



**PLANNING AND DEVELOPMENT**

**200 Third Street North**

**Fargo, North Dakota 58102**

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**Fax: (701) 241-1526**

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**[www.FargoND.gov](http://www.FargoND.gov)**

July 23, 2018

Cassie Schmidt  
1111 Armour Street NW  
West Fargo, ND 58078

**Re: Osgood Townsite 11<sup>th</sup> Addition – Zone Change (Zoning Map Amendment)**

Dear Ms. Schmidt:

Thank you for your zone change application submitted on July 16, 2018. It is my understanding that you are seeking City approval to rezone Lot 6, Block 1, Osgood Townsite 11<sup>th</sup> Addition from LC, Limited Commercial, to GC, General Commercial.

Your application is deemed complete. Staff will be in contact with you as we review your application over the next several weeks. Your application is tentatively scheduled to be heard at the September 4, 2018 Planning Commission public hearing. The meeting will be held in the City Commission Room of City Hall, 200 3rd Street North, Fargo, and begins at 3:00 PM. You and/or a representative of the application are required to attend the hearing.

Your case has been assigned to Aaron Nelson. He can be reached at [ANelson@FargoND.gov](mailto:ANelson@FargoND.gov) or by calling (701) 241-1475. He will coordinate any comments from other city departments that will be reviewing your application. If you have any questions about your application, please contact your case planner.

Respectfully,

A handwritten signature in blue ink that reads "DKress".

Donald Kress  
Current Planning Coordinator

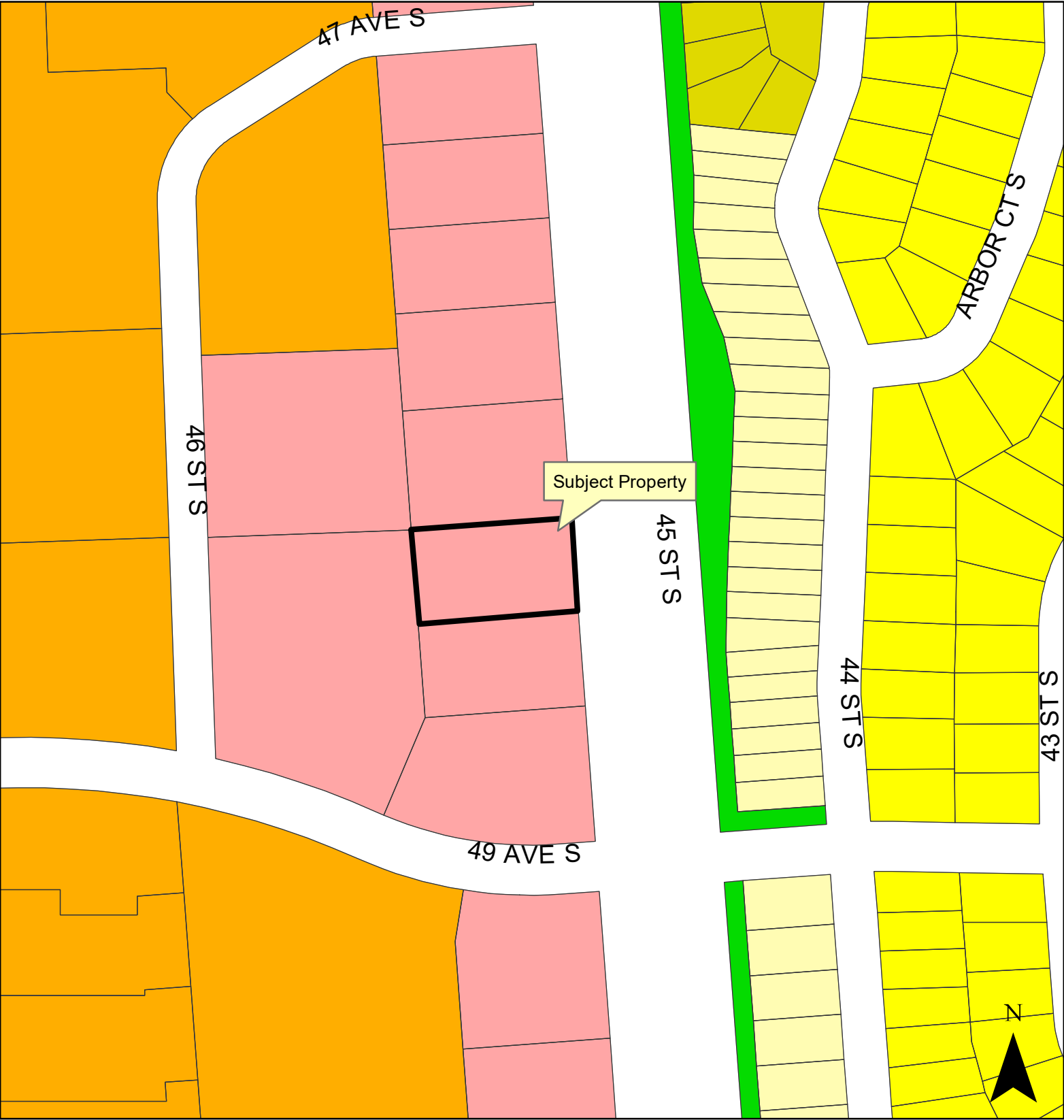
cc: James & Kristen Bullis Family, LLP, 4650 38<sup>th</sup> Ave S, Suite 110, Fargo, ND 58104  
Project File



