

**PLANNING COMMISSION CASES SCHEDULED FOR
OCTOBER 1st, 2024 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, October 1st, 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 AG, Agricultural to LI, Limited Industrial with a conditional overlay 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: An application requested annexation of this property is also in process.
NOTE: This project is continued from the September 5th, 2024 Planning Commission agenda.
2. An application requesting a zone change from AG, Agricultural to SR-4, Single-Dwelling Residential and P/I, Public/Institutional and a Plat of **Selkirk Place Third Addition** (Major Subdivision) a plat of an unplatted portion of the Northwest Quarter and a portion of Auditor's Lot 2 in the Northeast Quarter, Section 11, T138N, R49W,,Cass County, North Dakota.
Located at: 3200 & 3040 67th Avenue South
Owner / Applicant: NICD, LLC / EagleRidge Development
Current Zoning: AG, Agricultural. See above for proposed change.
Case Planner: Donald Kress
3. An application requesting a zone change from DMU, Downtown Mixed Use; MR-3, Multi-Dwelling Residential; and LC, Limited Commercial to DMU and a Plat of **HAL Addition** (Major Subdivision) a replat of all of Block 37, Keeney and Devitt's Second Addition, including vacation of the alley.
Located at: 601 & 617 4th Street North; 602, 608, 612 & 616 3rd Street North; 304 & 312 7th Avenue North
Owner / Applicant: J2SL Partners, LLP / Stephen Lyngstad
Current Zoning: DMU; MR-3; LC See above for proposed change
Case Planner: Donald Kress
4. An application requesting a zone change from GC, General Commercial with a C-O, conditional overlay to MR-3, Multi-Dwelling Residential with a C-O on Lot 1, Block 1, **Southwest Fargo Mission Second Addition**, City of Fargo, Cass County, North Dakota.
Located at: 4475 40th Avenue South
Owner / Applicant: 4540 Investments, LLC / Christianson Companies
Current Zoning: GC with a C-O, Conditional Overlay See above for proposed change.
Case Planner:

(continued on next page)

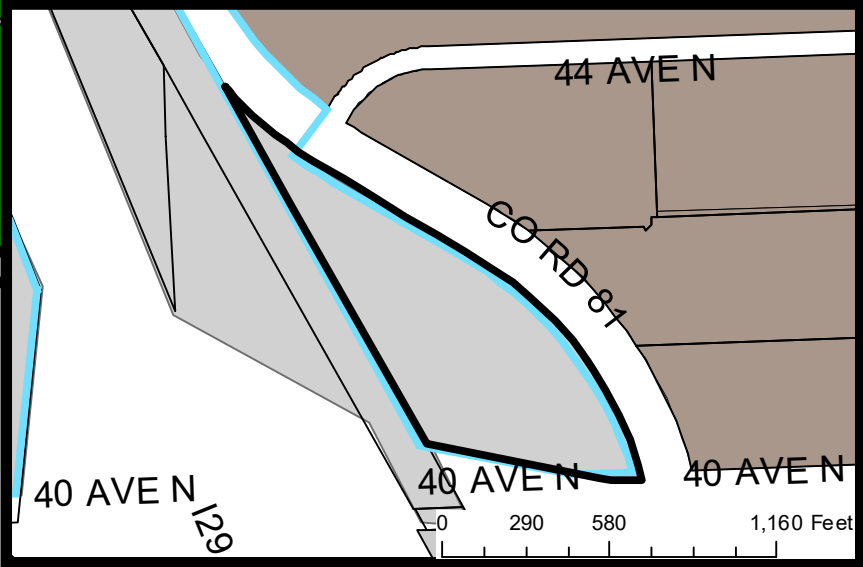
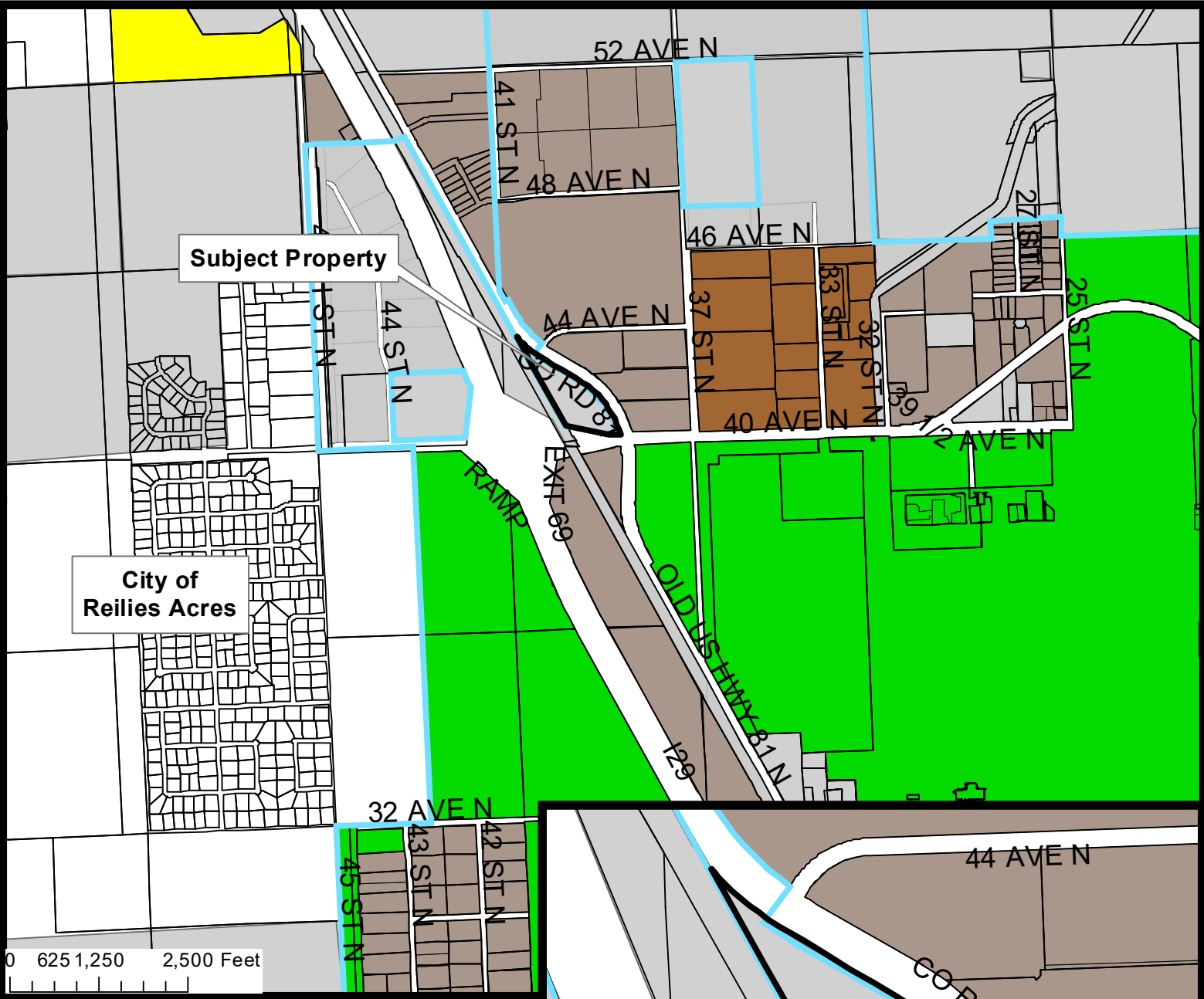
5. An application requesting a conditional use permit (CUP) for wholesale sales use in the GC, General Commercial zone on Lot 1, Block 1, **Village West 4th Addition**, City of Fargo, Cass County, North Dakota.
Located at: 902 40th Street South
Owner / Applicant: 902 40th LLC / Christianson Companies
Current Zoning: GC, General Commercial. No zone change is proposed
Case Planner: Donald Kress

6. 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: Donald Kress

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	LC	MHP	SR-2
GC	MR-1	NC	SR-3	SR-4
GO	MR-2	P/I	SR-5	SR-6
	MR-3	UMU	City Limits	

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

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.

Date: _____
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 Planing 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

