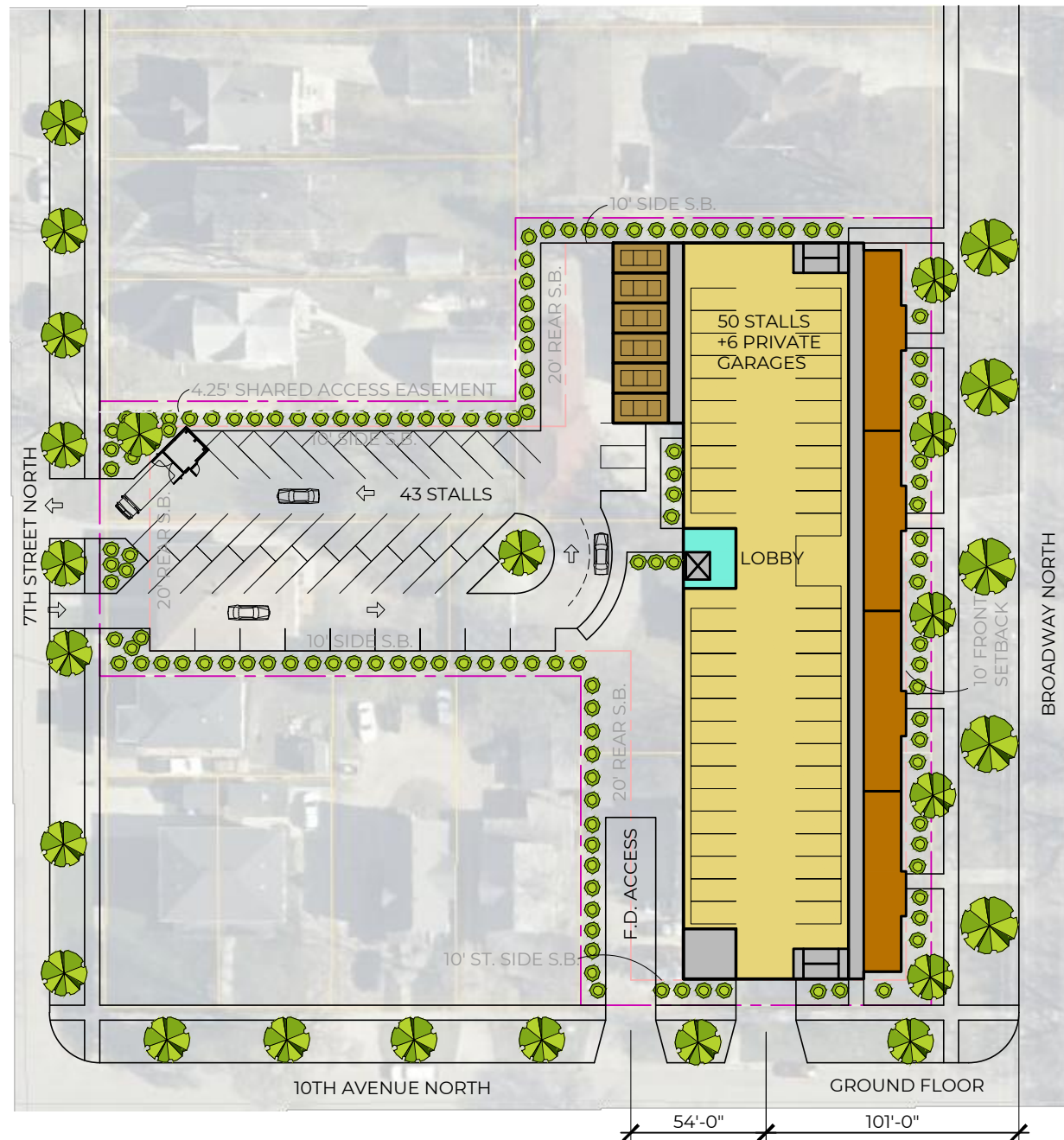
TOTAL UNITS	56 TOTAL UNITS
DENSITY	56 / 1.53 = 36.6 UNITS PER ACRE
BUILDING FOOTPRINT	27,504 SF (41%)
OPEN SPACE	14,000 SF (21%)

PARKING MIX REQ'D

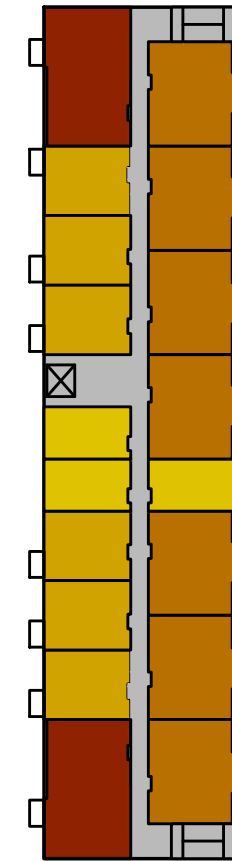
EFFICIENCIES	Per PUD
1-BEDS	Per PUD
2-BEDS	Per PUD
3-BEDS	Per PUD
GUESTS	Per PUD
TOTAL	1.75 Per PUD

PARKING MIX PROVIDED

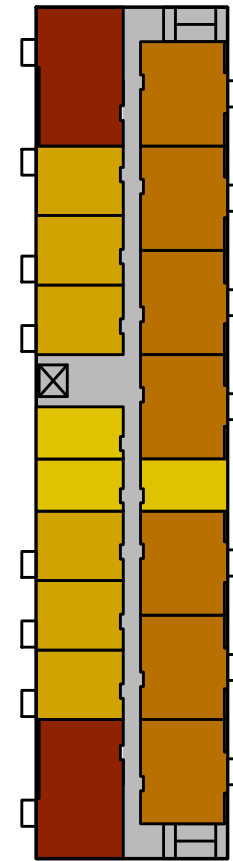
INDOOR PARKING	56 STALLS
OUTDOOR PARKING	43 STALLS
TOTAL STALLS	99 STALLS (1.8 PER UNIT)



