

## PLANNING COMMISSION CASES SCHEDULED FOR DECEMBER 3, 2019 HEARING

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Please see the list of items below, and the graphics that follow, of cases currently scheduled for the December 3, 2019 Planning Commission hearing.

The staff planner's contact information is below. Please contact the staff planner if you have questions on this case.

Thank you.

### Staff Contact Information:

Donald Kress (241-1473) [dkress@FargoND.gov](mailto:dkress@FargoND.gov)  
Aaron Nelson (241-1475) [anelson@FargoND.gov](mailto:anelson@FargoND.gov)  
Maegin Elshaug (476-4120) [melshaug@FargoND.gov](mailto:melshaug@FargoND.gov)  
Kylie Bagley (476-4152) [kbagley@FargoND.gov](mailto:kbagley@FargoND.gov)  
Maggie Squyer (476-4137) [msquyer@FargoND.gov](mailto:msquyer@FargoND.gov)  
Luke Morman (476-6751) [lmorman@FargoND.gov](mailto:lmorman@FargoND.gov)

1. An application requesting a zoning change from LC, Limited Commercial to MR-3, Multi-Dwelling Residential on the proposed Lot 1, Block 1, Prairie Grove Fifth Addition, and a plat of **Prairie Grove Fifth Addition (minor subdivision)** a replat of Lot 1, Block 4, Prairie Grove First Addition, a 1 lot, 1 block residential subdivision  
Located at 5354 26th Street South  
Owner/Applicant: Prairie Grove, Inc. / Michael Casper—Great States Construction  
Staff Contact: Kylie Bagley
2. An application for a plat of **Progressive Retail Center Addition (minor subdivision)**, a replat of portions of Lots 1 and 2, Block 2 of a replat of Lots 1, 2, 3, and 4, Block 1 of Interstate Services Subdivision to the City of Fargo, Cass County, North Dakota, a 1 block, 2 lot commercial subdivision..  
Located at 1015 38<sup>th</sup> Street North  
Owner/Applicant: RM Realty Fargo LLC/Anthony Sager—MBN Engineering  
Staff Contact: Maggie Squyer

3. An application requesting a plat of **Liberty Square Fifth Addition (minor subdivision)**, a replat of Lots 1 & 2, Block 1, Liberty Square Fourth Addition to the City of Fargo, Cass County, North Dakota, a 3 lot, 1 block commercial subdivision.  
Located at 4351 and 4445 23<sup>rd</sup> Avenue South.  
Owner/Applicant: Anderson Park Joint Venture—Michael Bullinger/Paul Johnson—Cityscapes Development  
Staff Contact: Maggie Squire
  
4. An application requesting a zoning map amendment from AG, Agricultural to SR-4, Single-Dwelling Residential and MR-3, Multi-Dwelling Residential on the proposed Valley View Estates Addition, and a plat of **Valley View Estates Addition (major subdivision)**, a plat of an unplatted portion of the southwest quarter and the southeast quarter of Section 28, Township 139 North, Range 48 West of the 5th Principal Meridian, to the City of Fargo, Cass County, North Dakota, a 7 block, 105 lot residential subdivision.  
Located at 4952 and 5052 36<sup>th</sup> Avenue South  
Owner/Applicant: K Square Developers, LLC/ Eagle Ridge Development—Jon Youness  
Staff Contact: Donald Kress
  
5. An application requested a zoning map amendment from MR-3, Multi-Dwelling Residential to LC, Limited Commercial on the west 43.26 feet of Lots 7 & 8 and adjacent east 7.5 feet of vacated alley of Lane's Subdivision of Block 69 of Ohmer's Subdivision.  
Located at 1206 13th Avenue North  
Owner/Applicant: Sigma Psi Housing, LLC / MBN Engineering—Tony Eukel  
Staff Contact: Luke Morman  
*NOTE: Items 5 and 6 share the same location map and zoning map in the packet below*
  
6. An application requesting a condition use permit to allow Group Living in the LC, Limited Commercial zone and for an Alternate Access Plan to on the west 91.73 feet of Lot 1 and the east 41.27 feet of Lots 1 & 2 and the west 1/2 of the vacated alley, and the west 43.26 feet of Lots 7 & 8 and adjacent east 7.5 feet of vacated alley of Lane's Subdivision of Block 69 of Ohmer's Subdivision.  
Located at 1261 North University Drive and 1206 13th Avenue North  
Owner/Applicant: Sigma Psi Housing, LLC / MBN Engineering—Tony Eukel  
Staff Contact: Luke Morman  
*NOTE: Items 5 and 6 share the same location map and zoning map in the packet below*
  
7. An application requesting a conditional use permit to allow an Alternative Access Plan for reduced parking on Lot 3, Block 1 of the proposed Timber Parkway Fourth Addition.  
Located at 4801 Timber Parkway South.  
Owner/Applicant: PLC Investments LLC/ PACES Lodging—Chris Mack  
Staff Contact: Kylie Bagley

The cases below are continued to the December 3 agenda from the November 5 agenda. No information is included in this packet on these cases,

An application requesting a Plat of Commerce of 12th Fifth Addition (Minor Subdivision) a replat of Lots 4-5, Block 1, Commerce on 12th Third Addition, to the City of Fargo, Cass County, North Dakota.

Located at 5540 and 5570 13th Avenue North

Owner/Applicant: Fargo Commercial Properties/ PRG

Staff Contact: Donald Kress

An application requesting a Plat of Rail Crossing First Addition (Minor Subdivision) a replat of Lots 6-20, Block 11; Lots 14-21, Block 12; portion of the vacated alley in Block 11; and a portion of vacated 22nd Street, Tyler's Addition, to the City of Fargo, Cass County, North Dakota.

Located at 2161 and 2215 3rd Avenue North; 321 23rd Street North

Owner/ Applicant: Rail Crossing LLC/Fabricators Unlimited

Staff Contact: Luke Morman

An application requesting a Zoning Change from SR-3, Single Dwelling Residential to MR-1, Multi-Dwelling Residential, on Lot E and the South 40 feet adjacent to Lot E, Block 37, Eddie & Fullers Auditors Outlots

Located at 1437 6th Avenue South.