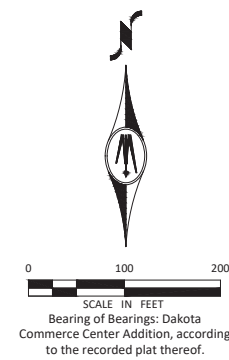
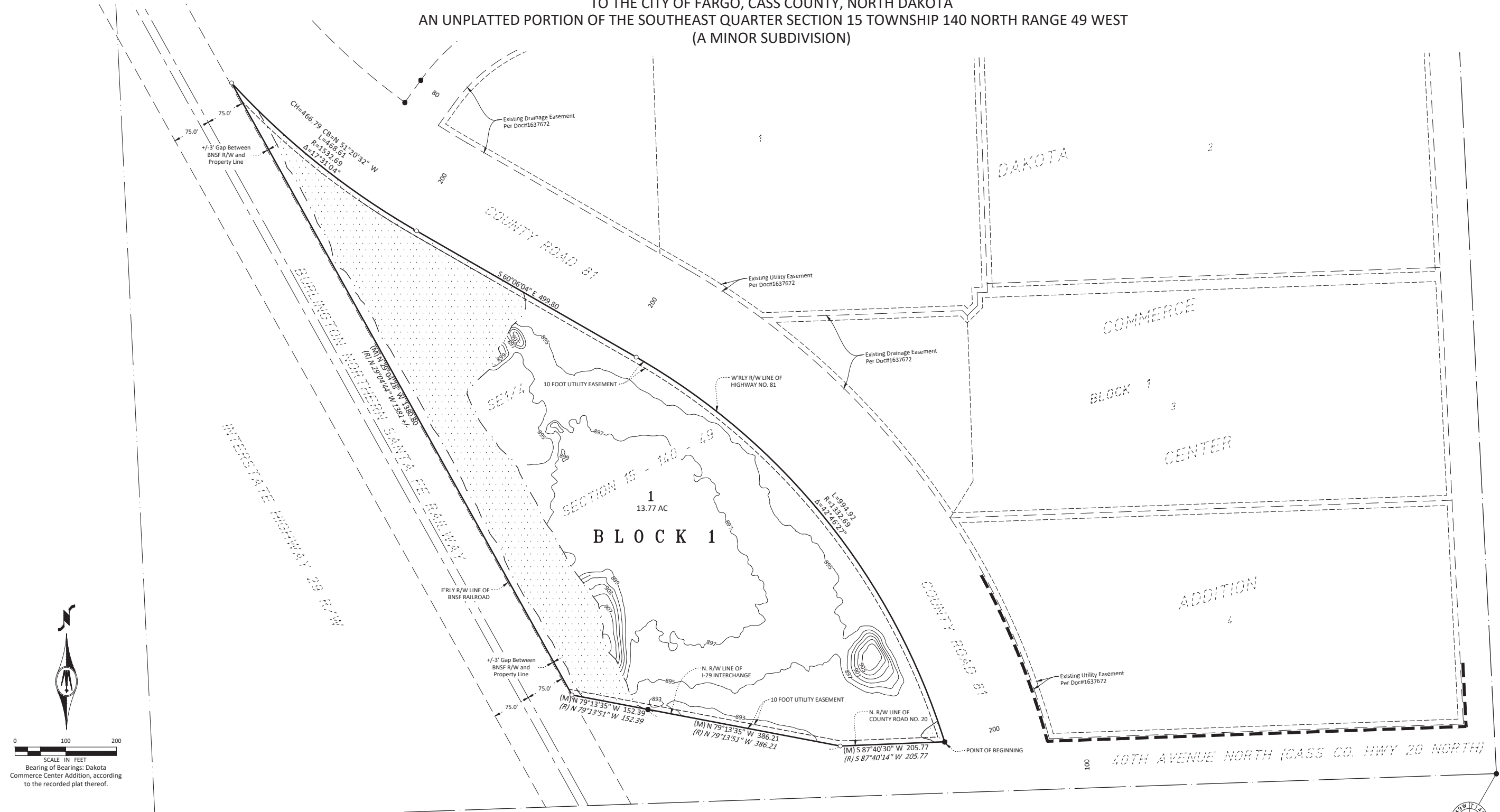
State of North Dakota
County of Cass

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

Being 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. 38017C0586G, HAVING AN EFFECTIVE DATE OF JANUARY 16, 2015.

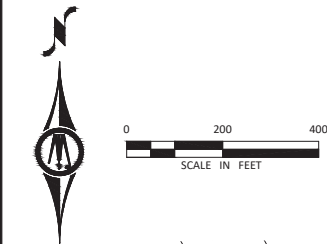
BASE FLOOD ELEVATION: 893

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



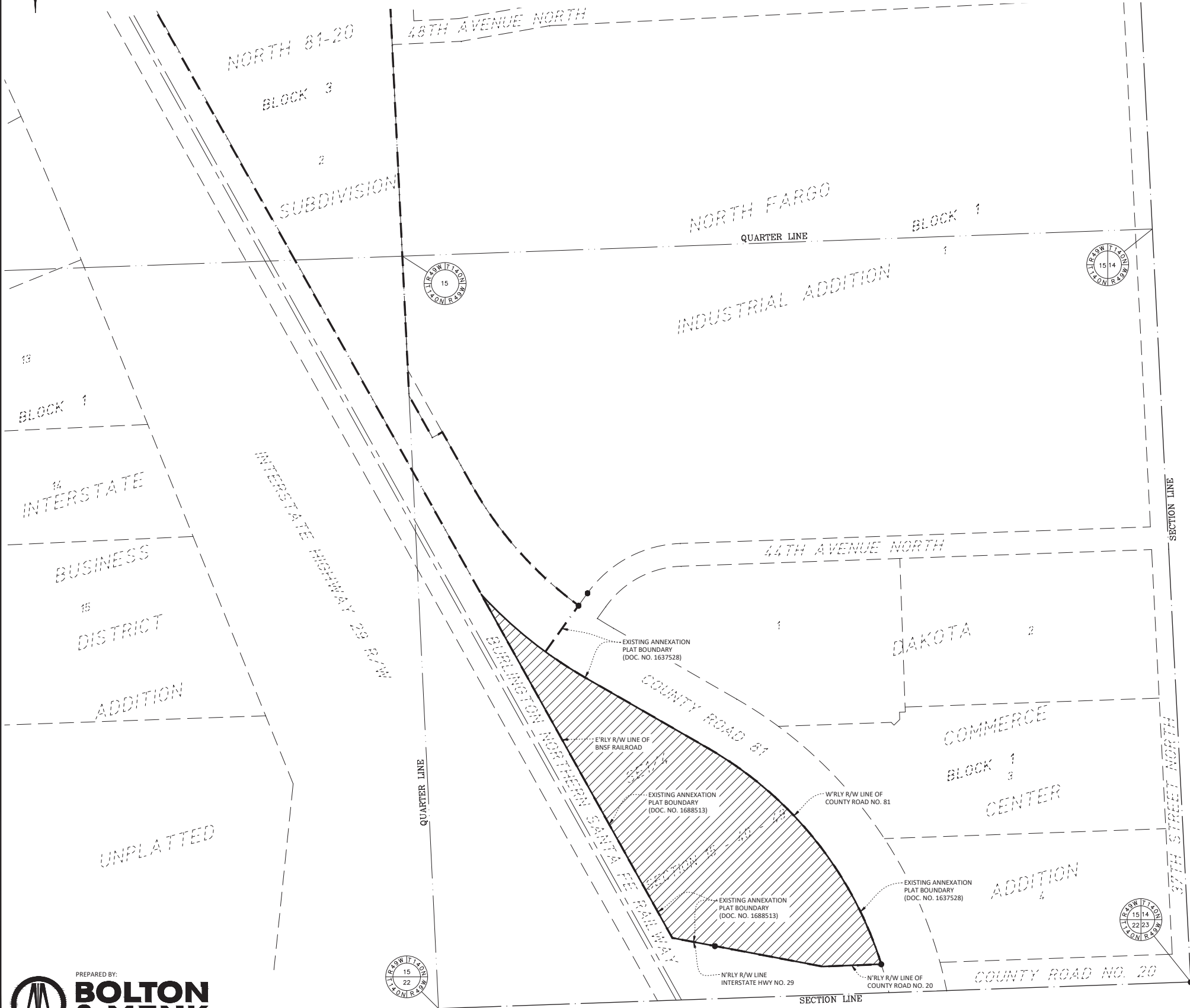
LEGEND

EXISTING CITY LIMIT BOUNDARY

AREA TO BE ANNEXED

ANNEXATION PLAT

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



PREPARED BY:

BOLTON & MENK

SEPTEMBER 1, 2022

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. 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.

Date: _____
Shawn M. T homasson, 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. T homasson, 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

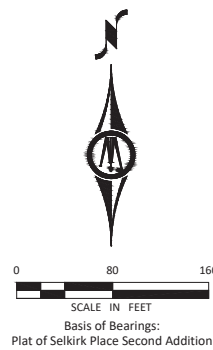
On this _____ day of _____, in the year 2024, before me personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor known to me to be the persons who are described in and who executed the within instrument, and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public

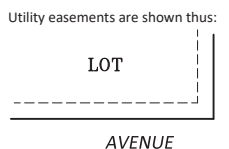
preliminary

SELKIRK PLACE THIRD ADDITION

PART OF THE NORTHWEST QUARTER AND PART OF AUDITORS LOT 2 IN THE NORTHEAST QUARTER
OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