2ND FLOOR



3RD FLOOR



4TH FLOOR

PRELIMINARY



SCALE



Aug 19, 2024



GLEASON COMPANIES

	Current LDC development standards for MR-3, Multi-Dwelling Residential Zone	<i>Proposed PUD modifications to development standards</i>	NOTES
Residential Density	24 du/ac	<i>37.75 units/acre</i>	<i>Up to 58 Total Units on 1.54 acres.</i>
Setbacks (feet)	Front—25 Interior side—10 Street side—12.5 Rear--20	<i>Front – 10’ Interior side – No change Street side – 10’ Rear – No change</i>	
Max. Height	60 ft.	<i>No Change</i>	
Building Coverage	35%	<i>45%</i>	
Minimum open space	35%	<i>25%</i>	
Parking-Residential—Multi-dwelling	2.25 spaces per unit	<i>1.7 spaces per unit</i>	
RPS—building height, 75 feet from residential	35 feet max	<i>No Change</i>	<i>Adjacent lots are MR-3 or MR-2 zoning, so max height of 60’ for MR-3 applies</i>



BROADWAY COMMONS

EAST ELEVATION
(ALONG BROADWAY)

FOSS
ARCHITECTURE
+ INTERIORS



BROADWAY COMMONS

SOUTH ELEVATION
(NORTH ELEVATION SIMILAR)

FOSS
ARCHITECTURE
+ INTERIORS



BROADWAY COMMONS

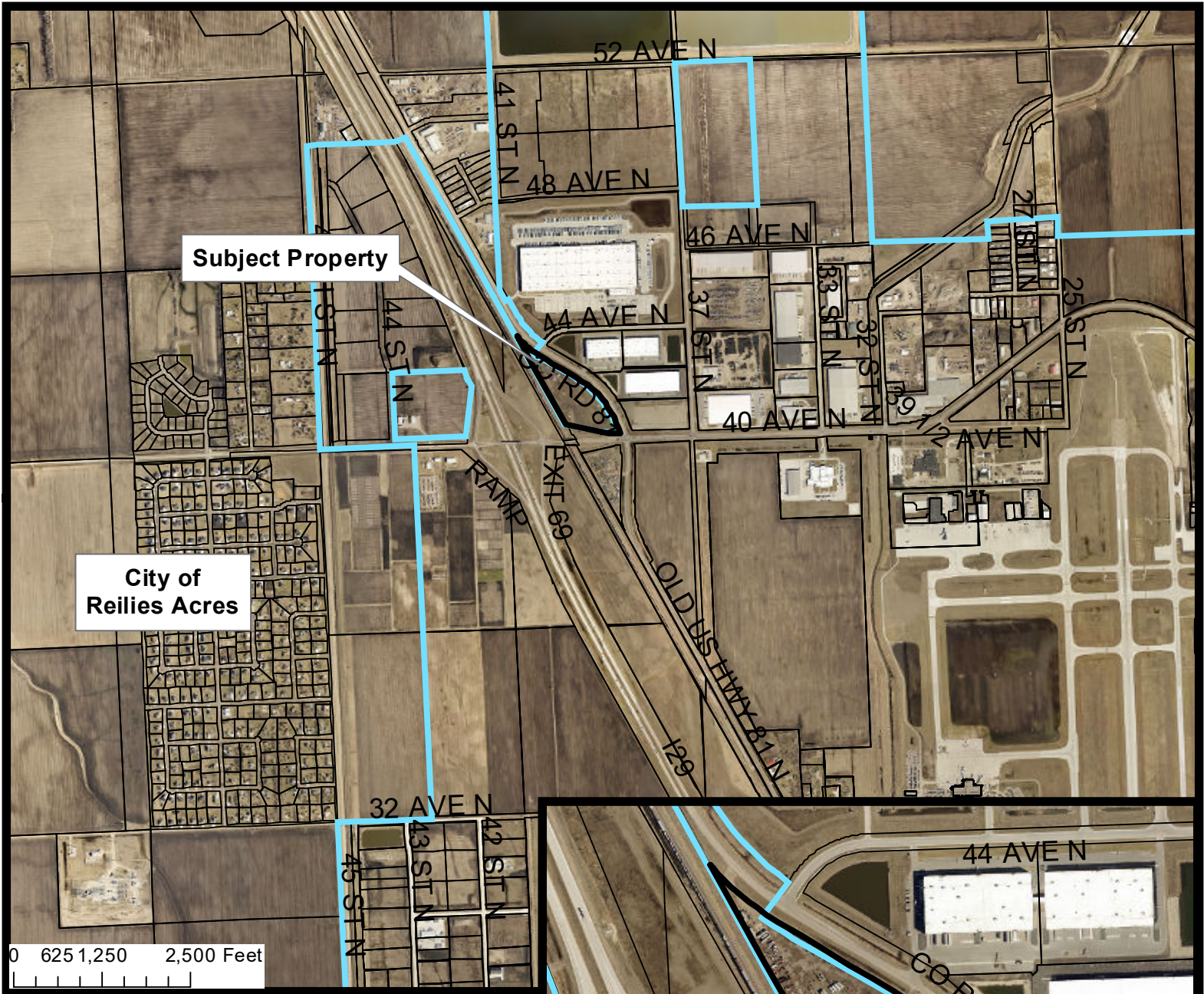
WEST ELEVATION

FOSS
ARCHITECTURE
+ INTERIORS

Minor Subdivision and Zone Change from AG, Agricultural to LI, Limited Industrial with CO, Conditional Overlay