Owner/Applicant: James and Carol Baum Living Trust/James Baum

Staff Contact: Maggie Squire



# Zone Change (LC to MR-3) & Plat (Minor)

## Prairie Grove Fifth Addition

5354 26th St S

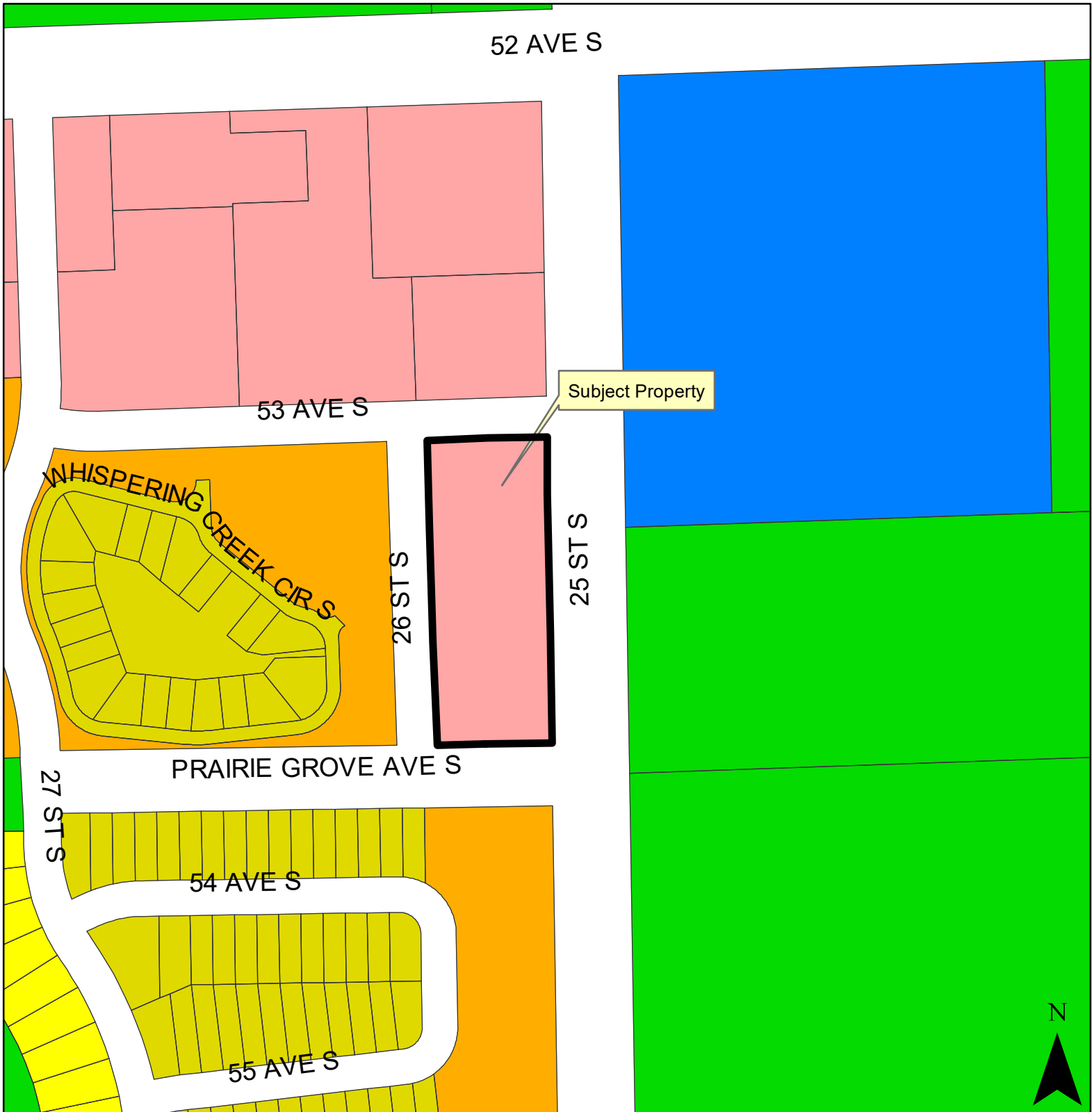




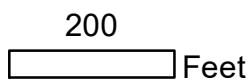
# Zone Change (LC to MR-3) & Plat (Minor)

## Prairie Grove Fifth Addition

5354 26th St S



### Legend



PRAIRIE GROVE 5TH ADDITION

REPLAT OF LOT 1 BLOCK 4 OF PRAIRIE GROVE FIRST ADDITION  
To the City of Fargo, Cass County, North Dakota

53 AVE S

LOT 1  
BLOCK 3

26 ST S

LOT 1  
BLOCK 1

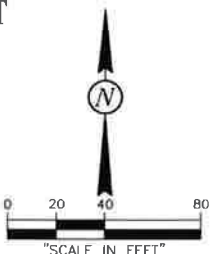
25 ST S

PRAIRIE GROVE AVE S

PRELIMINARY PLAT



Neset  
LAND SURVEYS



LEGEND

- MONUMENT SET
- MONUMENT FOUND
- EX. EASEMENT LINE
- EX. PROPERTY LINE
- EX. PROPERTY LINE TO BE ABANDONED
- PROPERTY BOUNDARY LINE
- NEW LOT LINE
- NEW EASEMENT LINE
- SECTION LINE
- EXISTING LOT NUMBER
- UTILITY EASEMENT

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT PRAIRIE GROVE INC. IS THE OWNER OF: LOT 1 IN BLOCK FOUR, OF PRAIRIE GROVE FIRST ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA,

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS, PRAIRIE GROVE SECOND ADDITION TO THE CITY OF FARGO. SAID OWNERS ALSO HEREBY DEDICATE AND CONVEY TO THE PUBLIC, FOR PUBLIC USE, ALL ACCESS AND UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID PRAIRIE GROVE 2ND ADDITION, CONSISTS OF 1 LOT AND ONE BLOCK, AND CONTAINS 2.52 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF SIGHT AND RECORD.

PRAIRIE GROVE INC.

BY: MICHAEL CASPER  
ITS: PRESIDENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC

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 PRAIRIE GROVE 2ND 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 \_\_\_\_\_, 2019.

COLE A. NESET,  
REGISTERED LAND SURVEYOR  
ND REG. NO. 7513

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, REGISTERED LAND SURVEYOR, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

APPROVED BY THE FARGO CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BRENDA DERRIG, CITY ENGINEER

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED APRIL E. WALKER, CITY ENGINEER, 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

FARGO PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

JOHN Q. PAULSEN, CHAIR  
FARGO PLANNING COMMISSION

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN Q. PAULSEN, CHAIR, FARGO PLANNING COMMISSION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC

FARGO CITY COMMISSION APPROVAL

APPROVED BY THE BOARD OF CITY COMMISSIONERS AND ORDERED FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

TIMOTHY J. MAHONEY, MAYOR

ATTEST:

STEVEN SPRAGUE, CITY AUDITOR

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, 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 THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC

10/18/19 12:50:11 PM Z:\Lowry Shared Files\Projects\_2019\18065 - Great States 53rd Ave S\Drawings\18065\_PrelimSurvey\18065\_PrelimSurvey.dwg



