

## PLANNING COMMISSION CASES SCHEDULED FOR JANUARY 2<sup>nd</sup>, 2024 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, January 2<sup>nd</sup>, 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.

### Case Planner Contact Information—phone and e-mail:

Donald Kress	(241-1473)	<a href="mailto:dkress@FargoND.gov">dkress@FargoND.gov</a>
Maegin Elshaug	(476-4120)	<a href="mailto:melshaug@FargoND.gov">melshaug@FargoND.gov</a>
Kim Citrowske	(241-1475)	<a href="mailto:kcitrowske@FargoND.gov">kcitrowske@FargoND.gov</a>
Luke Morman	(476-6751)	<a href="mailto:lmorman@FargoND.gov">lmorman@FargoND.gov</a>
Brad Garcia	(476-4137)	<a href="mailto:bgarcia@FargoND.gov">bgarcia@FargoND.gov</a>
Alayna Espeseth	(476-4151)	<a href="mailto:aespeseth@FargoND.gov">aespeseth@FargoND.gov</a>

1. An application requesting a zone change from GO, General Office to MR-3, Multi-Dwelling Residential and LC, Limited Commercial and a Plat of **Rheault Addition** (Minor Subdivision) a replat of all of lot 3, Lot 4, and part of Lot 5, of Block B, of the replat of part of Rheault Addition, to the City of Fargo, Cass County, North Dakota.  
Located at: 2408, 2322, and 2318 30<sup>th</sup> Avenue South  
Owner / Applicant: VisionBank; Alan and Sharon Carlson / Alan Carlson  
Current Zoning: GO, General Office. See above for proposed change.  
Case Planner: Brad Garcia
2. An application requesting a Plat of **South Ridge Second Addition** (Minor Subdivision) a replat Lots 5 And Lot 6, Block 3, South Ridge First Addition, to the City of Fargo, Cass County, North Dakota.  
Located at: 2445 and 2365 65<sup>th</sup> Avenue South  
Owner / Applicant: Fargo Investments, LLC / Colliers Engineering & Design—Christian Cabrera  
Current Zoning: LC, Limited Commercial. No change proposed.  
Case Planner: Luke Morman
3. An application requesting a Plat of **Crossroads Corporate Second Addition** (Minor Subdivision) a replat Lots 1 through 4, Block 3, Crossroad Corporate First Addition, to the City of Fargo, Cass County, North Dakota.  
Located at: 4130, 4150, and 4180 Crossroads Drive South and 2263 41<sup>st</sup> Street South  
Owner / Applicant: Scheels All Sports, Inc. / Houston Engineering, Inc.—Brian Pattengale  
Current Zoning: GC, General Commercial. No change proposed.  
Case Planner: Donald Kress
4. An application requesting a waiver of the requirements to install a public sidewalk in the right of way along Lots 13, 14, and 15, Block 16, **Woodcrest 3<sup>rd</sup> Addition** to the City of Fargo, Cass County, North Dakota.  
Located at: 155, 161, and 167 South Woodcrest Drive North  
Owner / Applicant: M. and B. McCourt; J. and S. Erickson; J. Hanson & J. McLeod-Hanson  
Current Zoning: SR-2, Single-Dwelling Residential. No change proposed.  
Case Planner: Donald Kress

5. An application requesting a Zoning Change from LC, Limited Commercial to GC, General Commercial with a PUD, Planned Unit Development overlay, and a PUD, Planned Unit Development Master Land Use Plan and Final Plan on Lots 1-3, Block 1, **Gamma Fargo Addition** and a portion of Lot 1, Block 1, **Pracs Second Addition**. (Located at) (Comstock Services, LLC/Scott Kjos) (Im)  
Located at: 4951 and 4837 Amber Valley Parkway South; 4800, 4820, and 4840 23rd Avenue South  
Owner / Applicant: Comstock Services, LLC/Scott Kjos  
Current Zoning: LC, Limited Commercial; see above for proposed zone change  
Case Planner: Luke Morman
  
6. CONTINUED FROM DECEMBER 5, 2023 An application requesting a Conditional Use Permit to allow group living in the SR-2, Single-Dwelling Residential zoning district on Lot 5, Block 5B, **Southview Villages Addition**.  
Located at: 2401 South Flickertail Drive South  
Owner / Applicant: The 2011 Kevin & Sara Alto LT  
Case Planner: Donald Kress