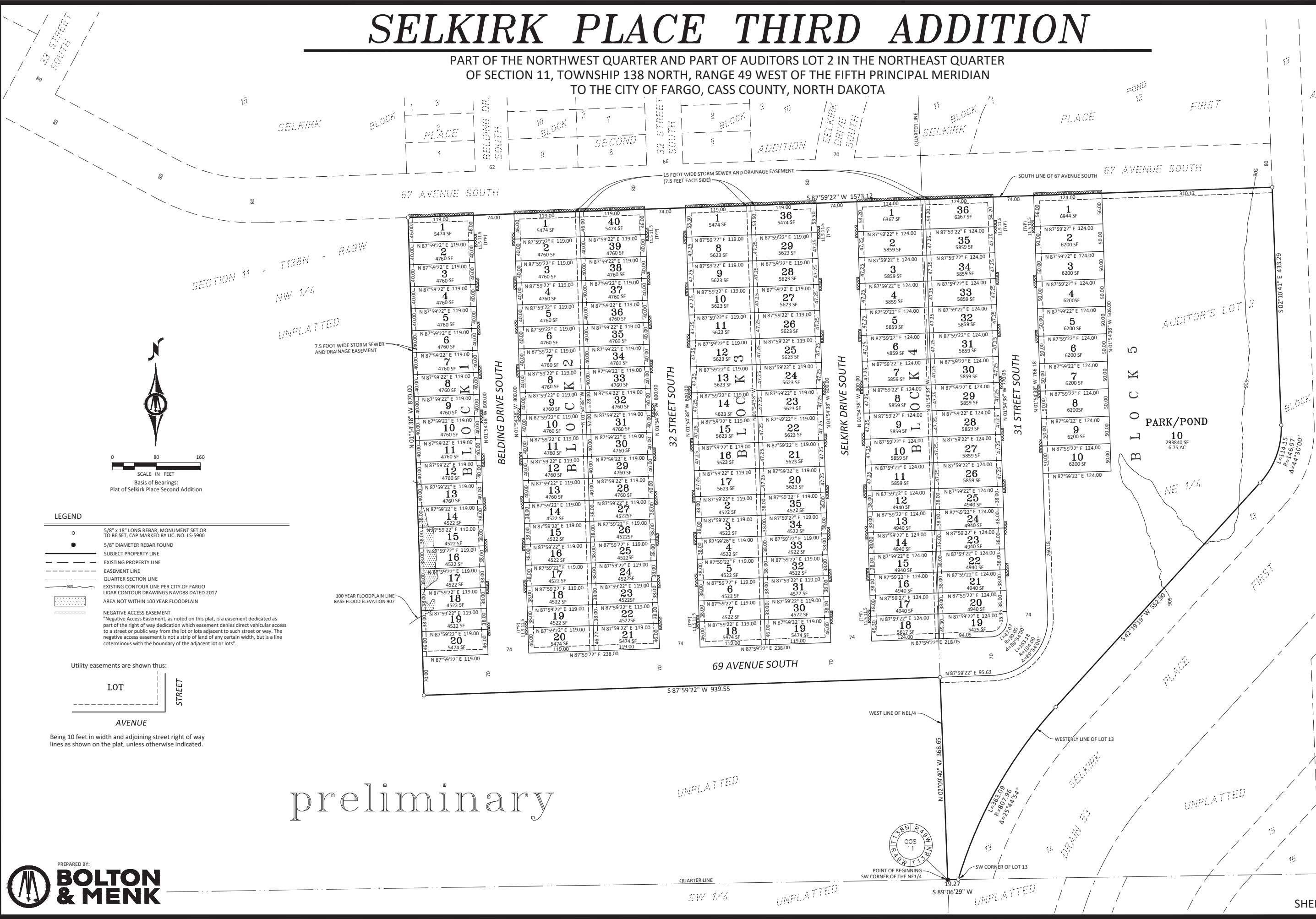


- LEGEND**
- 5/8" x 18" LONG REBAR, MONUMENT SET OR TO BE SET, CAP MARKED BY U.C. NO. LS-5900
 - 5/8" DIAMETER REBAR FOUND
 - SUBJECT PROPERTY LINE
 - EXISTING PROPERTY LINE
 - EASEMENT LINE
 - QUARTER SECTION LINE
 - EXISTING CONTOUR LINE PER CITY OF FARGO LIDAR CONTOUR DRAWINGS NAVD83 DATED 2017
 - 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."



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

preliminary



PREPARED BY:

SELKIRK PLACE THIRD ADDITION

PART OF THE NORTHWEST QUARTER AND PART OF AUDITORS LOT 2 IN THE NORTHEAST QUARTER
OF SECTION 11, TOWNSHIP 138 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That NICD, LLC, a North Dakota limited liability company, owner of a parcel of land located in that part of the Northwest Quarter and part of Auditors Lot 2 in the Northeast 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 southwest corner of said Northeast Quarter; thence North 89 degrees 05 minutes 565 seconds East on a record bearing along the south line of said Northeast Quarter for a distance of 19.27 feet to the southwest corner of Lot 13, Block 1, SELKIRK PLACE FIRST ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, said Cass County; thence northeasterly along the westerly line of said Lot 13 and along a non-tangential curve concave to the southeast, having a radius of 807.96 feet, a central angle of 25 degrees 44 minutes 54 seconds and a chord bearing of North 29 degrees 26 minutes 52 seconds East (chord distance of 360.04 feet) for an arc distance of 363.09 feet; thence North 42 degrees 19 minutes 19 seconds East along the westerly line of said Lot 13 for a distance of 552.90 feet; thence northerly along the westerly line of said Lot 13 and along a tangential curve concave to the west, having a radius of 146.97 feet and a central angle of 44 degrees 30 minutes 00 seconds for an arc distance of 114.15 feet; thence North 02 degrees 10 minutes 41 seconds West along the westerly line of said Lot 13 for a distance of 433.29 feet to the south right of way line of 67 Avenue South; thence South 87 degrees 59 minutes 22 seconds West along said right of way line for a distance of 1573.12 feet; thence South 01 degree 54 minutes 38 seconds East for a distance of 870.00 feet; thence North 87 degrees 59 minutes 22 seconds East for a distance of 939.55 feet to the west line of the Northeast Quarter of said Section 11; thence South 02 degrees 09 minutes 40 seconds East along said west line for a distance of 368.65 feet to the point of beginning.

Said tract contains 30.88 acres, 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 "SELKIRK PLACE THIRD ADDITION" to the City of Fargo, Cass County, North Dakota and does hereby dedicate to the public for public use forever the streets, storm sewer and drainage easements, and the utility easements as shown on this plat.

OWNER:
NICD, LLC

By: James Bullis, President

State of North Dakota }
County of Cass }SS

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

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 Planing Commission this _____ day of _____, 2024.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }SS

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 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 _____, 2024.

Timothy J. Mahoney, Mayor

Attest:
Steven Sprague, City Auditor

State of North Dakota }
County of Cass }SS

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.

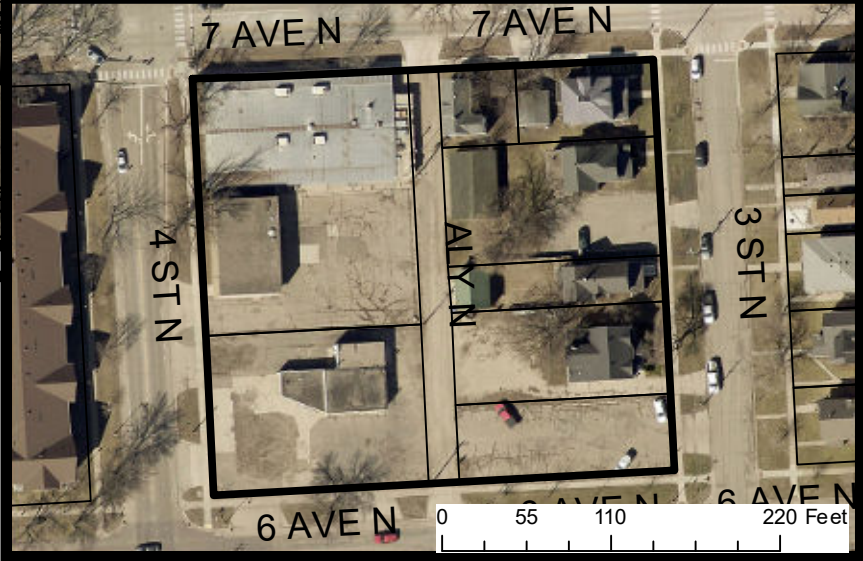
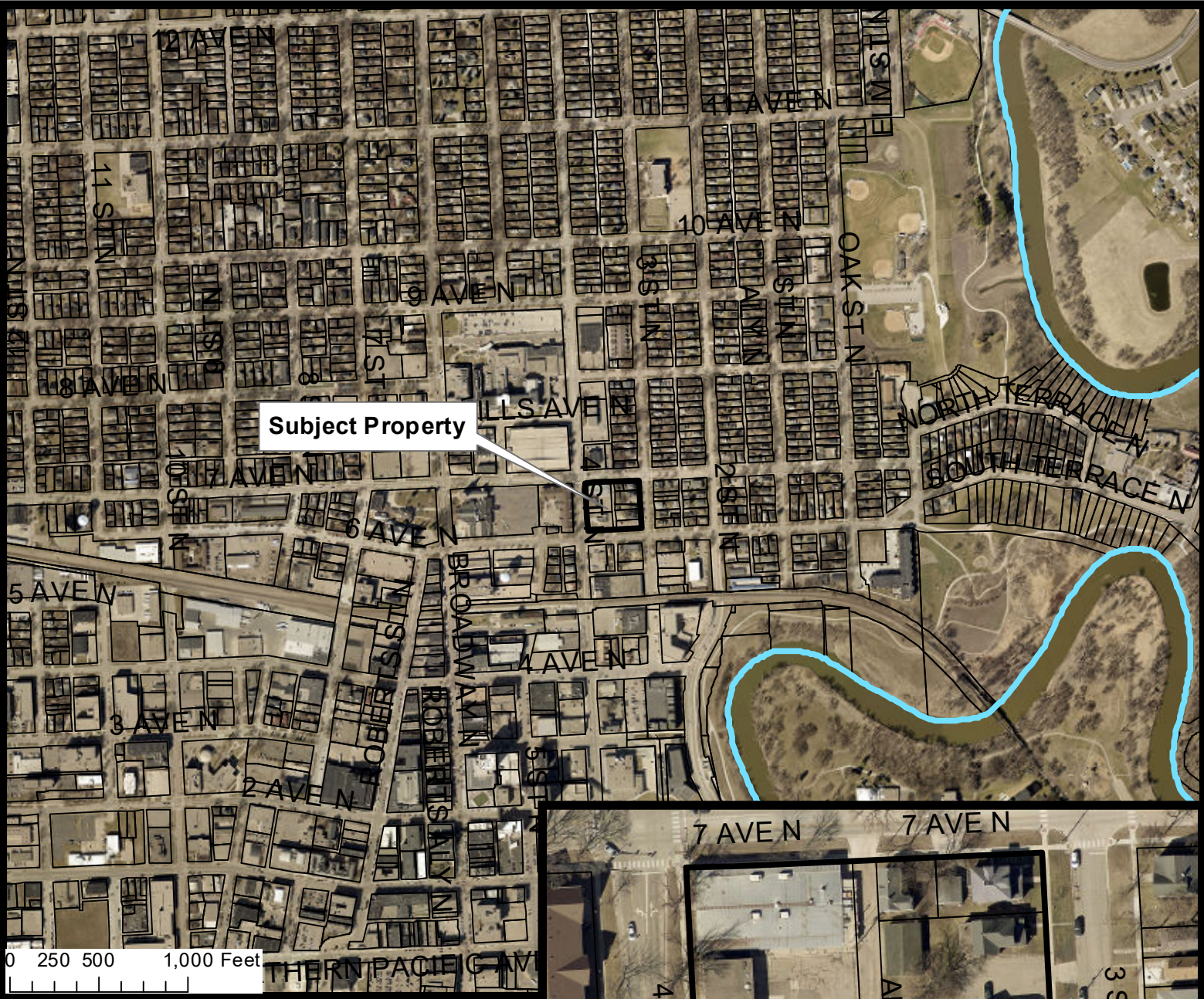
Notary Public