Northdale First Addition

4300 County Highway 81 North



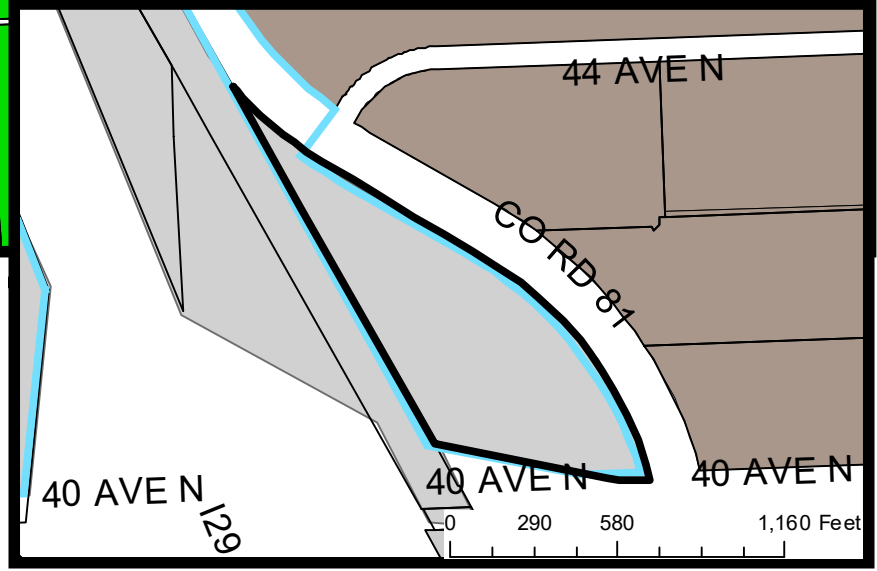
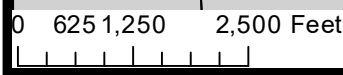
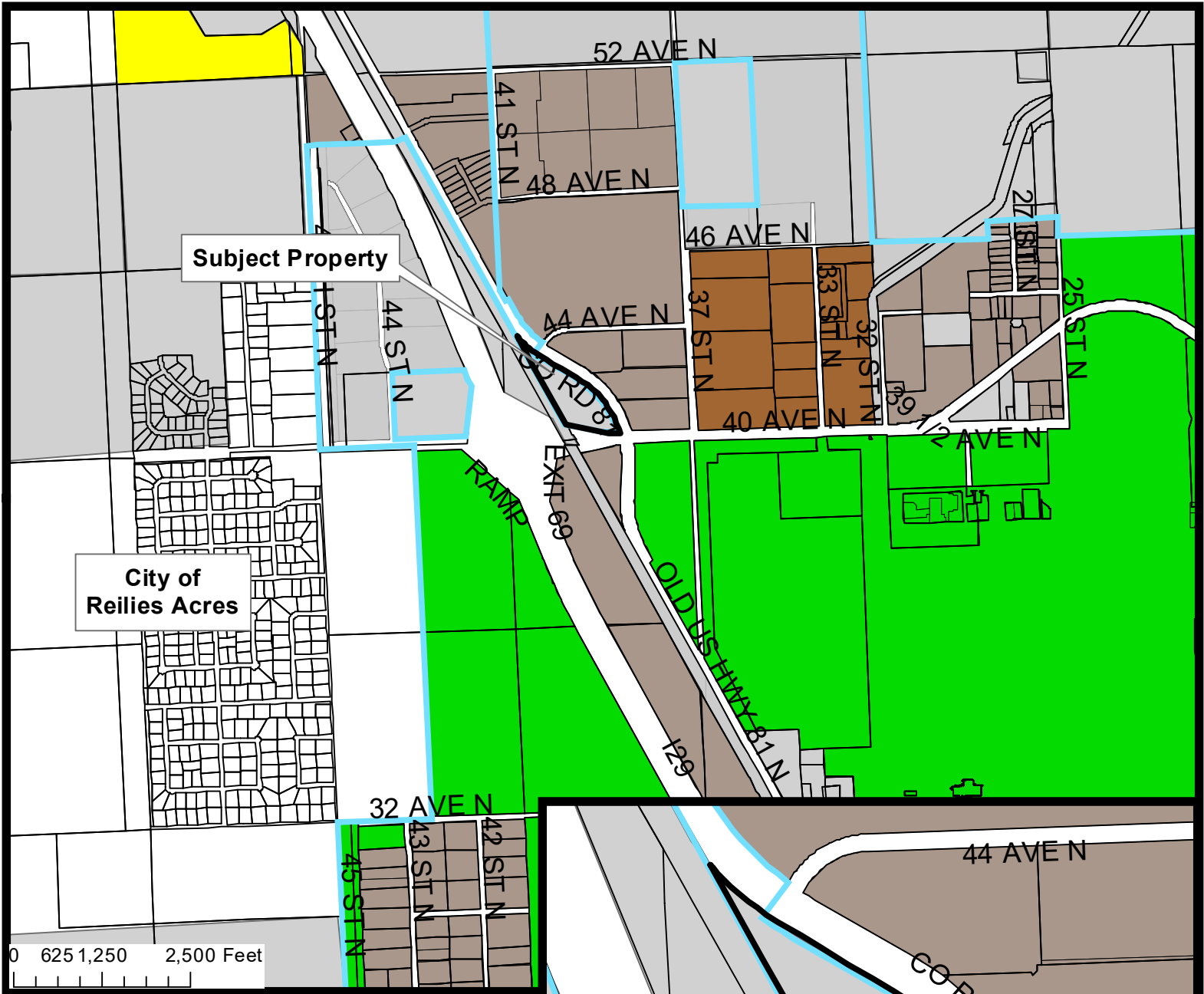
Legend

 City Limits

Minor Subdivision and Zone Change from AG, Agricultural to LI, Limited Industrial with CO, Conditional Overlay

Northdale First Addition

4300 County Highway 81 North



Legend

AG	DMU	GGC	GO	LC	MR-1	MR-2	MR-3	MHP	NO	P/I	UMU	SR-2	SR-3	SR-4	SR-5	City Limits
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Fargo Planning Commission
September 05, 2024

NORTHDALE FIRST ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER SECTION 15 TOWNSHIP 140 NORTH RANGE 49 WEST
(A MINOR SUBDIVISION)

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That ALLSTAR LAND COMPANY, LLC, a North Dakota limited liability company, as owner of a parcel of land located in that part of the Southeast Quarter of Section 15, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

A tract of land located in the Southeast Quarter of Section Fifteen, in Township One Hundred Forty North of Range Forty-nine West of the Fifth Principal Meridian, situate in the County of Cass and the State of North Dakota, described as follows:

Beginning at a found iron monument at the intersection of the North right-of-way line of County Road Number 20 and the Westerly right-of-way of Highway Number 81; thence on an assumed bearing of South 87°40'14" West, along the North right-of-way line of County Road Number 20 for a distance of 205.77 feet to a found iron monument; thence North 79°13'51" West along the North line of I-29 interchange for a distance of 386.21 feet to a found iron monument; thence continuing North 79°13'51" West along said right-of-way for a distance of 152.39 feet; thence North 29°04'44" West, parallel with the Burlington Northern Railroad tracks for a distance of 1,381 feet more or less to a point on the Westerly right-of-way of Highway Number 81; thence Southeasterly along said highway right-of-way to the point of beginning.