# Plat (Minor)

## Progressive Retail Center Addition

1015 38th St N

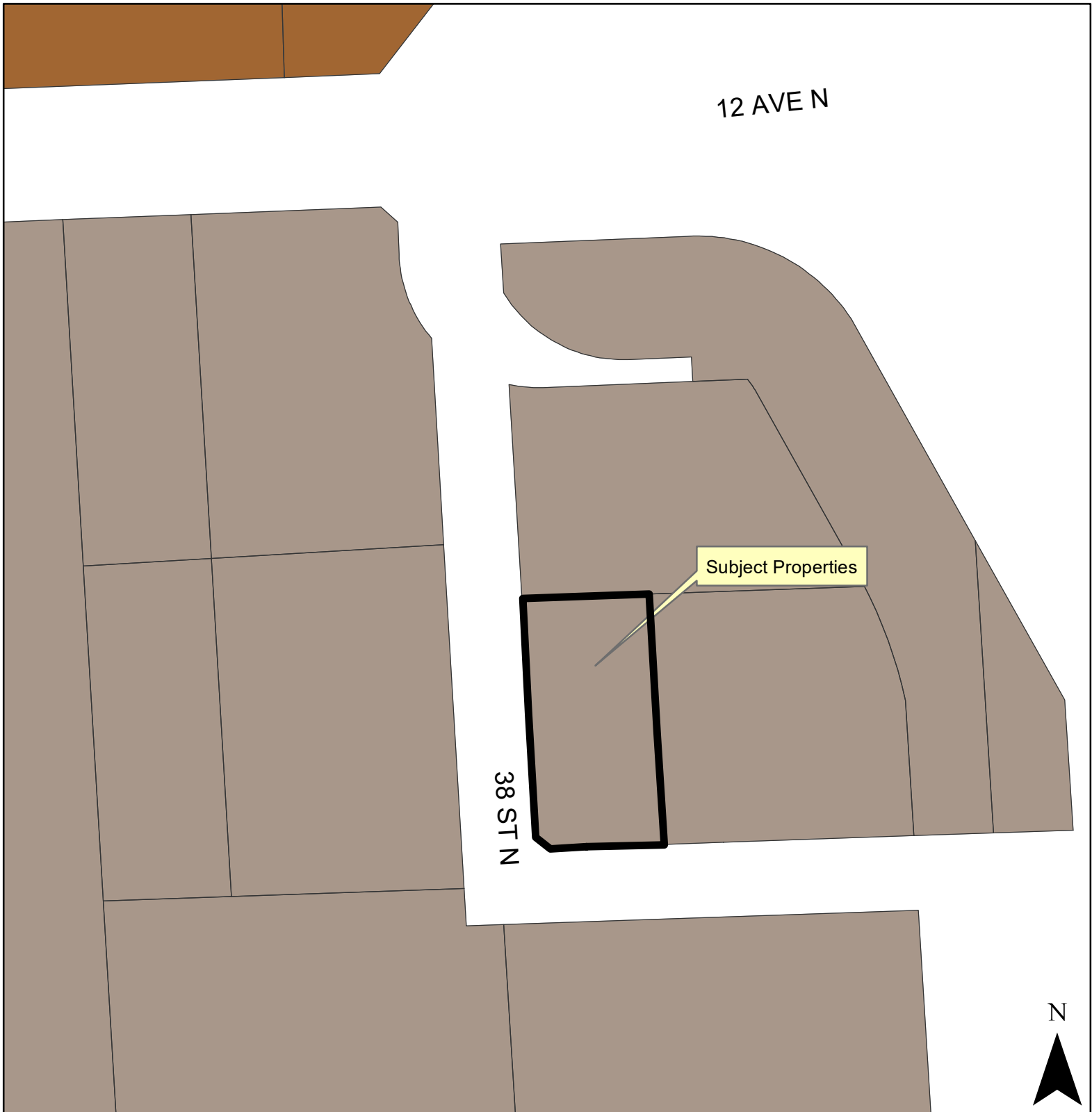




# Plat (Minor)

## Progressive Retail Center Addition

1015 38th St N



### Legend

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

100

Feet

# PROGRESSIVE RETAIL CENTER ADDITION

A REPLAT OF PARTS OF LOTS 1 AND 2, BLOCK 2 OF A REPLAT OF LOTS 1, 2, 3, AND 4, BLOCK 1,  
OF INTERSTATE SERVICES SUBDIVISION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MINOR SUBDIVISION)

## OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: That RM Realty Fargo, LLC, is the owner of Lot Two, except the easterly fifty-six feet of said Lot Two, together with the southerly ten feet of the westerly one hundred nineteen feet of Lot One, as measured along the southerly line of said Lot One, in Block Two, of the Replat of Interstate Services Subdivision, to the City of Fargo, situate in the County of Cass and the State of North Dakota as filed and on record at the office of the County Recorder, Cass County, North Dakota; that we have caused the same to be surveyed and replatted as **PROGRESSIVE RETAIL CENTER ADDITION** to the City of Fargo, Cass County, North Dakota.

## OWNER:

RM Realty Fargo, LLC

*Steven Brown*  
Steven Brown, Owner

*Cynthia Brown*  
Cynthia Brown, Owner

State of Colorado )  
County of Denver )

On this 11th day of September, 2019, before me personally appeared Steven Brown and Cynthia Brown, 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 RM Realty Fargo, LLC.

Notary Public: *Renée Anderson*

RENEE ANDERSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064008462  
MY COMMISSION EXPIRES MARCH 11, 2022

## 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 3rd day of Sept, 2019.

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

State of North Dakota )  
County of Cass )

On this 3rd day of September, 2019, before me personally appeared Joshua J. Nelson, 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: *Kimberly A. Hulm*

KIMBERLY A. HULM  
Notary Public  
State of North Dakota  
My Commission Expires July 31, 2020

## LEGEND

- MONUMENT IN PLACE
- MONUMENT SET  
(5/8" REBAR, CAPPED PLS# LS-27292)
- BOUNDARY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE

## NOTES:

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

## CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Brenda E. Derring, P.E., City Engineer

State of North Dakota )  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Brenda E. Derring, 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 she executed the same as her free act and deed.

Notary Public: \_\_\_\_\_

## FARGO PLANNING COMMISSION APPROVAL:

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

John Gunkelman, Chair  
Fargo Planning Commission

State of North Dakota )  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared John Gunkelman, 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

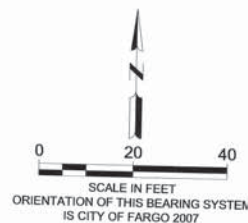
State of North Dakota )  
County of Cass )