preliminary

Major subdivision, including vacation of right of way; zone change from DMU, Downtown Mixed Use; MR-3, Multi-Dwelling Residential; and LC, Limited Commercial to DMU, Downtown Mixed Use zoning district

601 & 617 4th Street North;
602, 608, 612 & 616 3rd Street North;
304 & 312 7th Avenue North

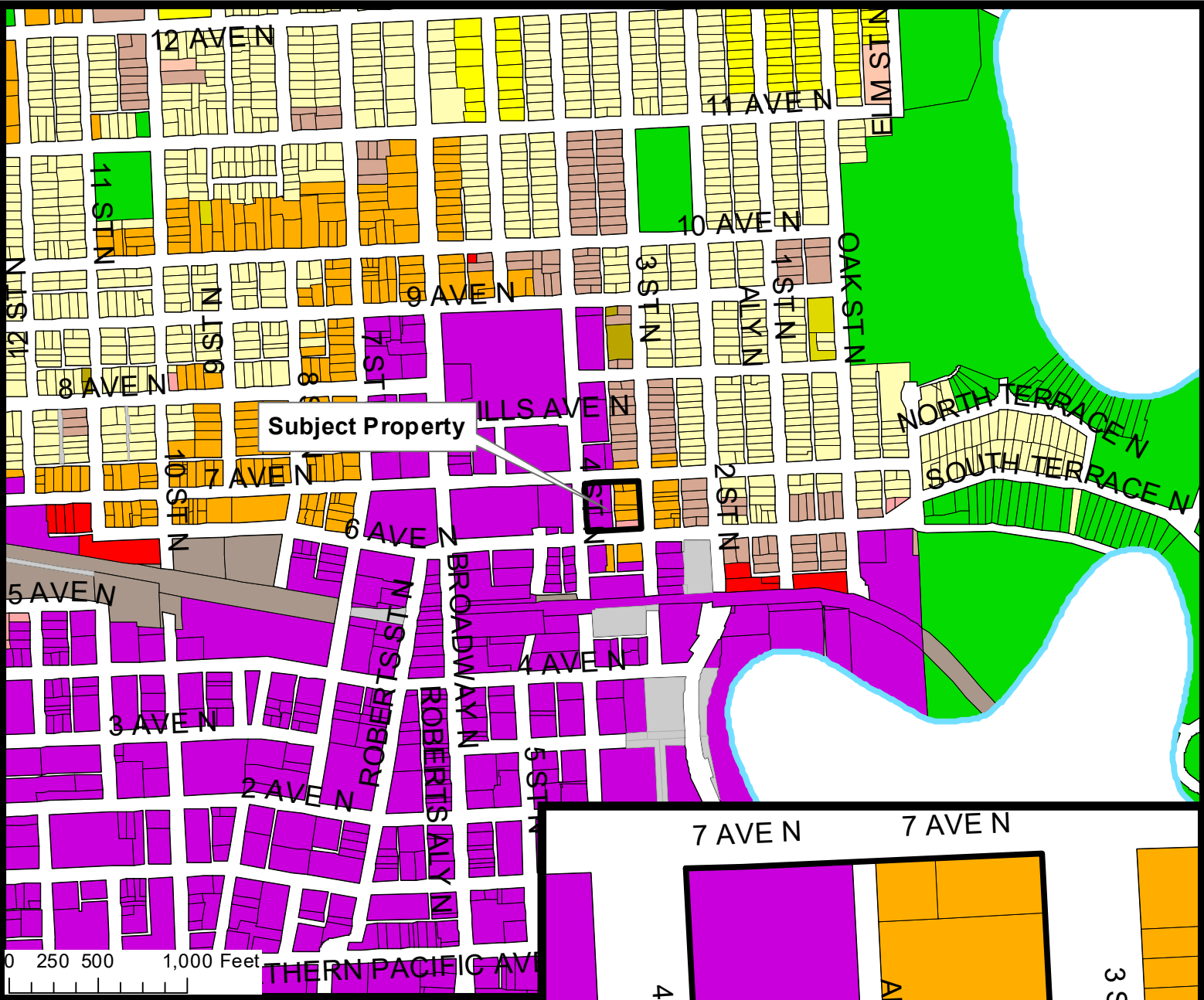
HAL Addition



Major subdivision, including vacation of right of way; zone change from DMU, Downtown Mixed Use; MR-3, Multi-Dwelling Residential; and LC, Limited Commercial to DMU, Downtown Mixed Use zoning district

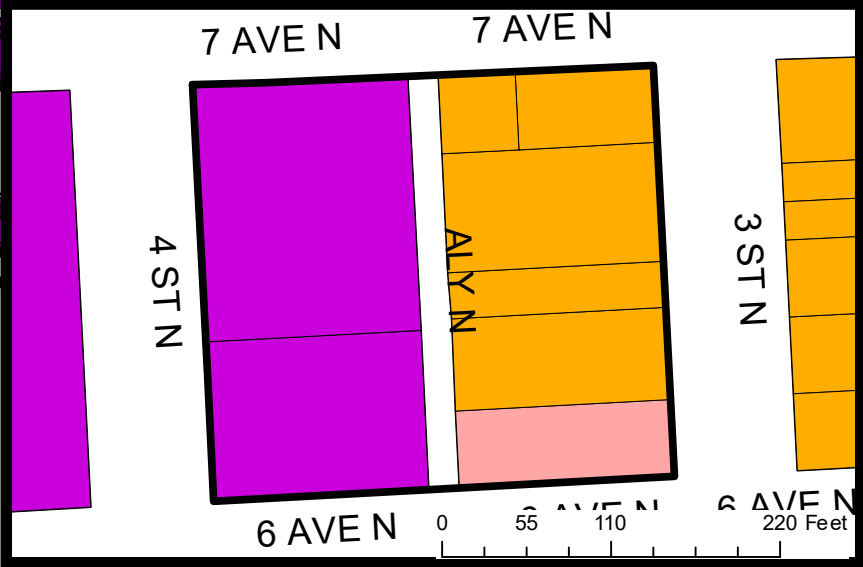
601 & 617 4th Street North;
602, 608, 612 & 616 3rd Street North;
304 & 312 7th Avenue North

HAL Addition



Legend

AG	DMU	GC	GO	LC	MR-1	MR-2	MR-3	MHP	MNC	NO	P/I	SR-2	SR-3	SR-4	SR-5	City Limits



HAL ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A REPLAT OF BLOCK 37, KEENEY AND DEVITT'S SECOND ADDITION
(A MAJOR SUBDIVISION)

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 Planing Commission this ____ day of _____, 2024.

Rocky Schneider, 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 Rocky Schneider, 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

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That JS2L Partners, LLP, a North Dakota limited liability partnership, as owner of a parcel of land located in that part of the Southeast Quarter of Section 6, Township 139 North, Range 48 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Block 37 of KENNEY AND DEVITT'S 2ND ADDITION, according to the plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Containing 80,912 square feet or 1.86 acres of land, 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 "HAL ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER:
JS2L Partners, LLP

By: Stephen Lyngstad, partner

County of Cass
State of North Dakota

On this ____ day of _____, in the year 2024 before me, a notary public within and for said County and State, personally appeared Stephen Lyngstad, partner, JS2L Partners, 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 the limited liability partnership.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

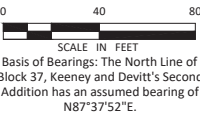
I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed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



LEGEND

- MONUMENT FOUND, 5/8" REBAR
- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE

DOCUMENT OF RECORD

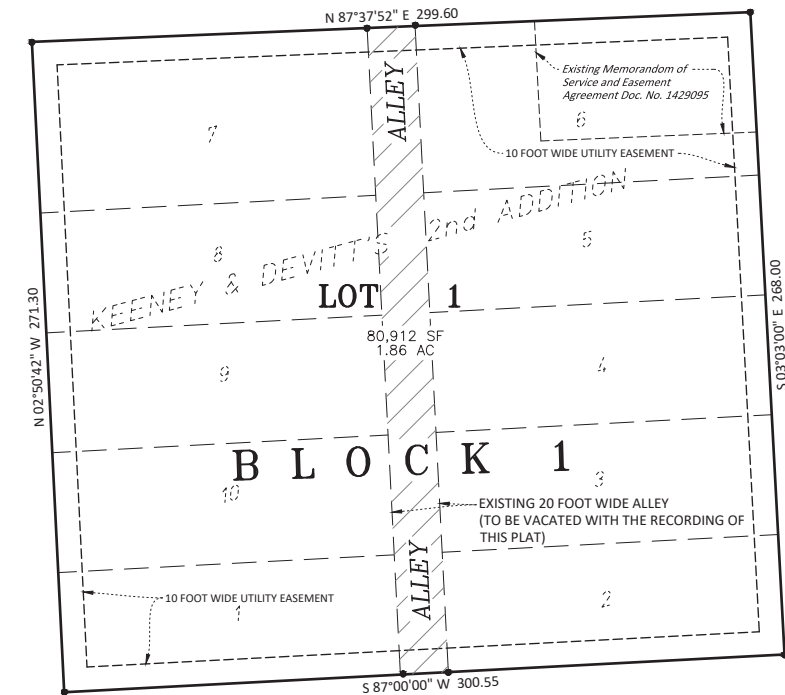
1. AGREEMENT FOR WATER SERVICE LINE TO HUMBLE OIL & REFINING COMPANY ENCUMBERING ALL OF LOT 1 AND PART OF LOT 10 IN BLOCK 37, KEENEY AND DEVITT'S SECOND ADDITION, RECORDED IN DOC. NO. 362839.

MERITCARE
ADDITION

8 9 10 11
KEENEY & DEVITT'S 2nd ADDITION
12

11
12

7 AVENUE NORTH



7 8 9 10 1
KEENEY & DEVITT'S 2nd ADDITION

6 5 4 3 2
KEENEY & DEVITT'S 2nd ADDITION

7 6
ADDITION

8 9 4 3 2 1
KEENEY & DEVITT'S 2nd ADDITION
BOND'S SUBDIVISION

1
220 ADDITION
9



PREPARED BY:

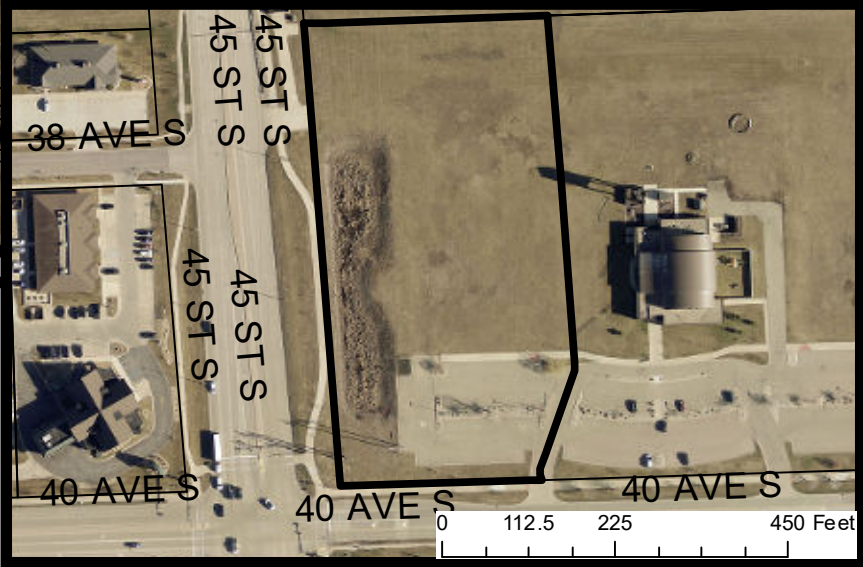
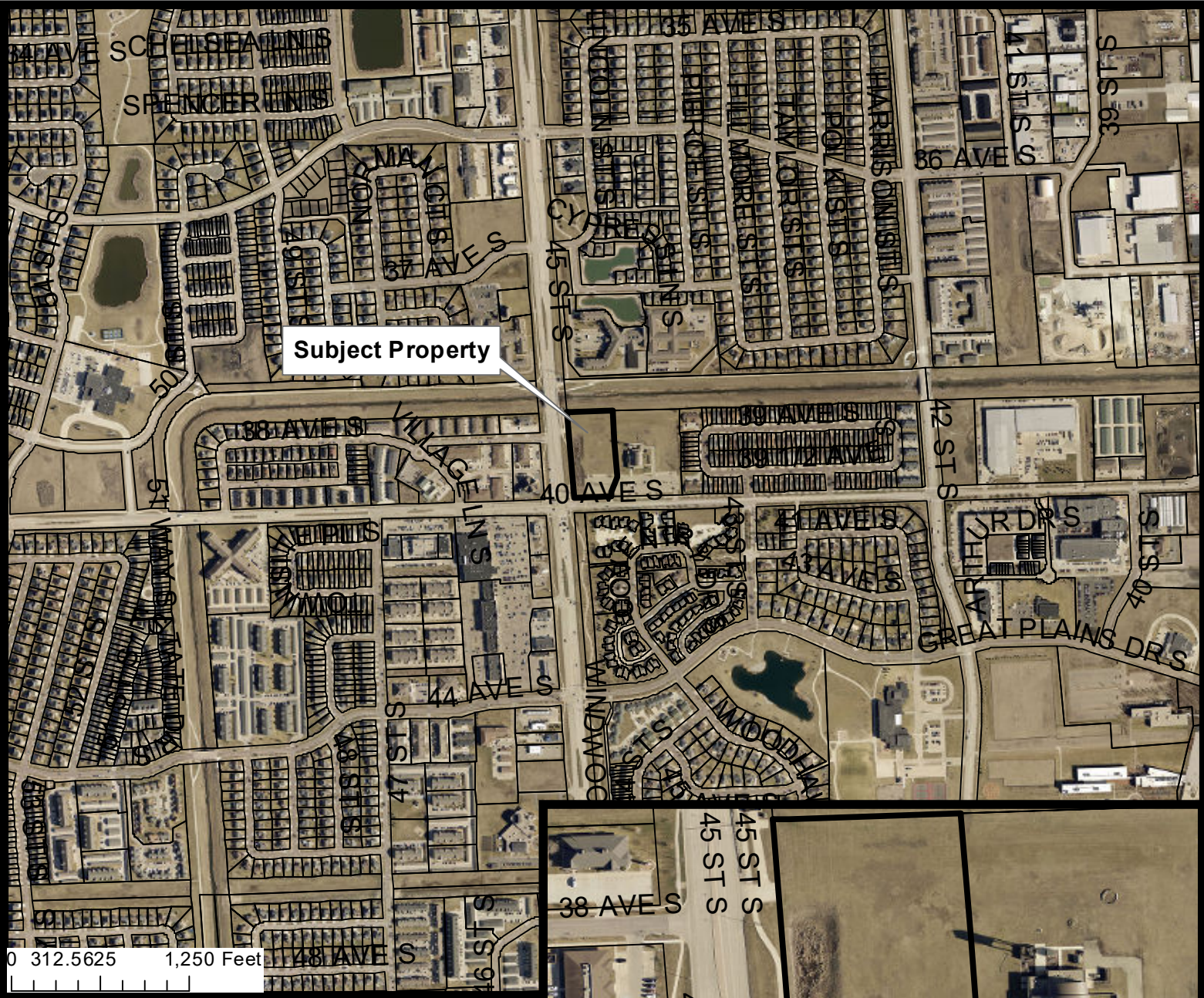
BOLTON & MENK