Containing 13.77 acres of land, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

Said owner has caused the above described parcel of land to be surveyed and platted as "NORTHDALE FIRST ADDITION" to the City of Fargo, Cass County, North Dakota and does hereby dedicate to the public for public use the utility easements as shown on this plat.

OWNER:
ALLSTAR LAND COMPANY, LLC

By: Keith Ernst, President

County of Cass }
State of North Dakota }SS

On this ____ day of _____, in the year 2024 before me, a notary public within and for said County and State, personally appeared Keith Ernst, President, ALLSTAR LAND COMPANY, 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 the limited liability company.

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 }

On this ____ day of _____, 2024, 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 _____, 2024.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass }

On this ____ day of _____, in the year 2024, 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 Planning Commission this ____ day of _____, 2024.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }

On this ____ day of _____, in the year 2024, 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 he 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 _____, 2024.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

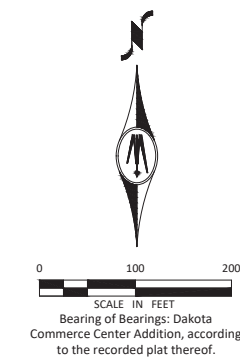
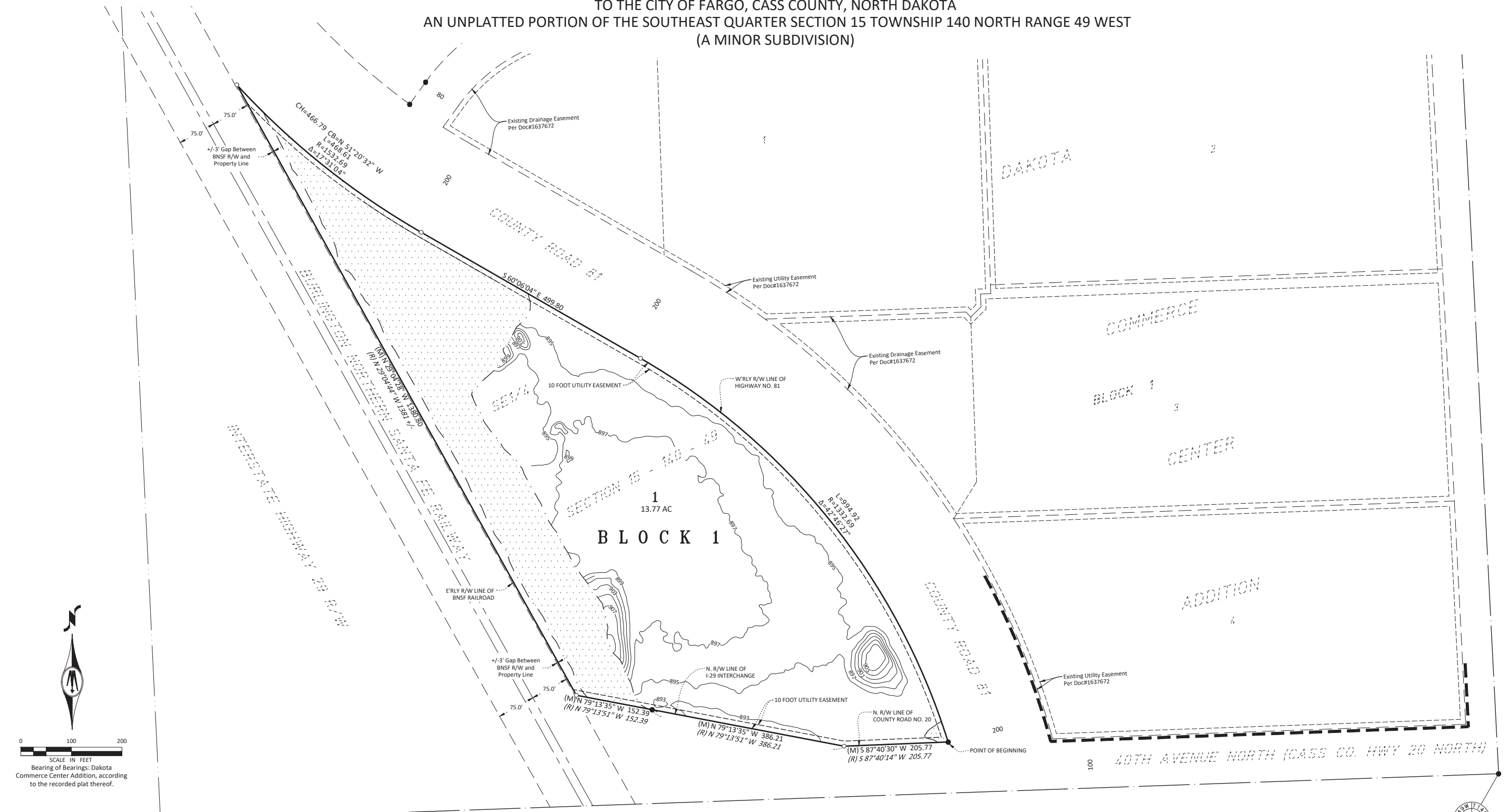
State of North Dakota }
County of Cass }