# Zone Change (LC to GC)

## Osgood Townsite 11th Addition

4821 45th Street South



### Legend

AG	LC	MHP	SSB-2
DMU	LI	NCO	SSB-3
GC	MRR-1	PAT	SSB-4
GI	MRR-2	PT	SSB-5
GO	MRR-3	UMU	City Limits

300

Fargo Planning Commission  
September 4, 2018



# Zone Change (LC to GC)

## Osgood Townsite 11th Addition

4821 45th Street South





SP-1

Name:  
SITE PLAN

Date:  
JUNE, 2018

Revisions:

Job Number:  
**2018.21**

Project:

**NEW BUILDING  
DAKOTA TIRE**

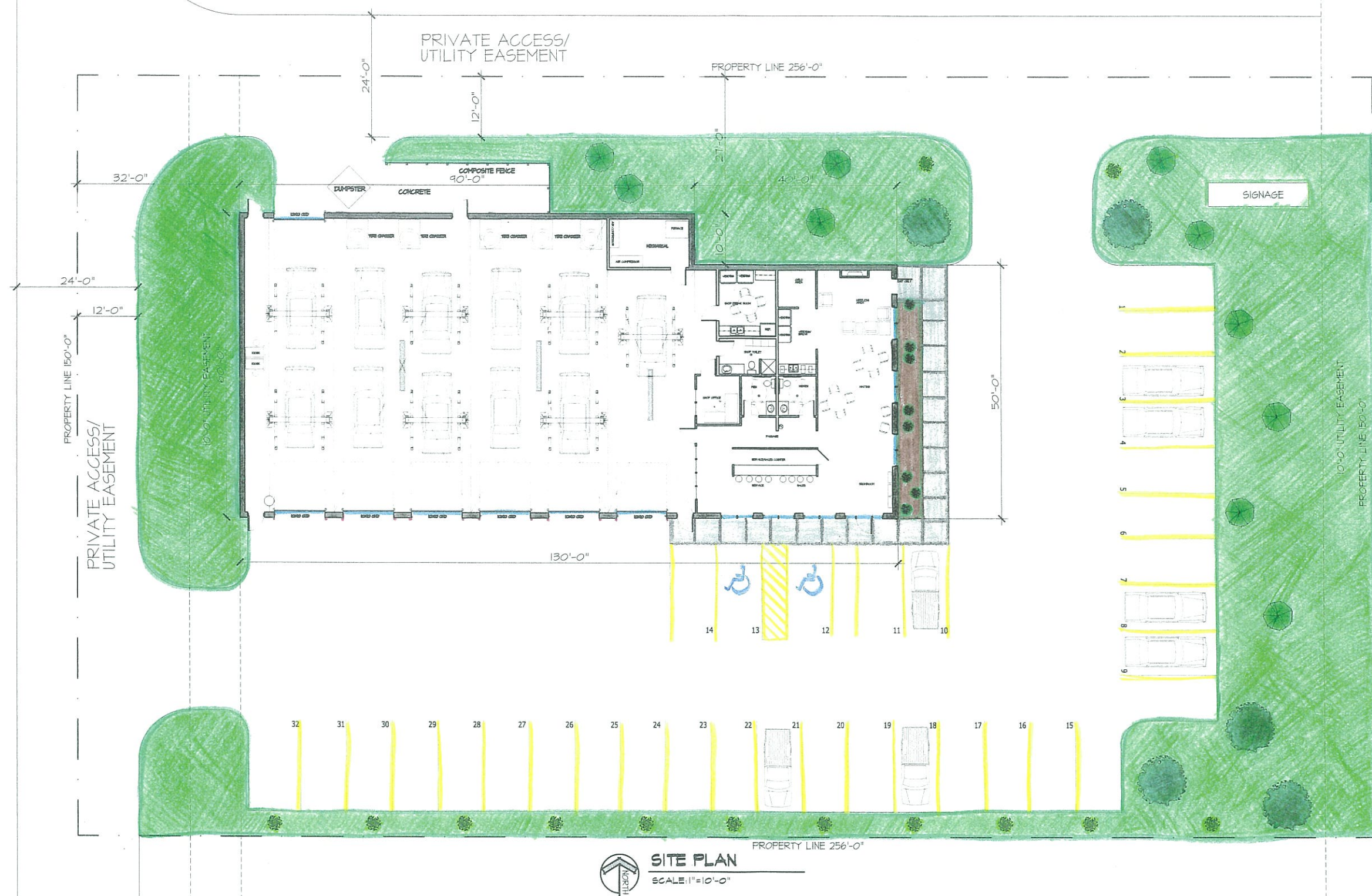
Location:  
4821 SOUTH  
45 STREET  
FARGO, ND 58104

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to confirm-

- 1.) compliance with all building codes
- 2.) all information.
- 3.) all dimensions.

# Advanced Cad Drawing

Commercial - Residential  