preliminary

Zone change from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O

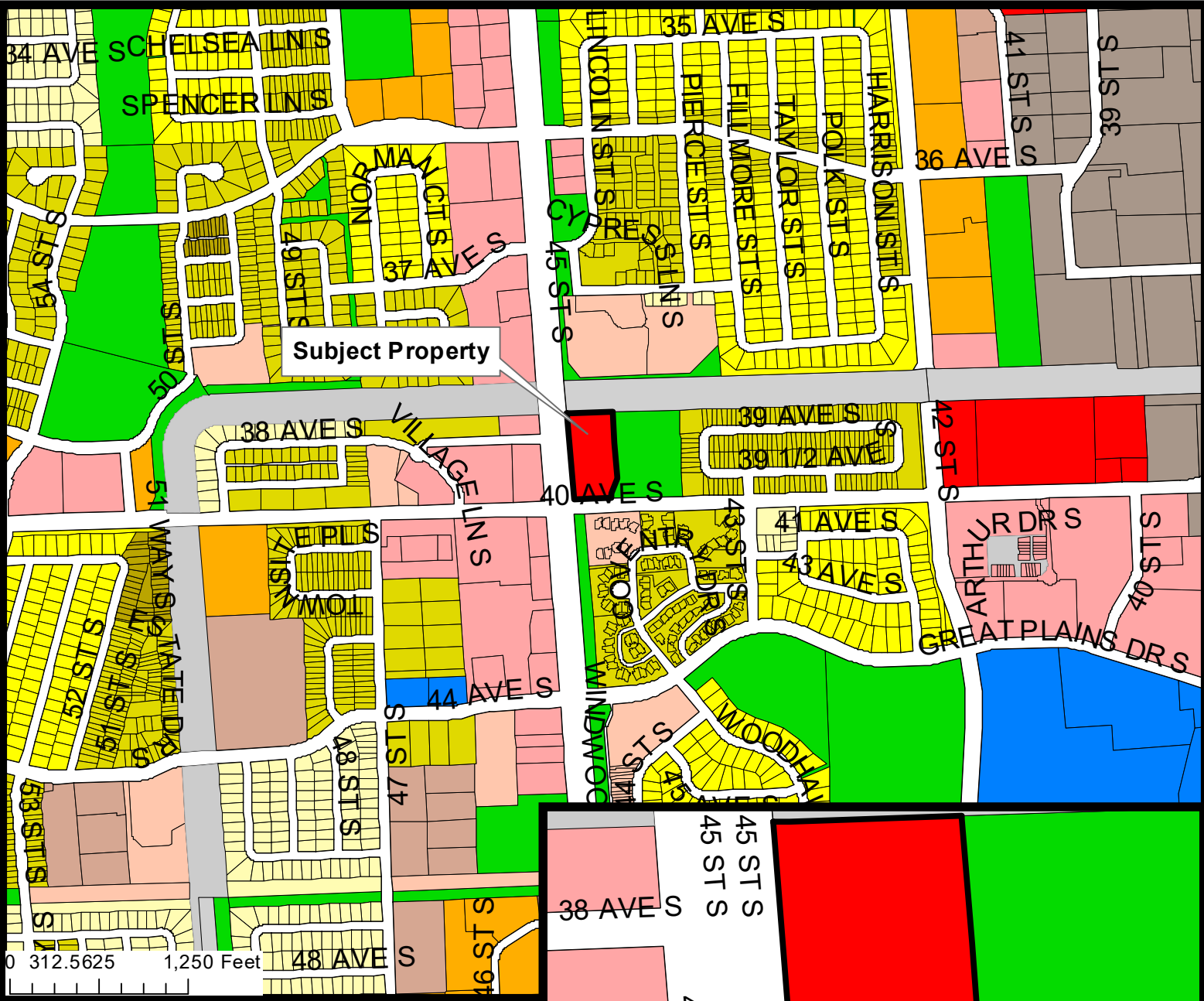
Southwest Fargo Mission Second Addition

4475 40th Avenue South



Zone change from GC, General Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O

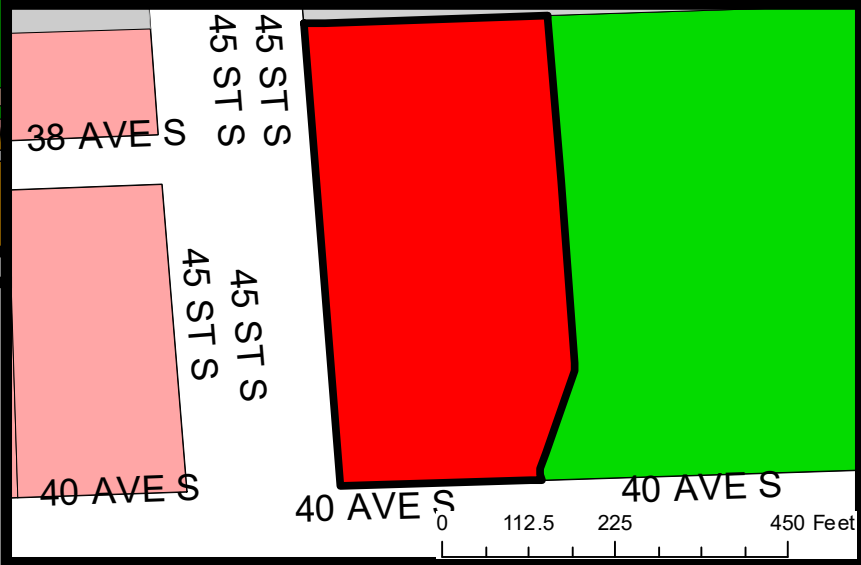
Southwest Fargo Mission Second Addition 4475 40th Avenue South



0 312.5625 1,250 Feet

Legend

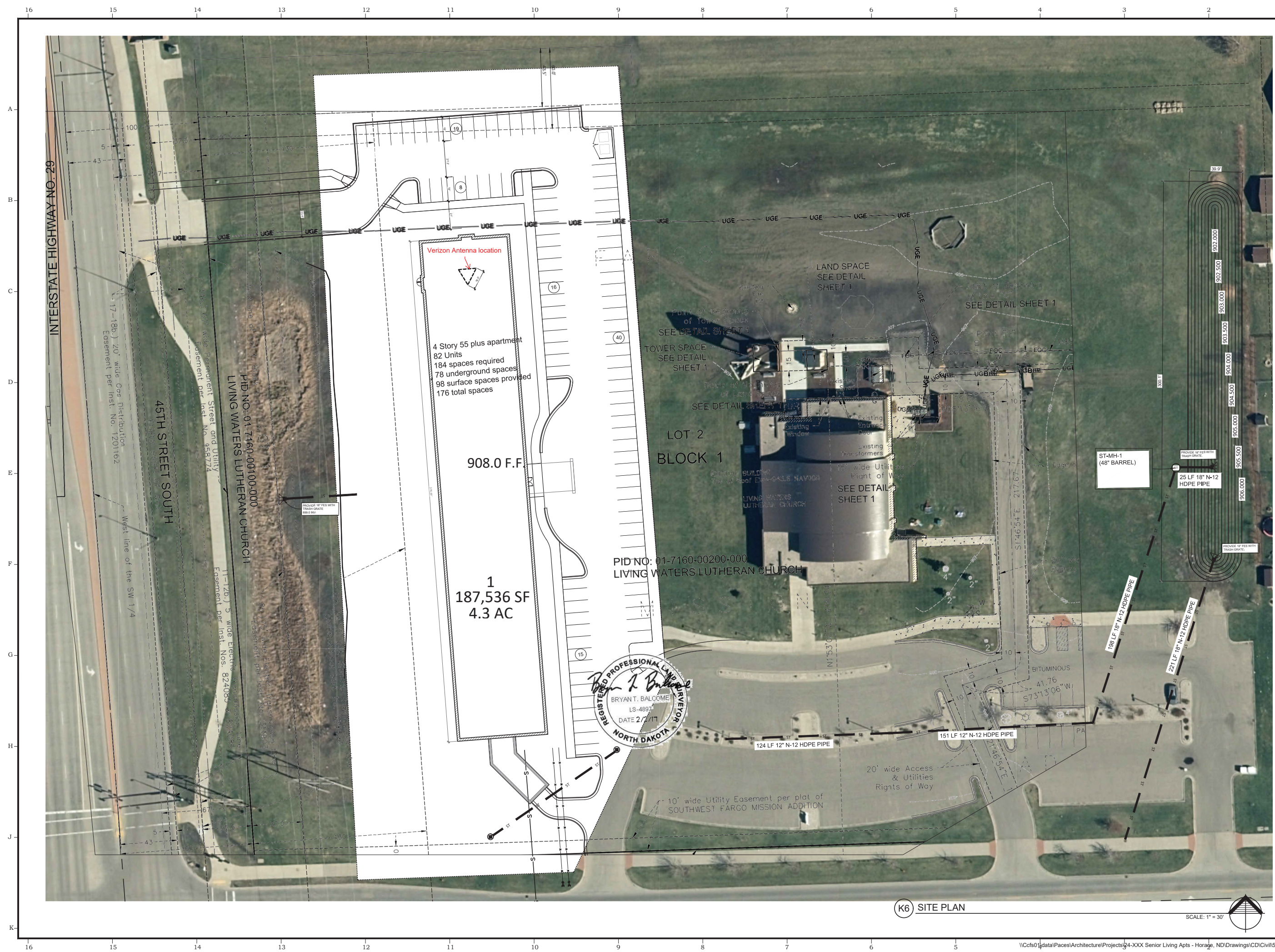
AG	DMU	GC	GO	LC	MR-1	MR-2	MR-3	MHP	NO	PT	UMU	SR-2	SR-3	SR-4	SR-5	City Limits
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0 112.5 225 450 Feet



Fargo Planning Commission
October 1, 2024



DATE:	MAY 16, 2022
PROJECT NO:	21-057
DRAWN BY:	RK
CHECKED BY:	CM
REVISIONS:	

LIVING WATERS

CONSTRUCTION SETCHRISTIANSON
COMPANIES

PH. (701) 281-9500
FAX (701) 281-9501

**4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104**



PH. (701) 499-0212
FAX (701) 281-9501

SHEET DESCRIPTION:
SITE PLAN

Sheet
C1.1

CUP, Conditional Use Permit for Wholesale Use in the GC,
General Commercial zoning district