On this ____ day of _____, in the year 2024, 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

NORTHDALE FIRST ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
 AN UNPLATTED PORTION OF THE SOUTHEAST QUARTER SECTION 15 TOWNSHIP 140 NORTH RANGE 49 WEST
 (A MINOR SUBDIVISION)



LEGEND

○	5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. LS-5900
●	MONUMENT FOUND, 5/8" REBAR
(R)	RECORD BEARING OR DISTANCE
(M)	MEASURED BEARING OR DISTANCE
—	SUBJECT PROPERTY LINE
---	SECTION LINE
- - -	QUARTER LINE
- · - · -	EXISTING PROPERTY LINE
- · - · -	EASEMENT LINE
- · - · -	EXISTING CONTOUR LINE PER CITY OF FARGO
- · - · -	LIDAR CONTOUR DRAWINGS NAVD88 DATED 2017
- · - · -	AREA NOT WITHIN THE 1% ANNUAL FLOODPLAIN (ZONE X)
- · - · -	EXISTING NEGATIVE ACCESS EASEMENT PER DOC.#1637672

Utility easements are shown thus:

LOT STREET

AVENUE

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

NOTES

THE SUBJECT PROPERTY LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAP NO. 38017CD586G, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2015.

BASE FLOOD ELEVATION: 893

BENCHMARK

City of Fargo Benchmark 156003, the Southeast Flange Bolt of Fire Hydrant Located in the Northeast Quadrant of Cass County Highway No. 20 and Highway No. 81.
 ELEV=895.18 NAVD88