Minor Subdivision; zone change from GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling Residential

Rheault Addition

2318, 2322 & 2408 30th Avenue South



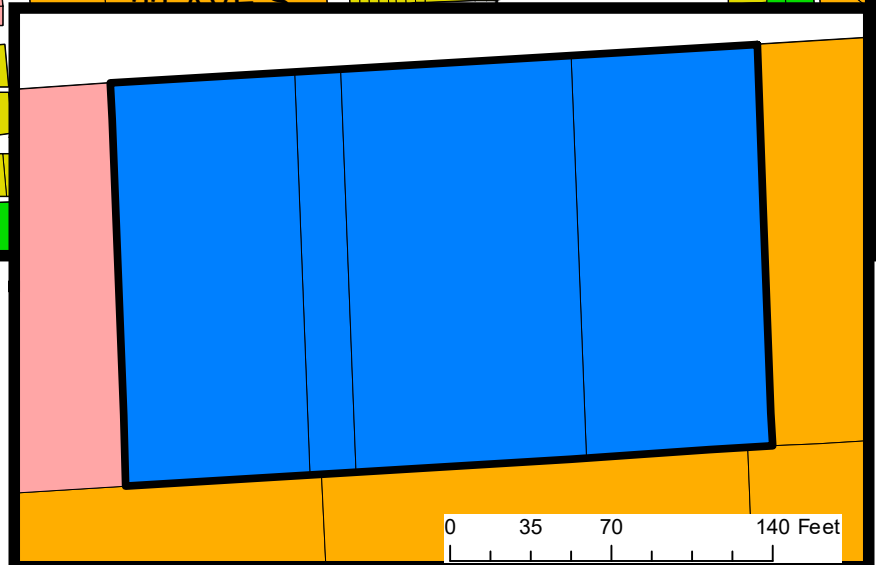
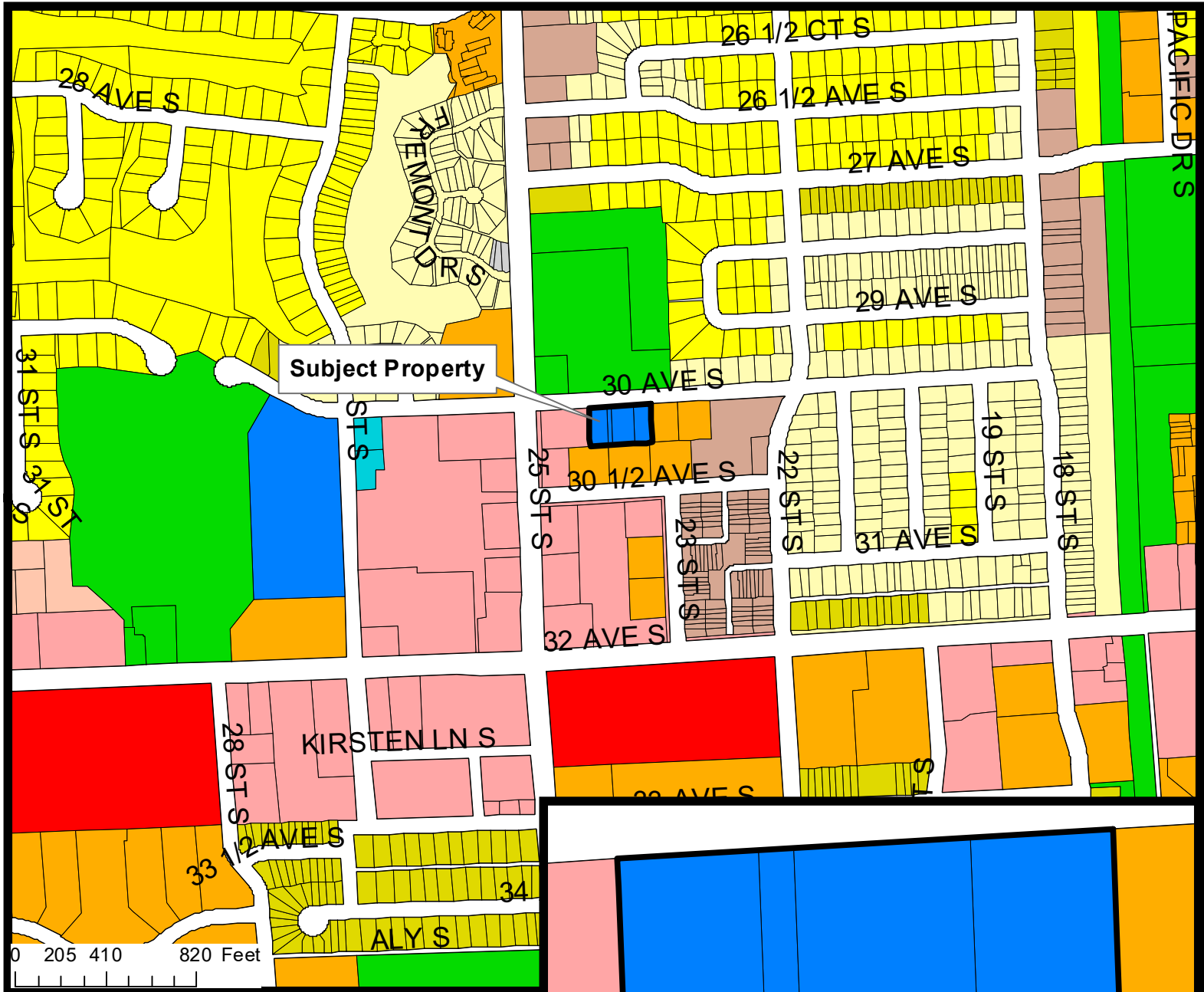
Legend