Village West Fourth Addition

902 40th Street South

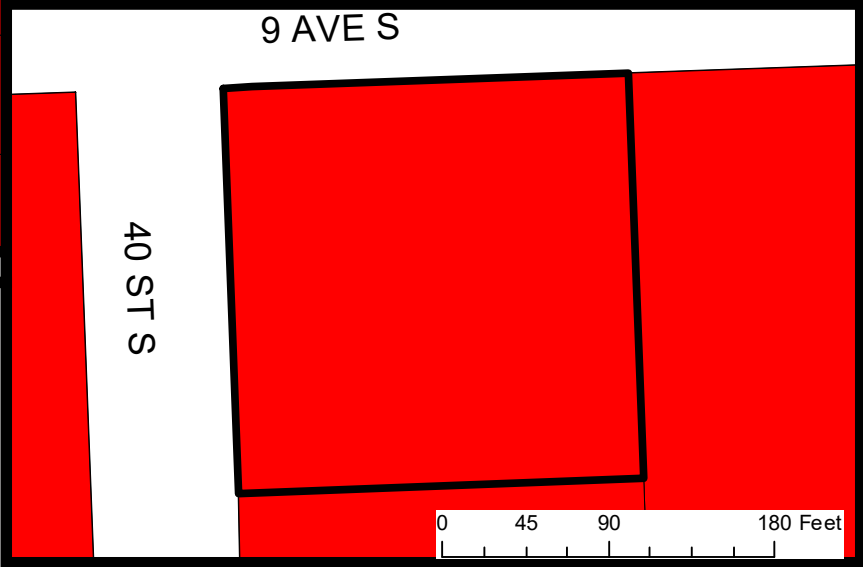
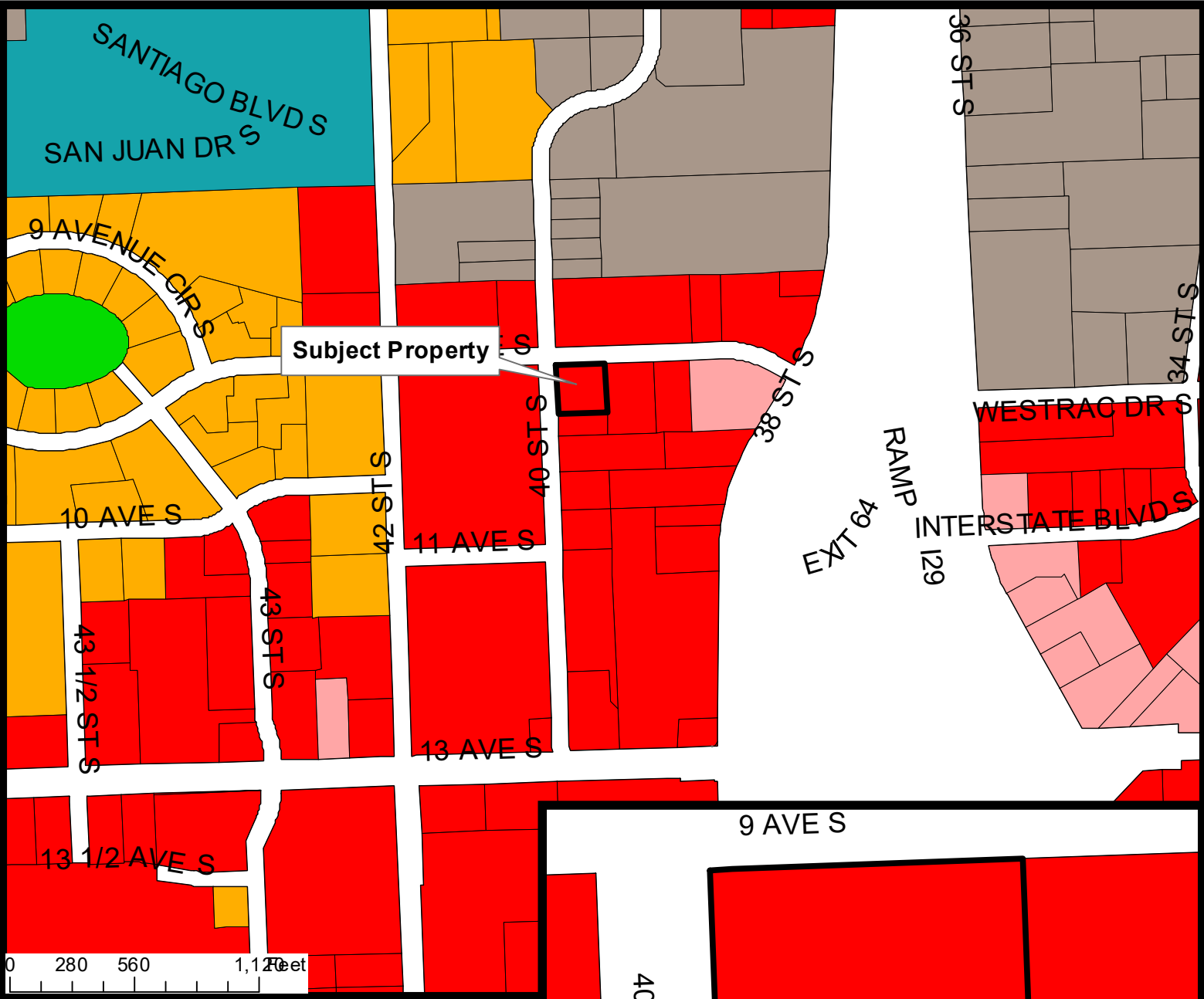


Legend
City Limits

CUP, Conditional Use Permit for Wholesale Use in the GC,
General Commercial zoning district

Village West Fourth Addition

902 40th Street South



N

Legend

AG	DMU	GC	GO	LC	MR-1	MR-2	MR-3	MHP	NC	P/I	UMU	SR-2	SR-3	SR-4	SR-5	City Limits
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[illegible]

WAREHOUSE
902 40 ST S
FARGO, ND

CHRISTIANSON
COMPANIES

PH. (701) 281-9500
FAX (701) 281-9501

4609 33RD AVE. S.
SUITE 400
FARGO, ND 58104



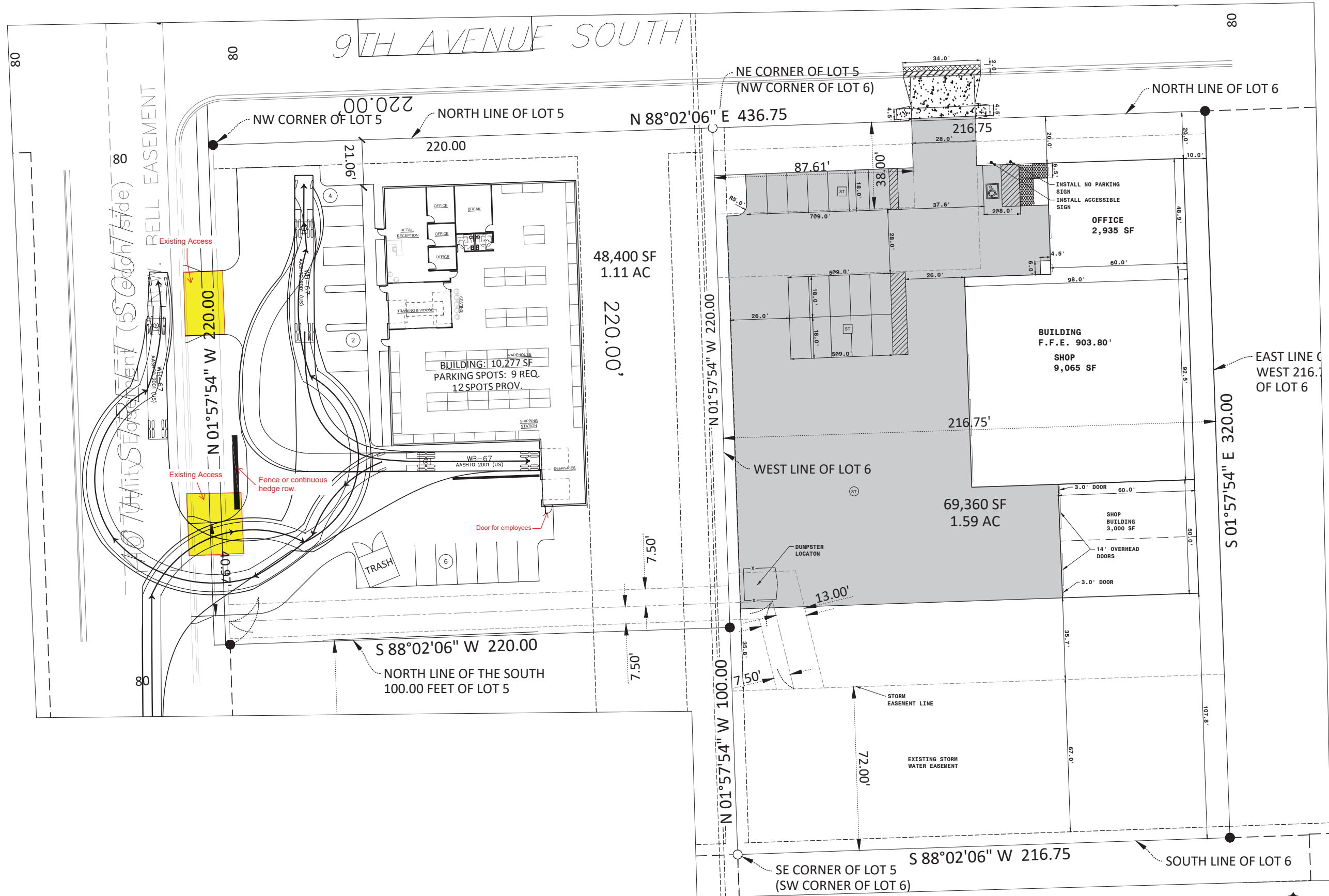
PH. (701) 499-0212
FAX (701) 281-9501

SHEET DESCRIPTION:

SITE PLAN

Sheet

C1.1



(K5) SITE PLAN

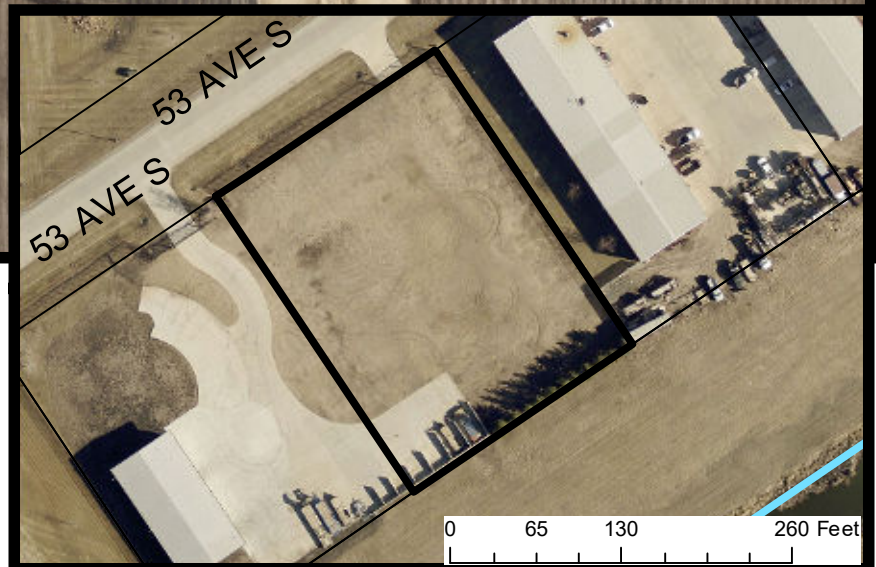
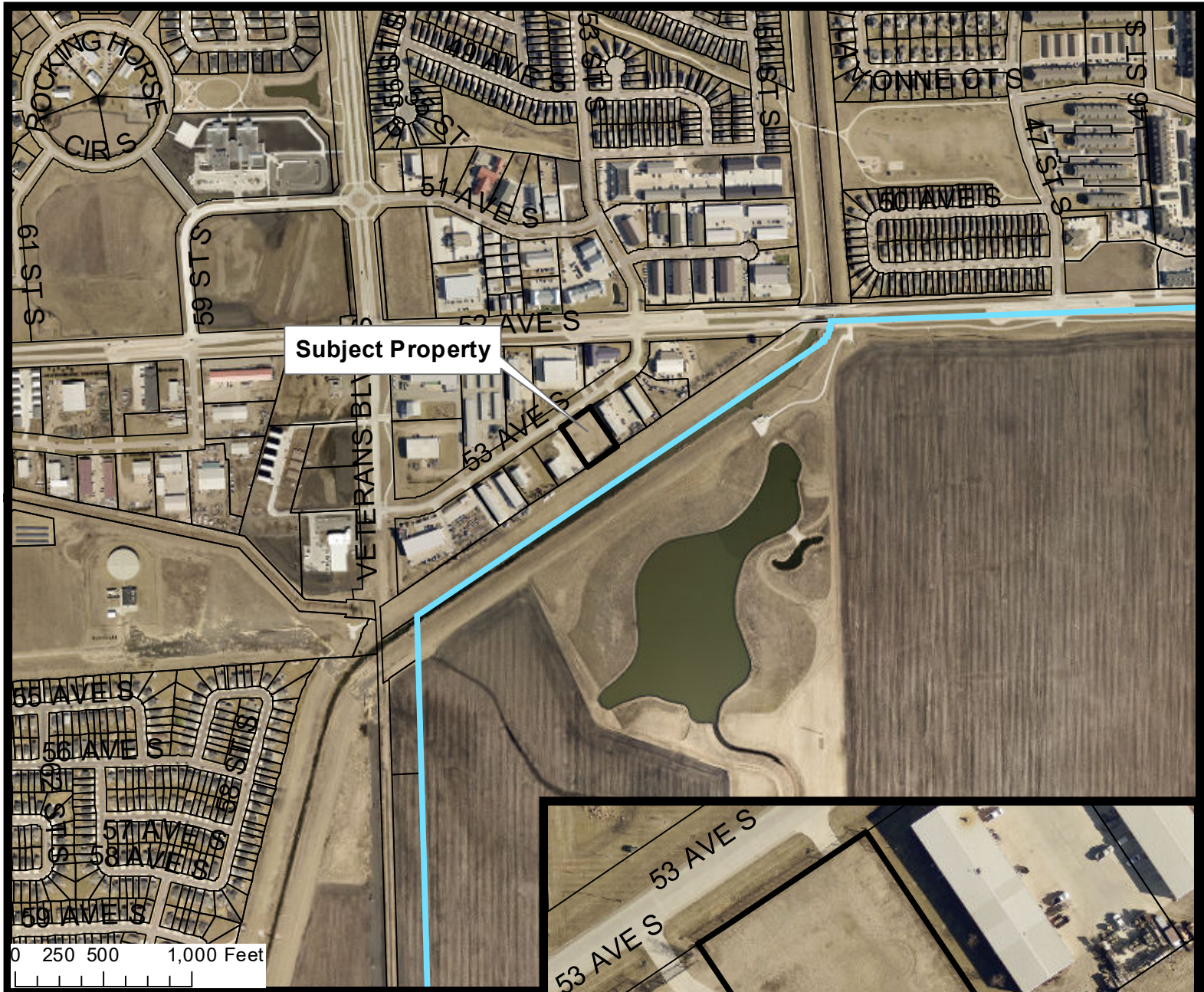
SCALE: 1" = 20'



CUP, Conditional Use Permit to allow Industrial Uses in the GC, General Commerical zoning district

Austin's Subdivision

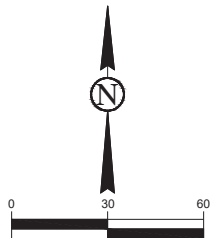
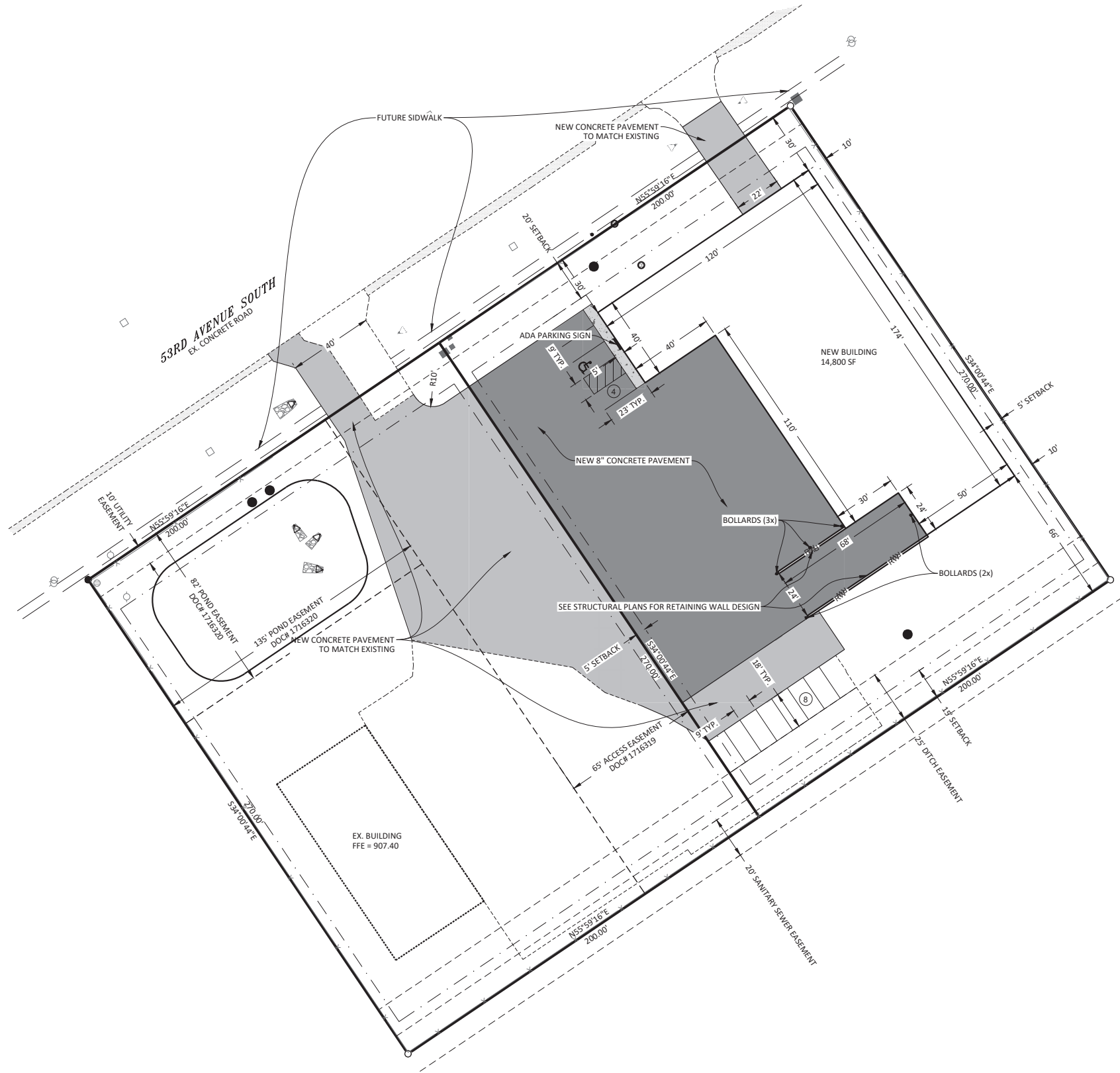
5418 53 Avenue South




Legend

City Limits

C:\Users\Z\OneDrive\Shared Files\Projects_2024\24043 - 53rd Ave Shop Building Fargo\Drawings\24043 - Project\Design\24043_C.dwg



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



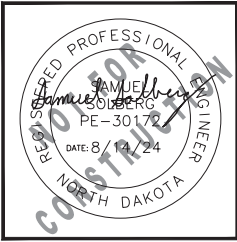
LOWRY

ENGINEERING

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

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



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

OVERALL
SITE
PLAN

C-4