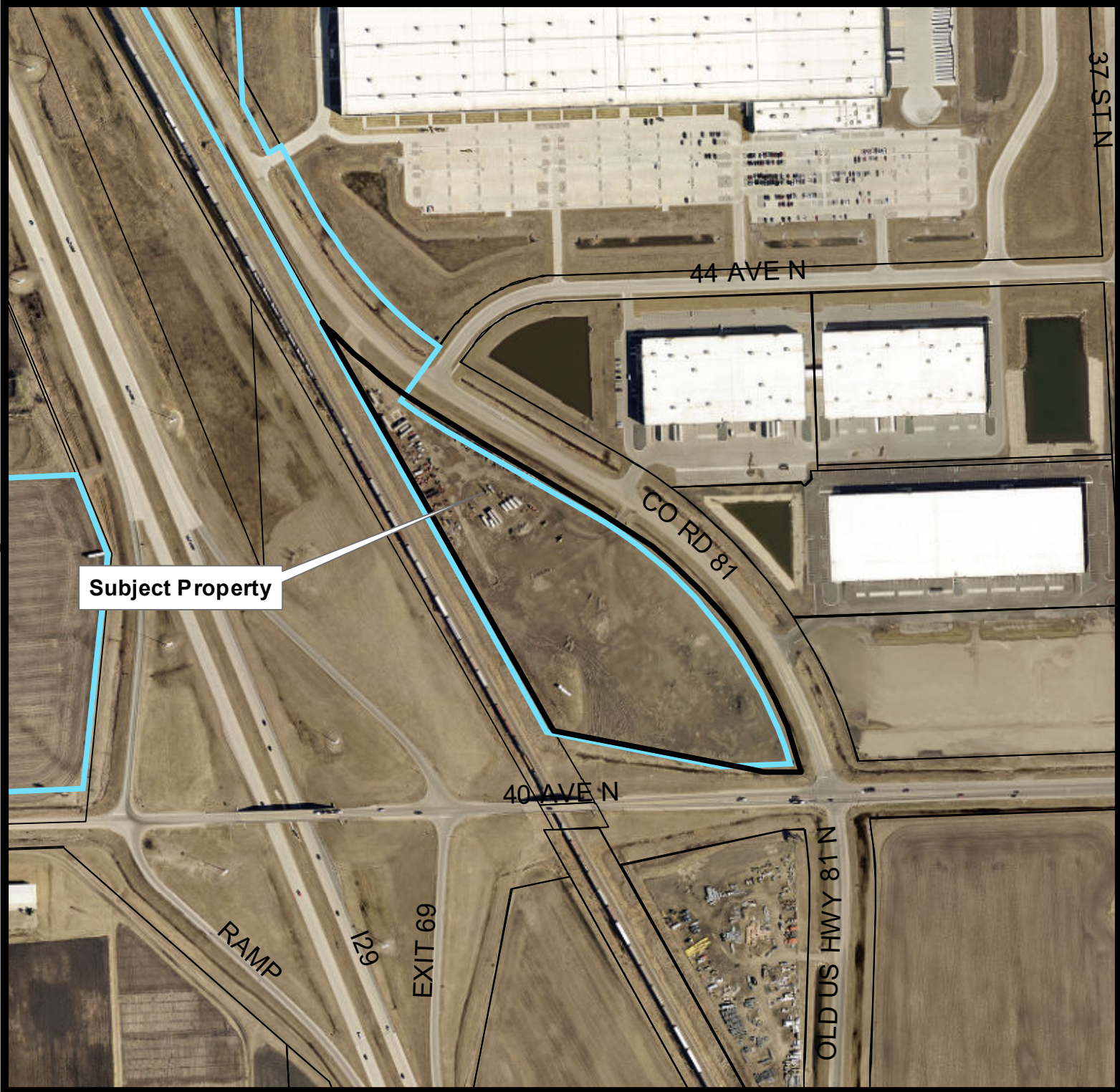


preliminary



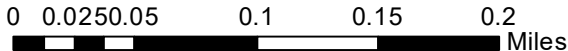
Annexation

Portions of the SE Qtr. of Sec. 15, T140N, R49W



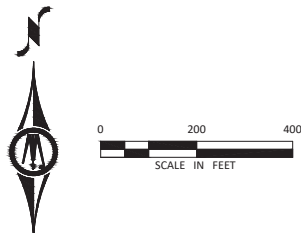
Legend
City Limits

Fargo Planning Commission
September 05, 2024



ANNEXATION PLAT

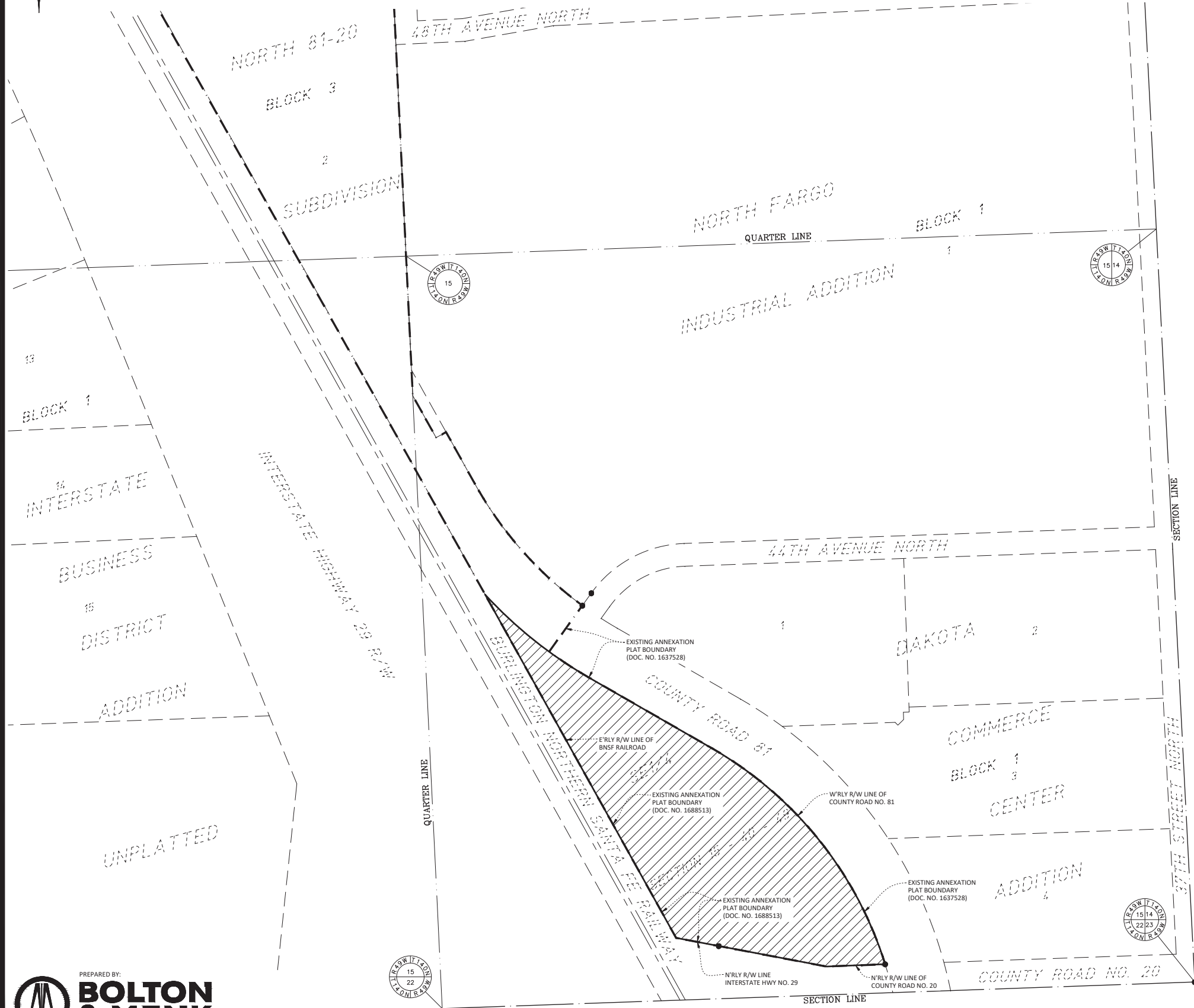
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



LEGEND

EXISTING CITY LIMIT BOUNDARY

AREA TO BE ANNEXED



ANNEXATION PLAT OF:

That part of Southeast Quarter of Section Fifteen, Township 140 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Beginning at the intersection of the North right-of-way line of County Road Number 20 and the Westerly right-of-way of Highway Number 81; thence Westerly and Northwesterly, along the North right-of-way line of County Road Number 20, the North right-of-way line of Interstate Highway 29 and along the easterly line of the City of Fargo Annexation Plat, according to the recorded plat thereof, on file and of record as Document No. 1688513 at the office of the Recorder, said Cass County, to a point on the Easterly right-of-way line of the Burlington Northern Santa Fe Railroad; thence Northwesterly along the Easterly right-of-way lines of said Railroad and said Annexation Plat to a point of intersection with the Westerly right-of-way line of said Highway No. 81; thence Southeasterly along the Westerly right-of-way line of said Highway No. 81 and along Westerly line and the northwesterly extension thereof, of a City of Fargo Annexation Plat, on file and of record as Document No. 1637528 at the office of said Recorder, to the point of beginning.

Containing 13.77 acres of land, more or less.

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 area annexed; that said plat shows the City of Fargo Corporate limits contiguous to the annexed property.

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

State of North Dakota }
 County of Cass }

On this _____ day of _____, in the year 2024, 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 _____, 2024.

Tom Knakmuhs, City Engineer

State of North Dakota }
 County of Cass }

On this _____ day of _____, in the year 2024, before me personally appeared Tom Knakmuhs, 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.

Notary Public

FARGO CITY COMMISSION APPROVAL

Approved by the Board of City Commissioners and ordered filed this _____ day of _____, 2024.