City Limits

Minor Subdivision; zone change from GO, General Office to LC, Limited Commercial and MR-3, Multi-Dwelling Residential

Rheault Addition

2318, 2322 & 2408 30th Avenue South



Legend

AG	LC	MHP	SR-2
DMU	LI	NC	SR-3
GCC	MR-1	NO	SR-4
GO	MR-2	P/I	SR-5
	MR-3	UMU	City Limits



# RHEALT SECOND ADDITION

## A MINOR SUBDIVISION

A REPLAT OF ALL OF LOT 3, LOT 4, AND PART OF LOT 5, OF BLOCK B, OF THE REPLAT OF PART OF RHEALT ADDITION  
TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA



### OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT ALAN H. CARLSON AND SHARON T. CARLSON ARE THE OWNERS OF THE EAST 20 FEET OF LOT THREE, ALL OF LOT FOUR, AND PART OF LOT FIVE, IN BLOCK B AND VISIONBANK IS THE OWNER ALL OF LOT THREE LESS THE EASTERLY 20 FEET, IN BLOCK B OF THE REPLAT OF PART OF RHEALT ADDITION, TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 20 FEET OF LOT THREE, ALL OF LOT FOUR, AND LOT FIVE, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT FIVE; THENCE SOUTH 89°56'59" WEST ALONG THE NORTH LINE OF SAID LOT FIVE FOR A DISTANCE OF 19.55 FEET; THENCE SOUTH 00°03'01" EAST PERPENDICULAR TO THE NORTH LINE OF SAID LOT FIVE FOR A DISTANCE OF 174.95 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT FIVE; THENCE NORTH 89°56'59" EAST ALONG THE SOUTH LINE OF SAID LOT FIVE TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE TO THE POINT OF BEGINNING; IN BLOCK B, OF THE REPLAT OF PART OF RHEALT ADDITION TO THE CITY OF FARGO, SITUATE IN THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA.

AND

LOT THREE, LESS THE EASTERLY 20 FEET THEREOF, IN BLOCK B, OF THE REPLAT OF PART OF RHEALT ADDITION TO THE CITY OF FARGO, SITUATE IN THE COUNTY OF CASS AND THE STATE OF NORTH DAKOTA.