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: \_\_\_\_\_

38TH STREET NORTH

38TH STREET NORTH



**Mead  
& Hunt**

Phone: 701-566-6450  
meadhunt.com

Project No.  
4289700-191738.01  
SHEET 1 OF 1



# Plat (Minor)

## Liberty Square Fifth Addition

4351 & 4445 23rd Ave S



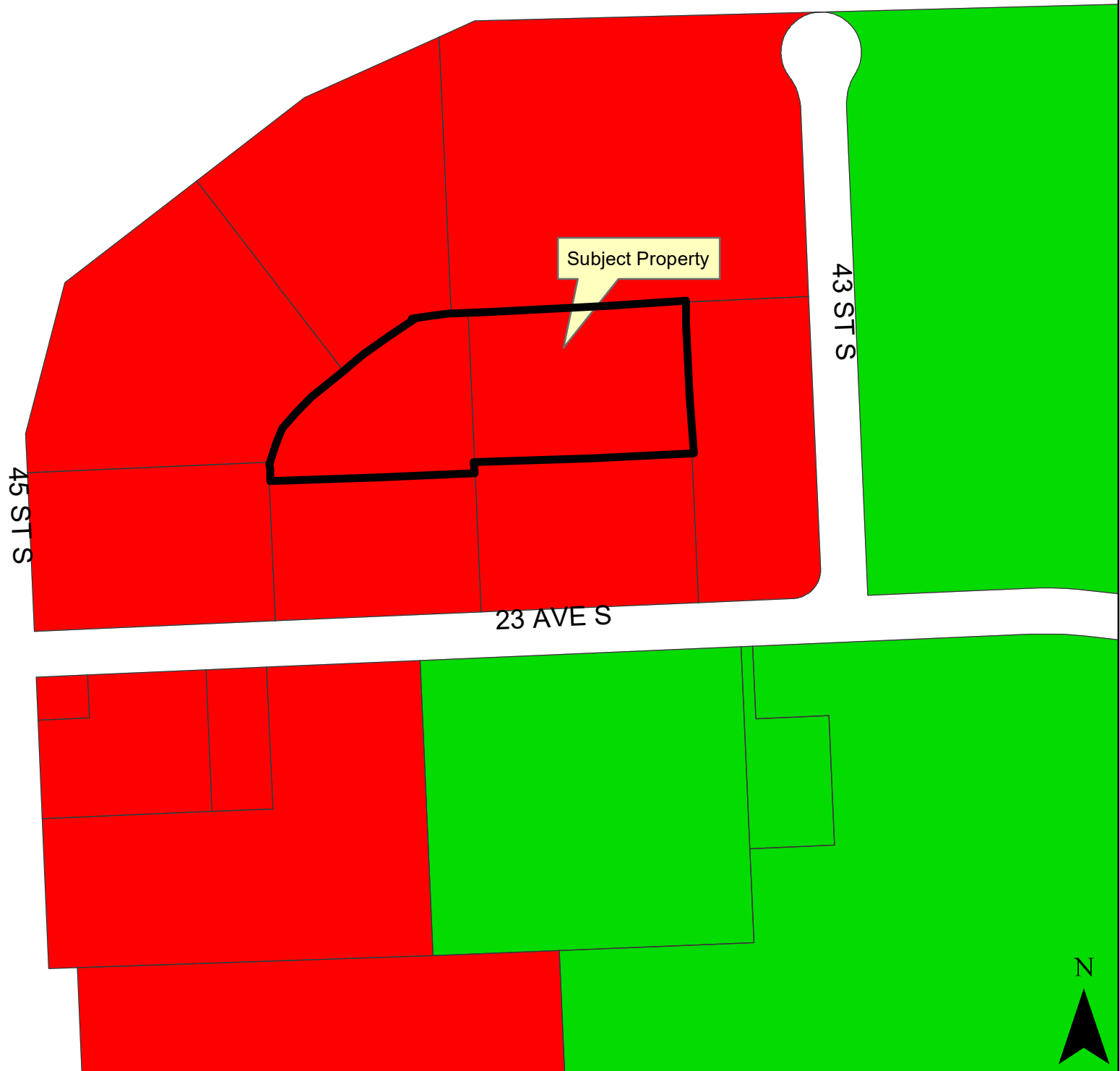


# Plat (Minor)

## Liberty Square Fifth Addition

4351 & 4445 23rd Ave S

194



### Legend

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

200

Feet

# LIBERTY SQUARE FIFTH ADDITION

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1, LIBERTY SQUARE FOURTH ADDITION  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MINOR SUBDIVISION)

## CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this      day of      2019.

Shara Fischer  
Planning Commission Chair

State of North Dakota      )  
County of Cass      ) SS

On this      day of      2019, before me, a notary public in and for said county, personally appeared Shara Fischer, 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, Cass County, North Dakota

My commission expires:     

## FARGO CITY COMMISSION APPROVAL

Approved by the Board of Commissioners and ordered filed this      day of      2019.

Timothy J. Mahoney  
Mayor

Attest:  
Steven Sprague, City Auditor

State of North Dakota      )  
County of Cass      ) SS

On this      day of      2019, 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, Cass County, North Dakota

My commission expires:     

## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by the City Engineer this      day of      2019.

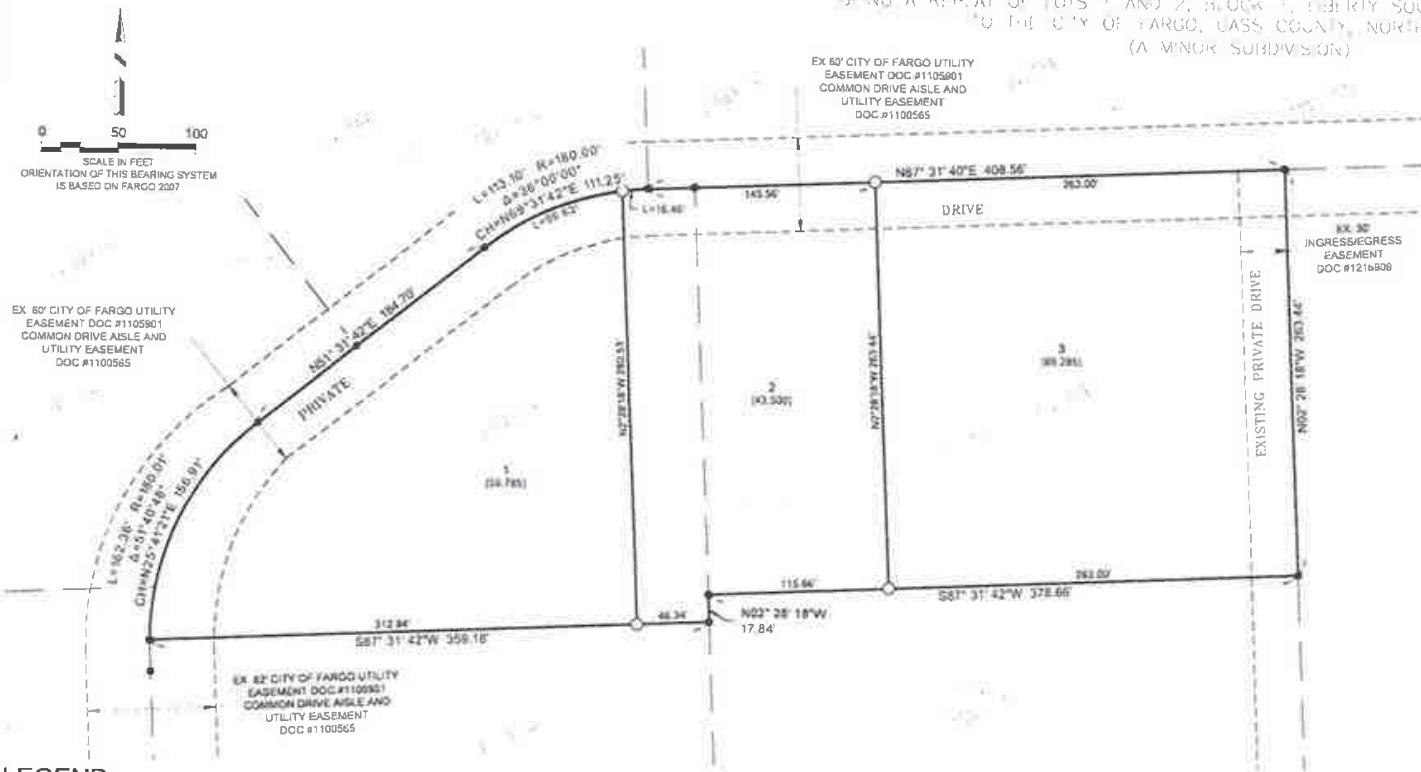
Brenda E. Derrig, P.E.  
City Engineer

State of North Dakota      )  
County of Cass      ) SS

On this      day of      2019, before me, a notary public in and for said county, personally appeared Brenda E. Derrig, City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public, Cass County, North Dakota