Timothy J. Mahoney, Mayor

Attest: _____
 Steven Sprague, City Auditor

County of Cass }
 State of North Dakota }

On this _____ day of _____, in the year 2024, 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

PREPARED BY:

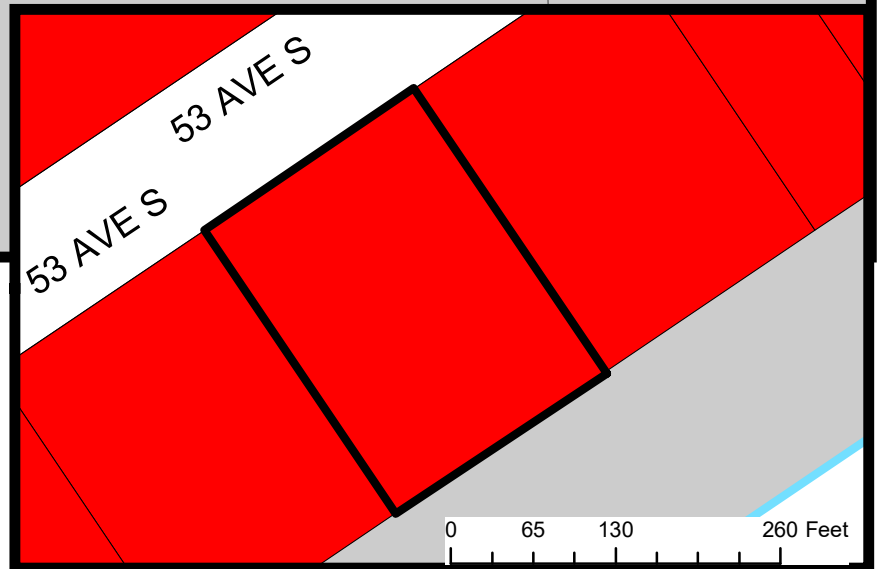
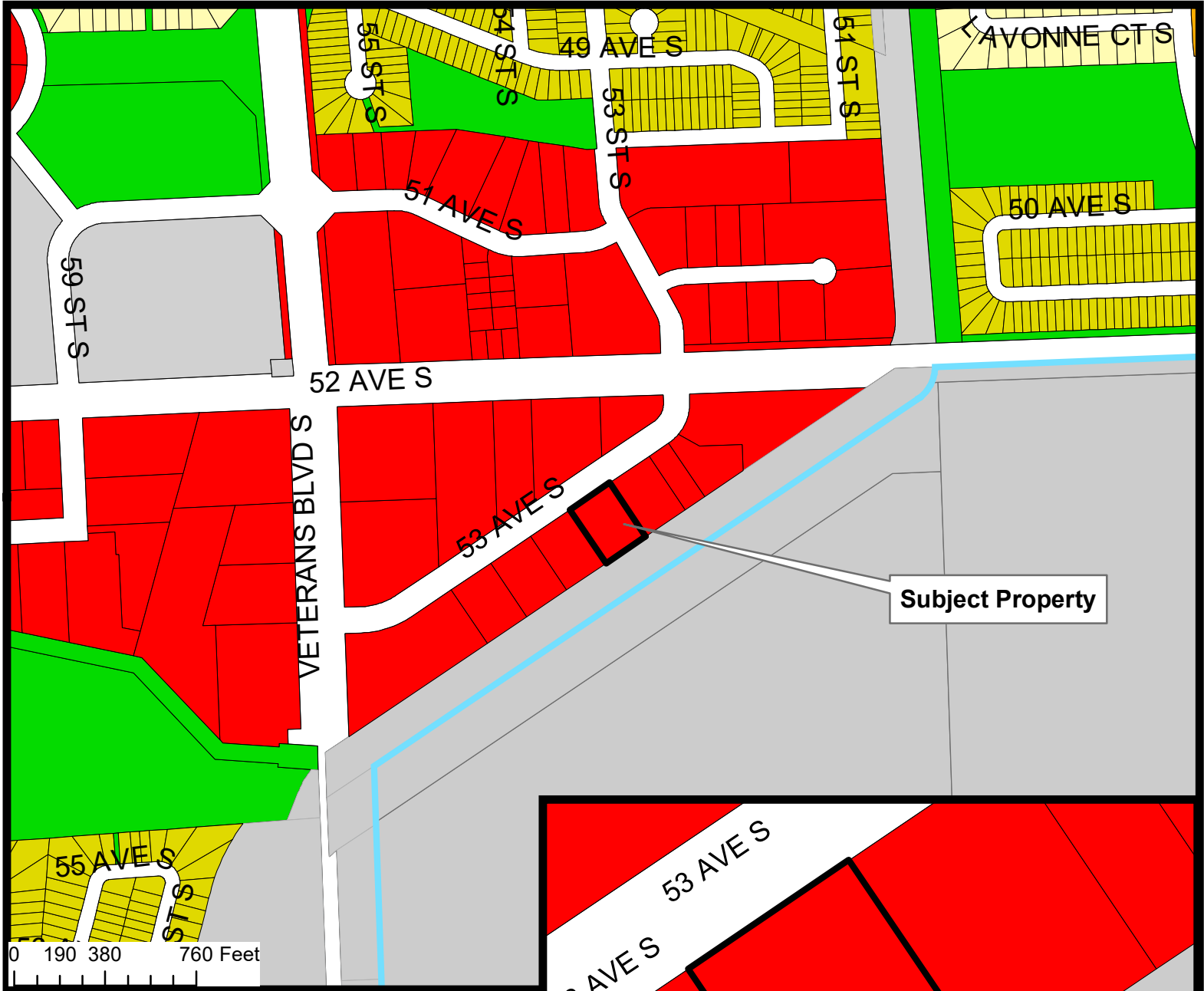
BOLTON & MENK
 SEPTEMBER 1, 2022

preliminary

CUP, Conditional Use Permit for Industrial Service use in the GC, General Commercial zoning district

Austin's Subdivision

5418 53 Avenue South



Legend

AG	LC	MHP	RR-1-2
DD	MLC	MNC	RR-1-3
GG	MR-1	PZC	RR-1-4
GG-CMU	MR-2	PZT	RR-1-5
GO	MR-3	UMU	RR-1-6
		City Limits	

REVISIONS

1	REVISIONS PER OWNER - 06/12/2024
2	REVISIONS PER CITY/OWNER - 07/16/2024
3	REVISIONS PER CITY - 08/14/2024
4	REVISIONS PER OWNER - 08/30/2024