SAID OWNERS HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS RHEALT SECOND ADDITION TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA. SAID TRACT OF LAND CONSISTS OF 4 LOTS AND 1 BLOCK, AND CONTAINS ±49,438 SQ. FT. OR ±1.13 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ALAN H. CARLSON  
OWNER OF THE EAST 20 FEET OF LOT THREE, ALL OF LOT FOUR, AND PART OF LOT FIVE

SHARON T. CARLSON, OWNER  
OWNER OF THE EAST 20 FEET OF LOT THREE, ALL OF LOT FOUR, AND PART OF LOT FIVE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ALAN H. CARLSON AND SHARON T. CARLSON, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

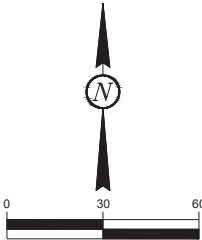
DAN CAREY  
PRESIDENT OF VISIONBANK  
ALL OF LOT THREE, LESS THE EASTERLY 20 FEET

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAN CAREY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



### LEGEND

- MONUMENT SET
- MONUMENT FOUND
- - - - - EX. EASEMENT
- - - - - EX. PROPERTY LINE
- - - - - EX. SECTION LINE
- ===== NEW PROPERTY BOUNDARY LINE
- ===== NEW LOT LINE
- FLOOD ZONE AE

### NOTES

- PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AND ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AS DEPICTED ON FEMA FIRM PANEL 38017C0779G, DATED JANUARY 16, 2015.
- BASE FLOOD ELEVATION = 905.70' (NAVD 1988)

### SURVEY INFORMATION

DATE OF SURVEY: 11/07/2023  
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM, DECEMBER 1992

SHEET 1 OF 1



Neset  
LAND SURVEYS

FOR RECORDING PURPOSES ONLY

11/17/23 09:22:56AM Z:\Neset Shared Files\Case Projects\2023 Projects\23152\_Al Carlson Vision Bank\Replat\RHEALT REPLAT REVISED.dwg

RHEAULT SECOND ADDITION

A MINOR SUBDIVISION

A REPLAT OF ALL OF LOT 3, LOT 4, AND PART OF LOT 5, OF BLOCK B, OF THE REPLAT OF PART OF RHEAULT ADDITION  
TO THE CITY OF FARGO, COUNTY OF CASS, STATE OF NORTH DAKOTA

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 RHEAULT SECOND 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
COLE A. NESET,  
REGISTERED LAND SURVEYOR  
LS-7513

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

\_\_\_\_\_  
TOM KNAKMUHS, P.E., CITY ENGINEER

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM KNAKMUHS, P.E., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

\_\_\_\_\_  
TIMOTHY J. MAHONEY, MAYOR

\_\_\_\_\_  
STEVE SPRAGUE, CITY AUDITOR

STATE OF \_\_\_\_\_ NORTH DAKOTA }  
COUNTY OF \_\_\_\_\_ CASS }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY J. MAHONEY & STEVE SPRAGUE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC, COUNTY: \_\_\_\_\_ CASS STATE: \_\_\_\_\_ NORTH DAKOTA  
MY COMMISSION EXPIRES: \_\_\_\_\_

CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF FARGO PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

\_\_\_\_\_  
ROCKY SCHNEIDER, CHAIR  
FARGO PLANNING COMISSION

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROCKY SCHNEIDER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED SAME AS THEIR FREE ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC, COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