My commission expires:     



## LEGEND

- MONUMENT IN PLACE
- SET MONUMENT (5/8" REBAR CAPPED PLS-27292)
- LOT AREA (SQUARE FEET)
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW LOT LINE
- NEW BLOCK LINE
- PLAT BOUNDARY
- NEW EASEMENT LINE

## NOTES:

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

## PLAT BOUNDARY DESCRIPTION

Joshua J. Nelson, being duly sworn, deposes and says that he is the Registered Land Surveyor who prepared and made the attached plat of "LIBERTY SQUARE FIFTH ADDITION" to the City of Fargo, being a replat of Lots 1 and 2, Block 1, LIBERTY SQUARE FOURTH ADDITION, Cass County, North Dakota; that said plat is a true and correct representation of the boundary survey; 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:

Said plat contains 3.96 acres, more or less.

Subject to Easements, Restrictions, Reservations and Rights of Way of Record.

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

State of North Dakota      )  
County of Cass      ) SS

On this      day of      2019, 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, Cass County, North Dakota

My commission expires:     

PLAT BOUNDARY DESCRIPTION  
Replat of Lots 1 and 2, Block 1, LIBERTY SQUARE FOURTH  
ADDITION to the City of Fargo, Cass County, North Dakota.

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, That the Anderson Park Joint Ventures, LLP, a North Dakota Limited Liability Partnership, owners of the above described property, have caused the same to be surveyed and platted as "LIBERTY SQUARE FIFTH ADDITION" to the City of Fargo, a replat of Lots 1 and 2, Block 1, LIBERTY SQUARE FOURTH ADDITION to the City of Fargo, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certification of Joshua J. Nelson, Registered Land Surveyor, and that the description as shown in the certificate of the Registered Land Surveyor is correct.

OWNER:  
Anderson Park Joint Ventures, LLP  
By

State of North Dakota      )  
County of Cass      ) SS

On this      day of      2019, appeared before me, XXXX XXX, XXXX, Anderson Park Joint Ventures, LLP, a North Dakota Limited Liability Partnership, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that they executed the same as their own free act and deed.

Notary Public, Cass County, North Dakota

My commission expires:     

**Mead  
& Hunt**

Phone: 701-566-6450  
meadhunt.com

Project No.  
192596.01  
SHEET 1 OF 2

PRELIMINARY



# Zone Change (AG to SR-4 & MR-3) & Plat (Major)

## Valley View Estates Addition

4952, 5052 & 5080 36th Ave S

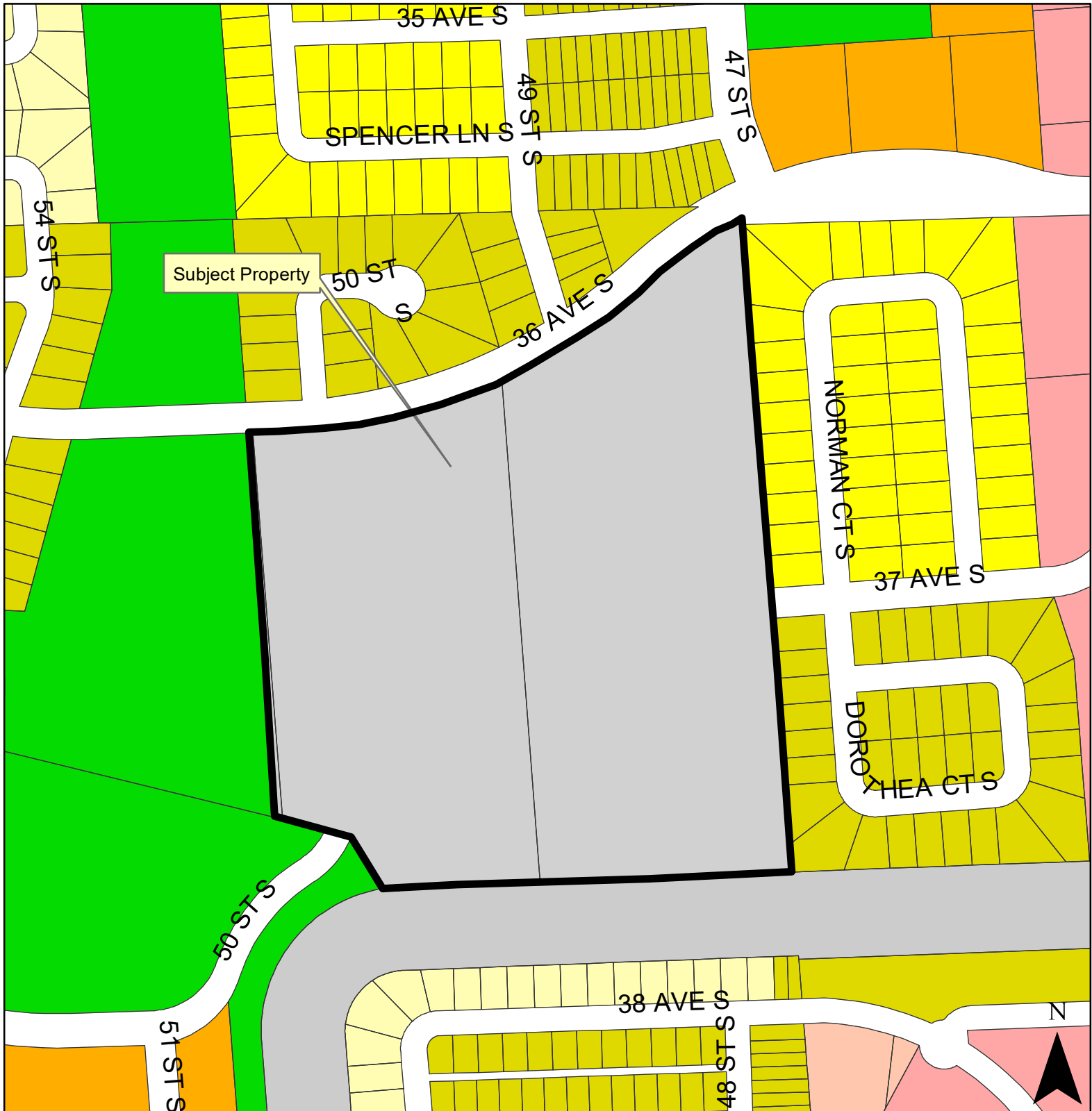




# Zone Change (AG to SR-4 & MR-3) & Plat (Major)

## Valley View Estates Addition

4952, 5052 & 5080 36th Ave S



### Legend

AG	DMU	GC	GO	LC	MR-1	MR-2	MR-3	MHP	NC	NO	P/I	UMU	SR-2	SR-3	SR-4	SR-5	City Limits
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# VALLEY VIEW ESTATES ADDITION