53RD AVE. SHOP BUILDING
5418 53RD AVENUE SOUTH
FARGO, NORTH DAKOTA

NOT FOR CONSTRUCTION

LE JOB #	24043
PROJECT DATE:	08/14/2024
CHECKED BY:	SAS
DRAWN BY:	TJJ
APPROVED BY:	SAS

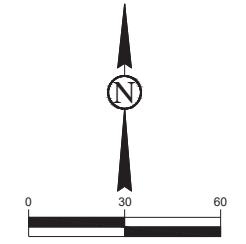
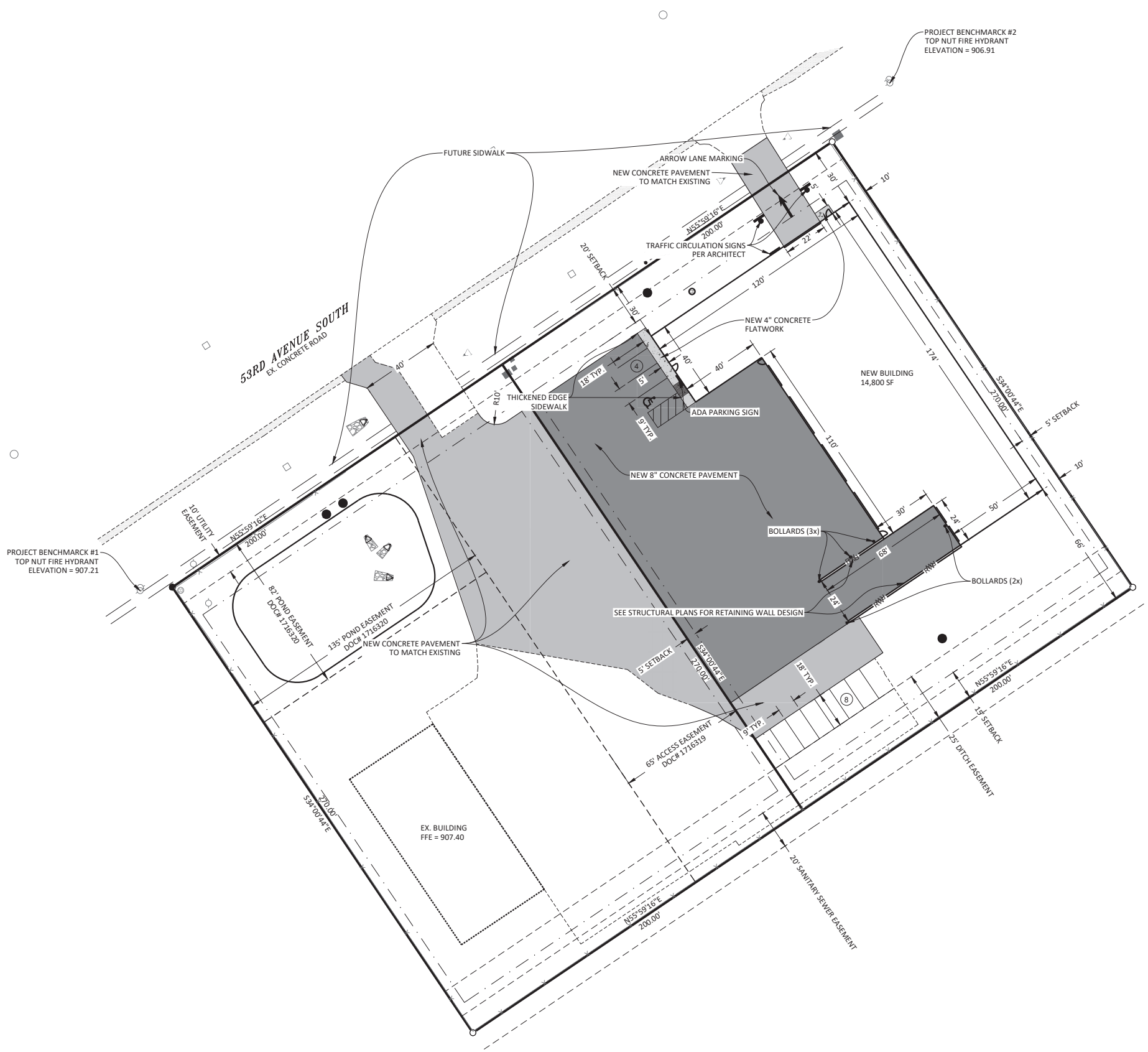
OVERALL SITE PLAN

C-4

ESTIMATED SITE QUANTITIES		
ITEM	QUANTITY	UNIT
CONCRETE PAVEMENT - 8"	2,047	SY
CONCRETE PAVEMENT TO MATCH EXISTING	1,686	SY
CONCRETE FLATWORK - 4"	30	SY
THICKENED EDGE SIDEWALK	39	LF
SUBGRADE PREP	3,793	SY
GEOTEXTILE FABRIC - TYPE R1	3,793	SY
GRAVEL - NDDOT CLS OR CRUSHED CONCRETE	632	CY
PAVEMENT MARKINGS - PAINTED 4" LINE	359	LF
PAVEMENT MARKINGS - ARROW LANE	1	EA
PAVEMENT MARKINGS - ADA SYMBOL	1	EA
ADA PARKING SIGN	1	EA
BOLLARDS	5	EA

NOTES:
1. IF SALVAGED GRAVEL IS IN USABLE SHAPE, THE CONTRACTOR MAY UTILIZE SALVAGED GRAVEL FOR CONCRETE BASE. SALVAGED GRAVEL IS NOT INCLUDED IN GRAVEL QUANTITY.

- RETAINING WALL ADDED
- BOLLARDS ADDED
- SITE QUANTITIES REVISED
- CONCRETE PAVEMENT EXTENDED 8' SOUTH
- SITE QUANTITIES REVISED
- LAYOUT CHANGE
- QUANTITIES REVISED



CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-795-0555