FOR RECORDING PURPOSES ONLY

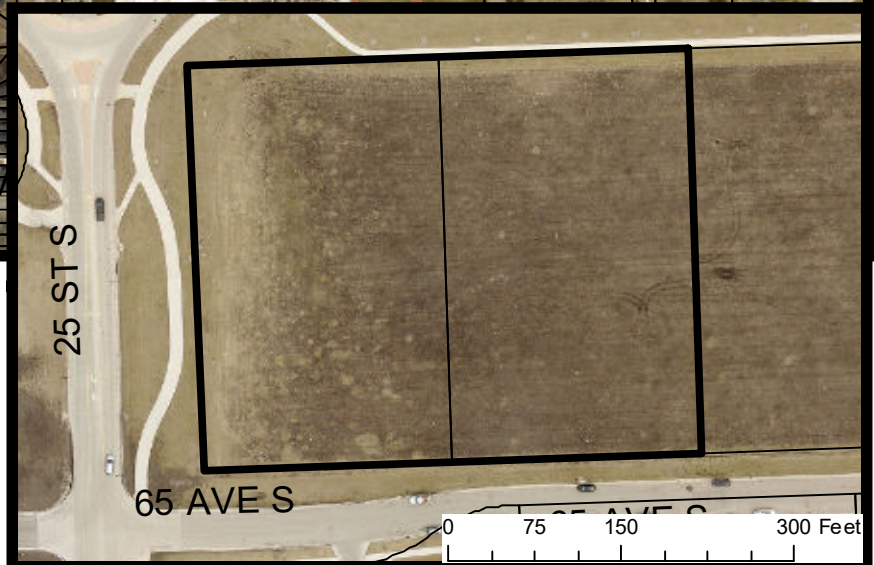
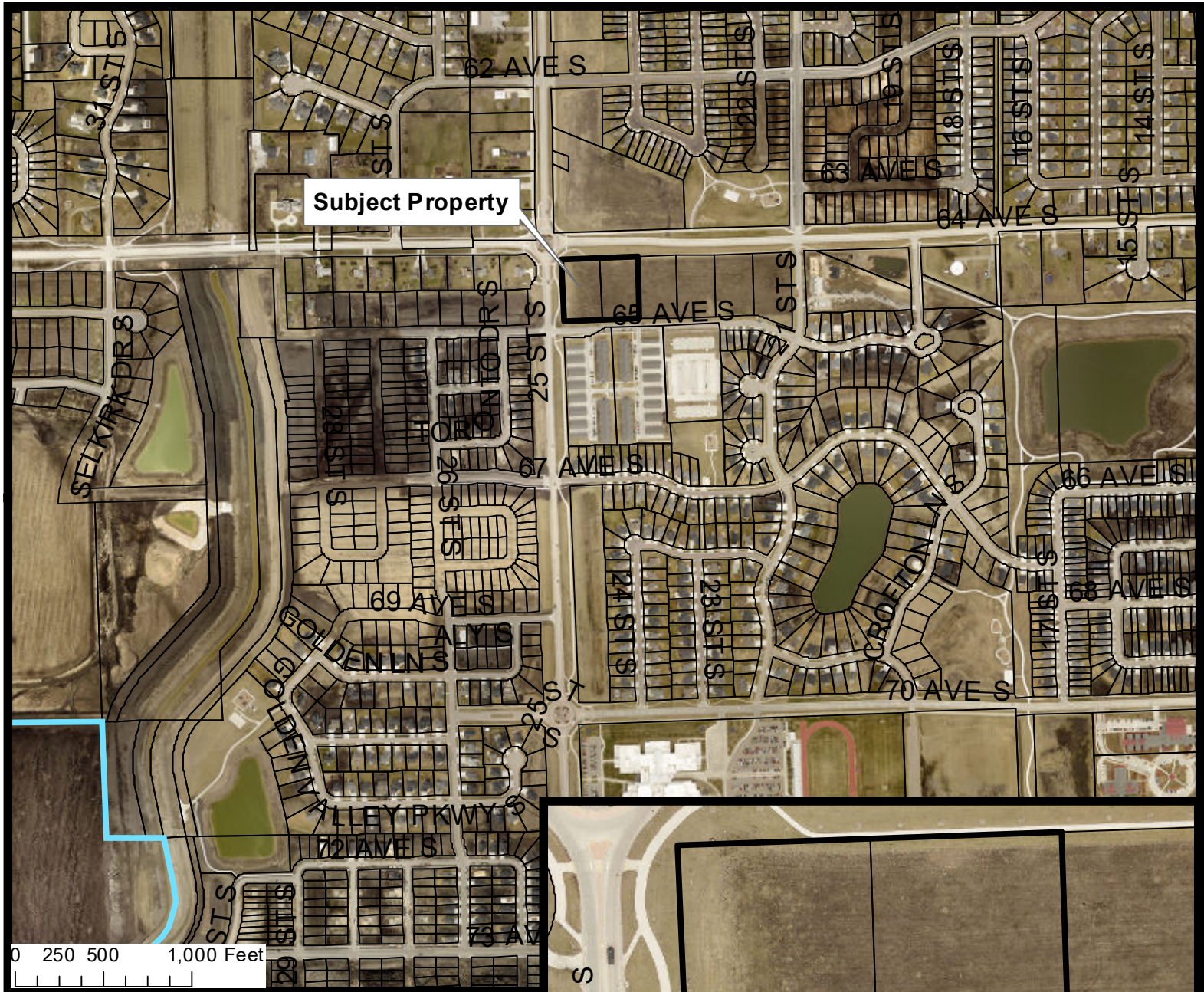