AN UNPLATTED PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 28, T139N, R49W  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MAJOR SUBDIVISION)

## OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That K Square Developers, LLC, a North Dakota limited liability company, as owner of a parcel of land located in that part of the Southwest Quarter and the Southeast Quarter of Section 28, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Beginning at the northeast corner of Lot 7, Block 6, VALLEY VIEW ADDITION, a duly recorded plat on file and of record in the Office of the County Recorder, Cass County, North Dakota; thence North 87 degrees 51 minutes 10 seconds East, assumed bearing, along the south line of 36 Avenue South as dedicated on said VALLEY VIEW ADDITION, 95.60 feet; thence northeasterly continuing along said south line and along a tangential curve concave to the north having a radius of 1500.00 feet and a central angle of 40 degrees 39 minutes 26 seconds a distance of 1064.41 feet; thence northeasterly continuing along said south line and along a reverse curve concave to the south having a radius of 997.00 feet and a central angle of 16 degrees 38 minutes 54 seconds a distance of 289.70 feet to the west line of said SINCEBAUGH ADDITION a duly recorded plat on file and of record in the Office of the County Recorder, Cass County, North Dakota; thence South 04 degrees 23 minutes 34 seconds East, along said west line, 1722.80 feet to the southwest corner of Lot 20, Block 3, said SINCEBAUGH ADDITION; thence South 87 degrees 51 minutes 10 seconds West, along the north line of Cass County Ditch 27 as described in Document 112162 on file and of record in the Office of the County Recorder, Cass County, North Dakota, 1028.04 feet; thence continuing along the north line of Cass County Ditch 27 southwesterly along a tangential curve concave to the southeast having a radius of 380.00 feet and a central angle of 06 degrees 52 minutes 48 seconds a distance of 45.63 feet to the most easterly corner of Lot 2, Block 8 of said VALLEY VIEW ADDITION; thence North 31 degrees 16 minutes 44 seconds, along the easterly line of said Lot 2, a distance of 160.86 feet to the most northerly corner of said Lot 2; thence North 76 degrees 15 minutes 35 seconds West, along the north line of 50 Street South as dedicated in said VALLEY VIEW ADDITION and the northerly line of Lot 8, Block 6, said VALLEY VIEW ADDITION, 206.41 feet to the most southerly corner of Lot 7 said Block 6; thence North 04 degrees 03 minutes 55 seconds West, along the east line of said Lot 7, a distance of 1011.29 feet to the point of beginning.

Containing 41.41 acres, more or less.

Said owners have caused the above described parcel of land to be surveyed and platted as "VALLEY VIEW ESTATES ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to the public for public use all Streets, Avenues and utility easements as shown on this plat and do hereby dedicate to the City of Fargo, Lot 19, Block 7 for drain purposes as shown on this plat.

OWNER: K Square Developers, LLC

By: Brian Kounovsky, president

County of Cass }  
State of North Dakota }ss

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2019 before me, a notary public within and for said County and State, personally appeared Brian Kounovsky, president, K Square Developers, 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, Gregg Stroeing, 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: \_\_\_\_\_  
Gregg Stroeing, Professional Land Surveyor  
North Dakota License Number LS-6703  
State of North Dakota }  
County of Cass }ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, a notary public within and for said County and State, personally appeared Gregg Stroeing, 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 \_\_\_\_\_, 2019.

Brenda E. Derrig, City Engineer

State of North Dakota }  
County of Cass }ss

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2019 before me, a notary public within and for said County and State, personally appeared Brenda E. Derrig, City Engineer 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 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 \_\_\_\_\_, 2019.

John Gunkelman, Planning Commission Chair

State of North Dakota }  
County of Cass }ss

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2019 before me, a notary public within and for said County and State, personally appeared John Gunkelman, 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 \_\_\_\_\_, 2019.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

County of Cass }  
State of North Dakota }ss

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2019 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

BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5		BLOCK 5		BLOCK 6		BLOCK 7	
LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET	LOT #	SQUARE FEET
1	9,351	1	5,500	1	133,085	1	6,813	21	5,931	1	6,016	1	7,140
2	4,739	2	5,763	2	7,499	2	4,688	22	4,517	2	4,500	2	6,377
3	4,739	3	4,500	3	4,619	3	4,824	23	5,774	3	6,937	3	4,501
4	6,063	4	7,512	4	7,514	4	7,788	24	4,929	4	4,831	4	5,764
5	4,739	5	4,500	5	4,501	5	4,765	25	4,771	5	4,830	5	4,501
6	4,739	6	6,375	6	6,377	6	4,583	26	5,763	6	6,639	6	6,377
7	7,158	7	7,561	7	4,501	7	6,375	27	4,500	7	4,500	7	4,501
8	6,491	8	5,903	8	6,377	8	4,500	28	4,500	8	5,763	8	6,376
9	7,854	9	4,500	9	4,501	9	4,500	29	7,125	9	4,500	9	6,317
10	4,819	10	7,512	10	5,764	10	5,763	30	7,125	10	5,250	10	8,240
11	4,621	11	4,500	11	4,501	11	4,500	31	4,500	11	5,057	11	16,998
12	6,805	12	4,500	12	6,377	12	5,250	32	4,500	12	4,500	12	9,403
13	6,095	13	5,763	13	7,140	13	5,805	33	5,897	13	5,763	13	6,823
14	7,786	14	4,500			14	7,512	34	5,881	14	4,500	14	5,840
15	11,335	15	5,057			15	4,500	35	5,210	15	4,500	15	8,208
						16	4,500	36	7,512	16	6,450	16	6,825
						17	6,614	37	4,500	17	5,354	17	4,743
						18	6,647	38	6,375	18	5,688	18	147,923
						19	9,659	39	4,500	19	6,080	19	70,155
						20	11,565	40	5,338	20	4,500		
										21	4,500		
										22	6,037		