Drafting - Design Services  
Mark A. Baumgardner, Proprietor  
Phone: (218) 233-8039



<b>SQUARE FOOTAGE:</b>	
LOT SQUARE FOOTAGE:	38,400 sq. ft.
BUILDING SQUARE FOOTAGE:	7,400 sq. ft.
GREEN SPACE SQUARE FOOTAGE:	38,400 X 15% = 5,760 sq.ft. required.
NEW GREEN SPACE SQUARE FOOTAGE:	8,996 sq. ft.
<b>PARKING:</b>	
HANDICAP:	2 SPACES
REGULAR:	30 SPACES
TOTAL:	32 SPACES

SUMMARY:	
PARCEL NUMBER:	01-8501-00060-000
PROPERTY ADDRESS:	4821 45th STREET SOUTH FAGRO RD. 88104
LEGAL DESCRIPTION:	LOT 6 OF BLOCK 1 OF OSGOOD TOWNSITE EIGHT ADDITION

SUMMARY:	
PARCEL NUMBER:	01-8501-00060-000
PROPERTY ADDRESS:	4821 45th STREET SOUTH FAGRO ND, 58104
LEGAL DESCRIPTION:	LOT 8 OF BLOCK 1 OF OSGOOD TOWNSITE EIGHT ADDITION

Sheet:

A-1

Name:  
FLOOR PLAN

Date:  
JUNE, 2018

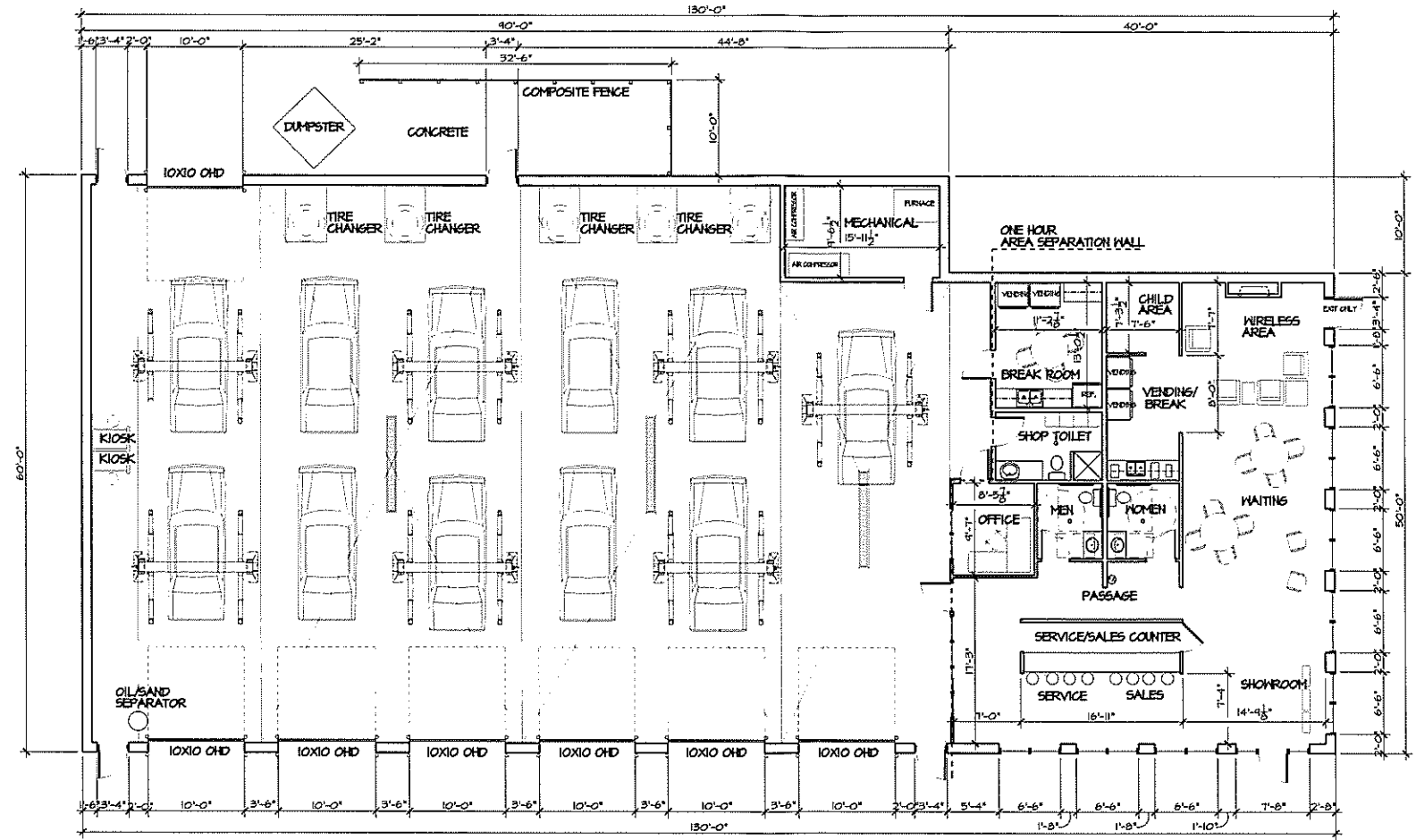
Revisions:

Job Number:  
2018.21

Project:

NEW BUILDING  
DAKOTA TIRE

Location:  
4821 SOUTH  
45 STREET  
FARGO, ND 58104



FLOOR PLAN

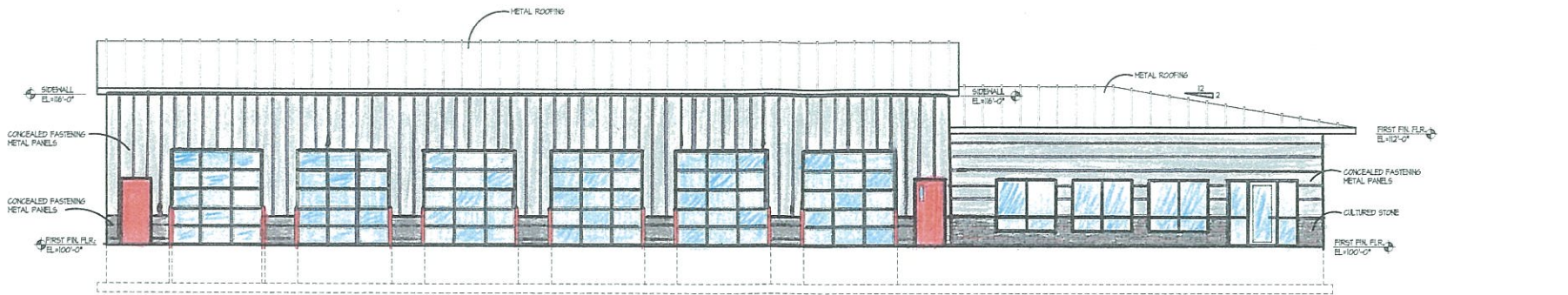
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SQUARE FOOTAGE: 7,400 SQ. FT.

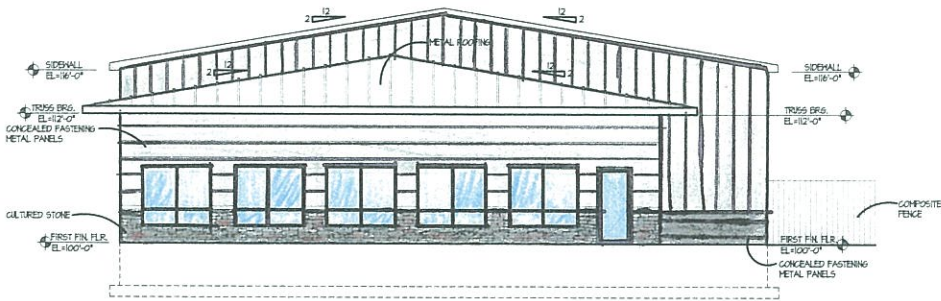
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Advanced  
Cad  
Drawing  
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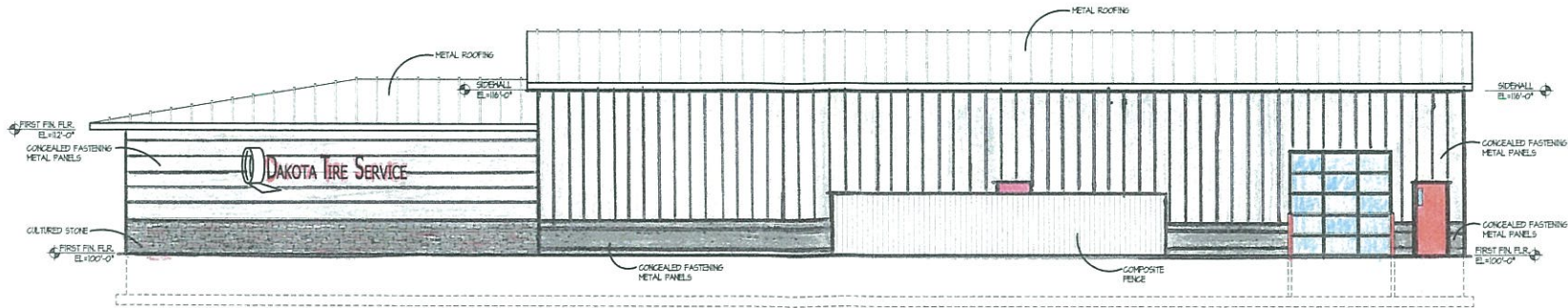
**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

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