# PRELIMINARY

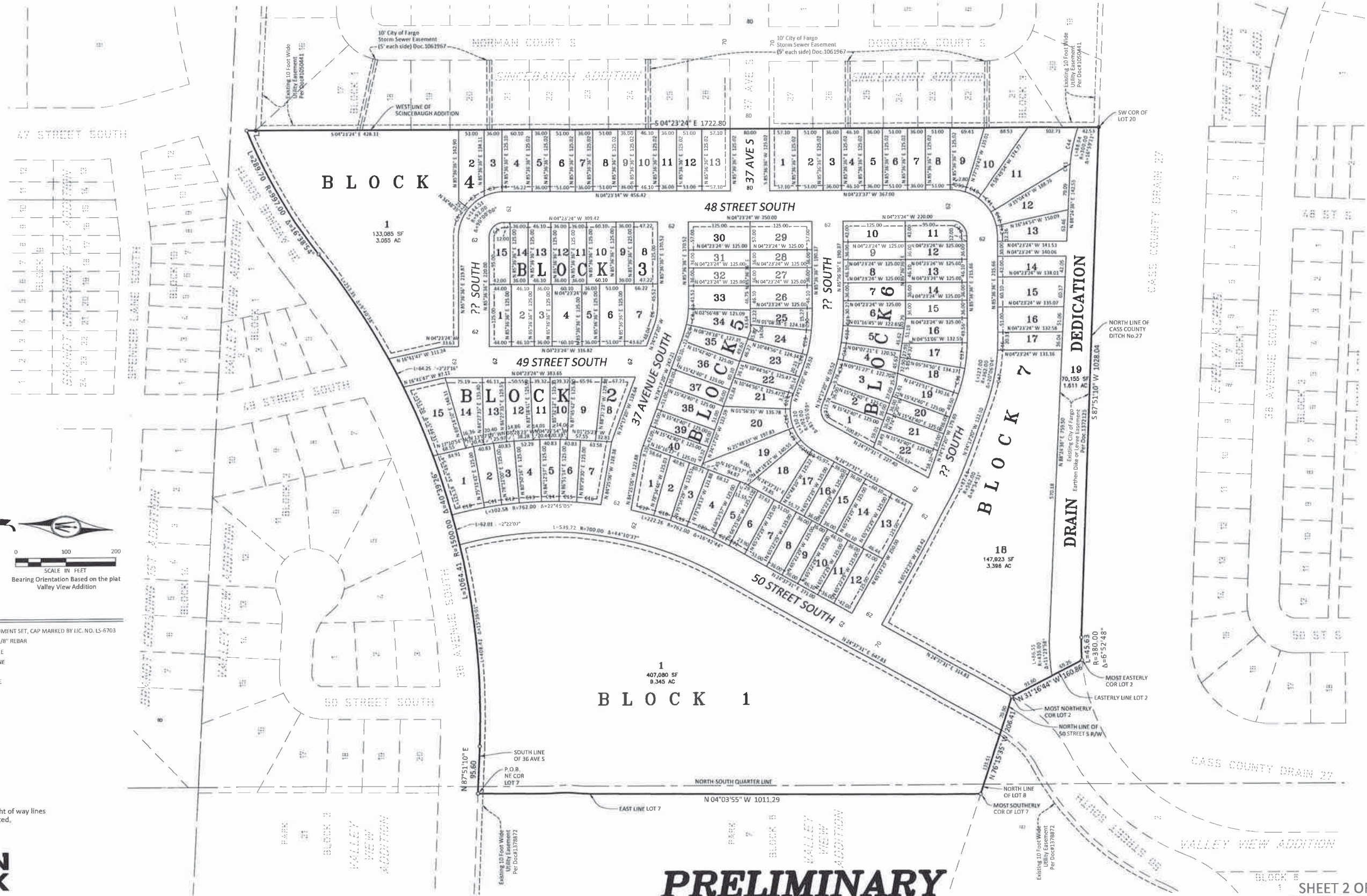
SHEET 1 OF 2



# VALLEY VIEW ESTATES ADDITION

AN UNPLATTED PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 28, T139N, R49W  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA  
(A MAJOR SUBDIVISION)

CURVE TABLE		
CURVE #	LENGTH	DELTA
C1	62.94	39°11'59"
C2	40.32	25°06'42"
C3	37.37	23°16'17"
C4	3.88	2°25'02"
C5	47.12	90°00'00"
C6	35.08	20°06'04"
C7	4.08	1°26'36"
C8	32.10	13°21'06"
C9	20.66	7°18'22"
C10	67.34	5°03'48"
C11	35.08	2°38'16"
C12	35.08	2°38'16"
C13	44.93	3°22'41"
C14	35.08	2°38'16"
C15	35.08	2°38'16"
C16	49.98	3°45'30"
C17	46.65	3°30'27"
C18	35.08	2°38'16"
C19	35.08	2°38'16"
C20	58.58	4°24'16"
C21	35.08	2°38'16"
C22	11.79	0°53'12"
C23	4.13	2°34'19"
C24	29.70	18°29'48"
C25	29.70	18°29'48"
C26	38.14	23°45'11"
C27	28.53	17°46'02"
C28	25.98	4°57'44"
C29	50.29	9°36'18"
C30	28.98	5°32'02"
C31	19.65	3°08'39"
C32	34.13	5°24'06"
C33	34.13	5°24'06"
C34	39.09	6°11'13"
C35	42.46	8°10'09"
C36	53.04	10°07'50"
C37	52.21	9°58'14"
C38	47.12	90°00'00"
C39	27.40	17°03'42"
C40	29.70	18°29'48"
C41	38.14	23°45'11"
C42	29.70	18°29'48"
C43	19.58	12°11'30"
C44	75.74	14°29'20"
C45	13.20	2°43'28"
C46	15.70	2°29'05"
C47	111.30	17°36'59"



- LEGEND**
- 5/8"x18" REBAR MONUMENT SET, CAP MARKED BY L.C. NO. LS-6703
  - MONUMENT FOUND, 5/8" REBAR
  - SUBJECT PROPERTY LINE
  - - - EXISTING PROPERTY LINE
  - - - EASEMENT LINE
  - - - QUARTER SECTION LINE

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.



**PRELIMINARY**



# Zone Change (MR-3 to LC) & Conditional Use Permit

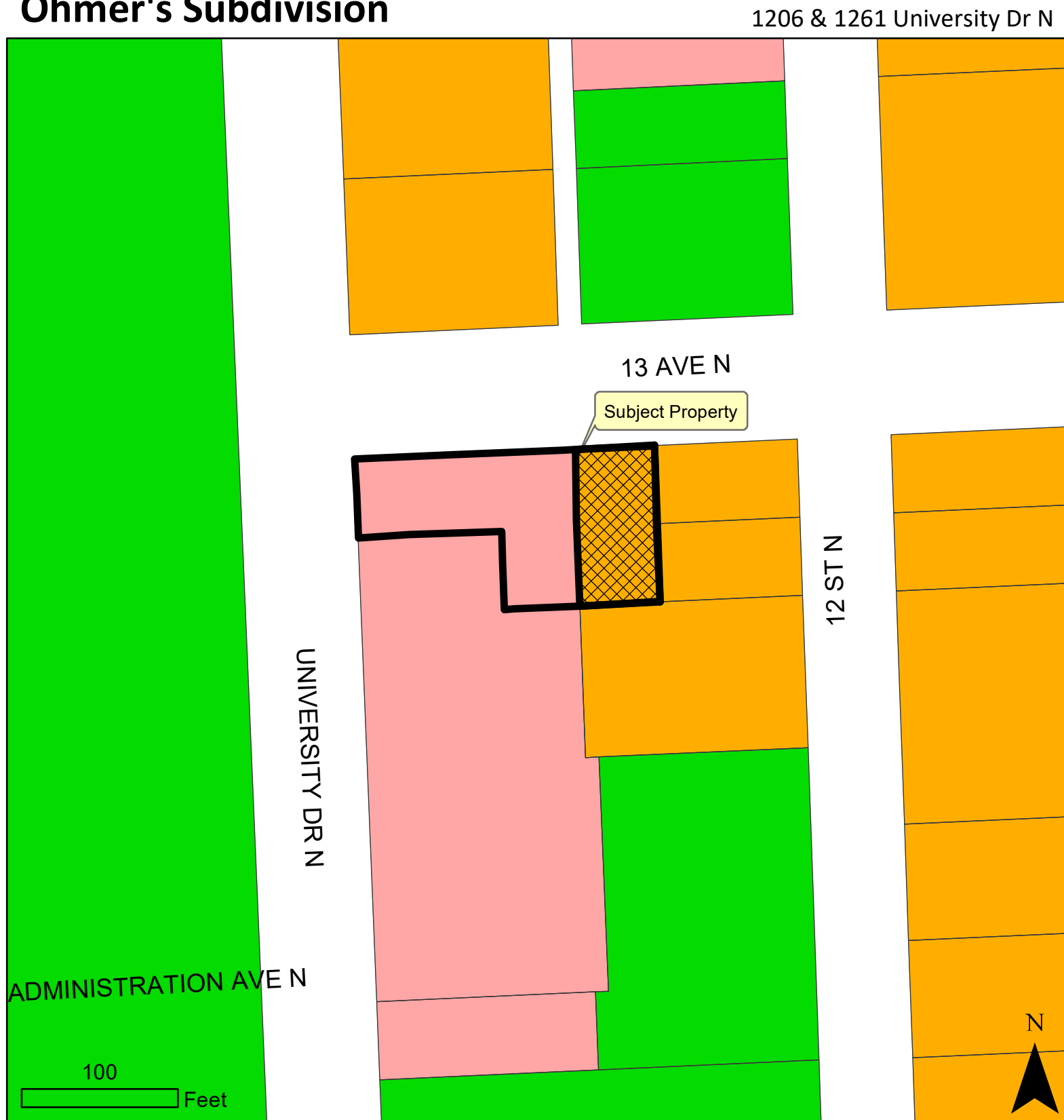
## Ohmer's Subdivision

1206 & 1261 University Dr N



# Zone Change (MR-3 to LC) & Conditional Use Permit

## Ohmer's Subdivision



### Legend

AG	LC	MHP	SPR-2
DMU	LI	NC	SPR-3
GC	MR-1	NO	SPR-4
GO	MR-2	D/I	SPR-5
GO	MR-3	UMU	City Limits

CUP

Zone Change & CUP

Fargo Planning Commission

December 3, 2019



# Conditional Use Permit

## Timber Parkway Third Addition

4801 Timber Parkway S

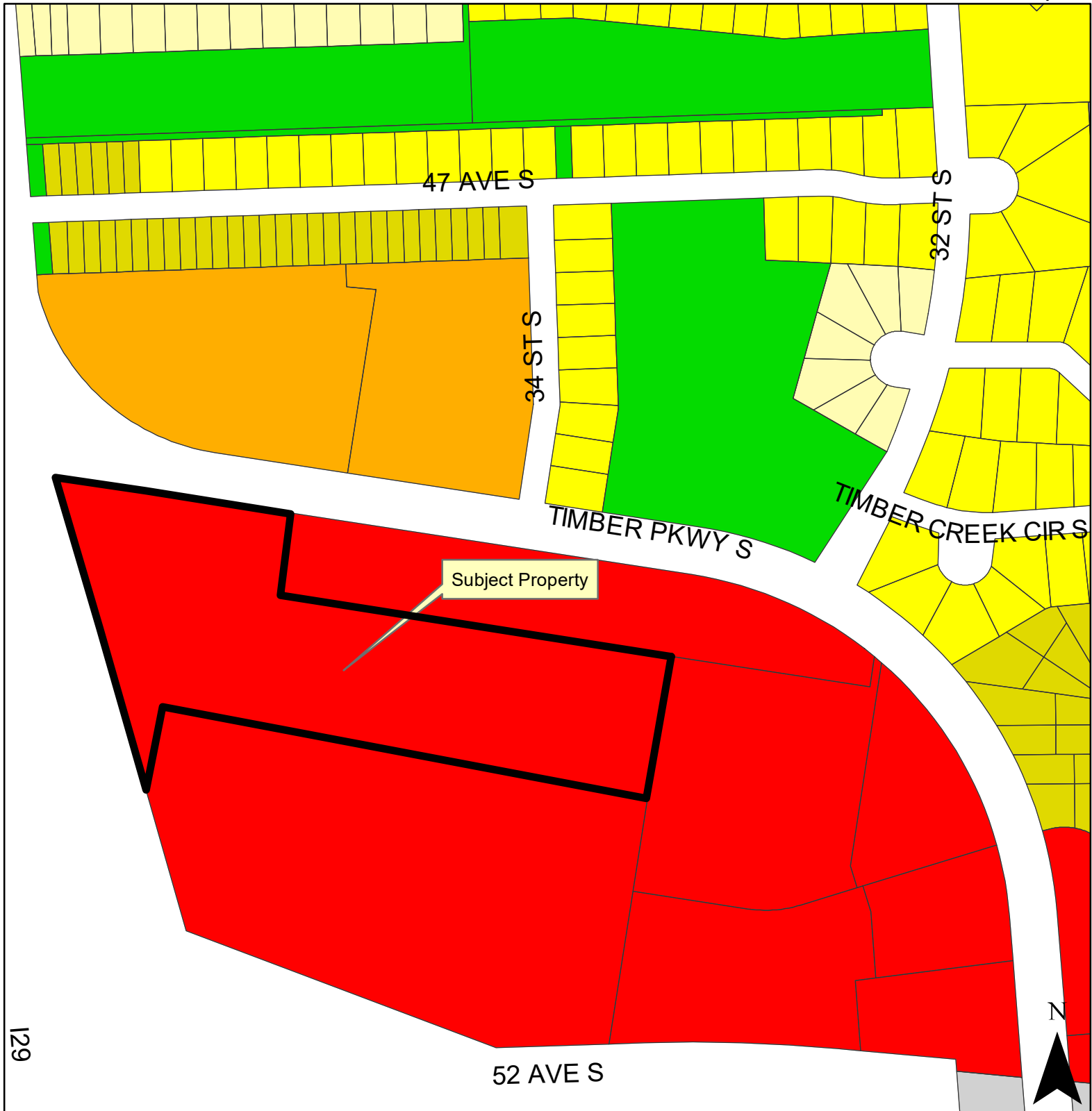




# Conditional Use Permit

## Timber Parkway Third Addition

4801 Timber Parkway S



### Legend

AG	LC	MHP	SR-2
DMU	LI	NC	SR-3
CC	MR-1	NO	SR-4
GI	MR-2	P/T	SR-5
GO	MR-3	UML	City Limits