# Minor Subdivision

## South Ridge Second Addition

2365 & 2445 65th Avenue South



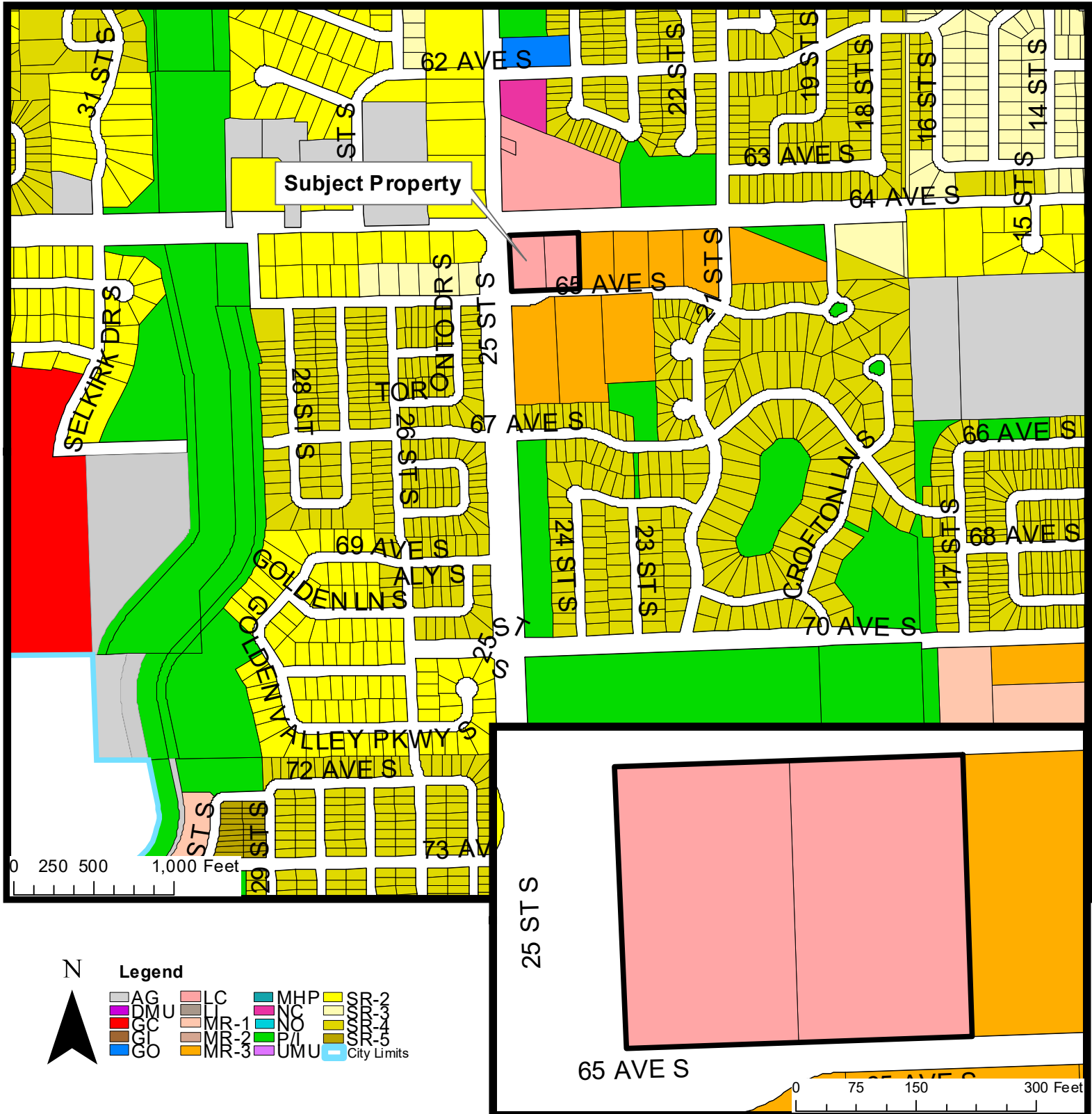
### Legend

 City Limits

# Minor Subdivision

## South Ridge Second Addition

2365 & 2445 65th Avenue South

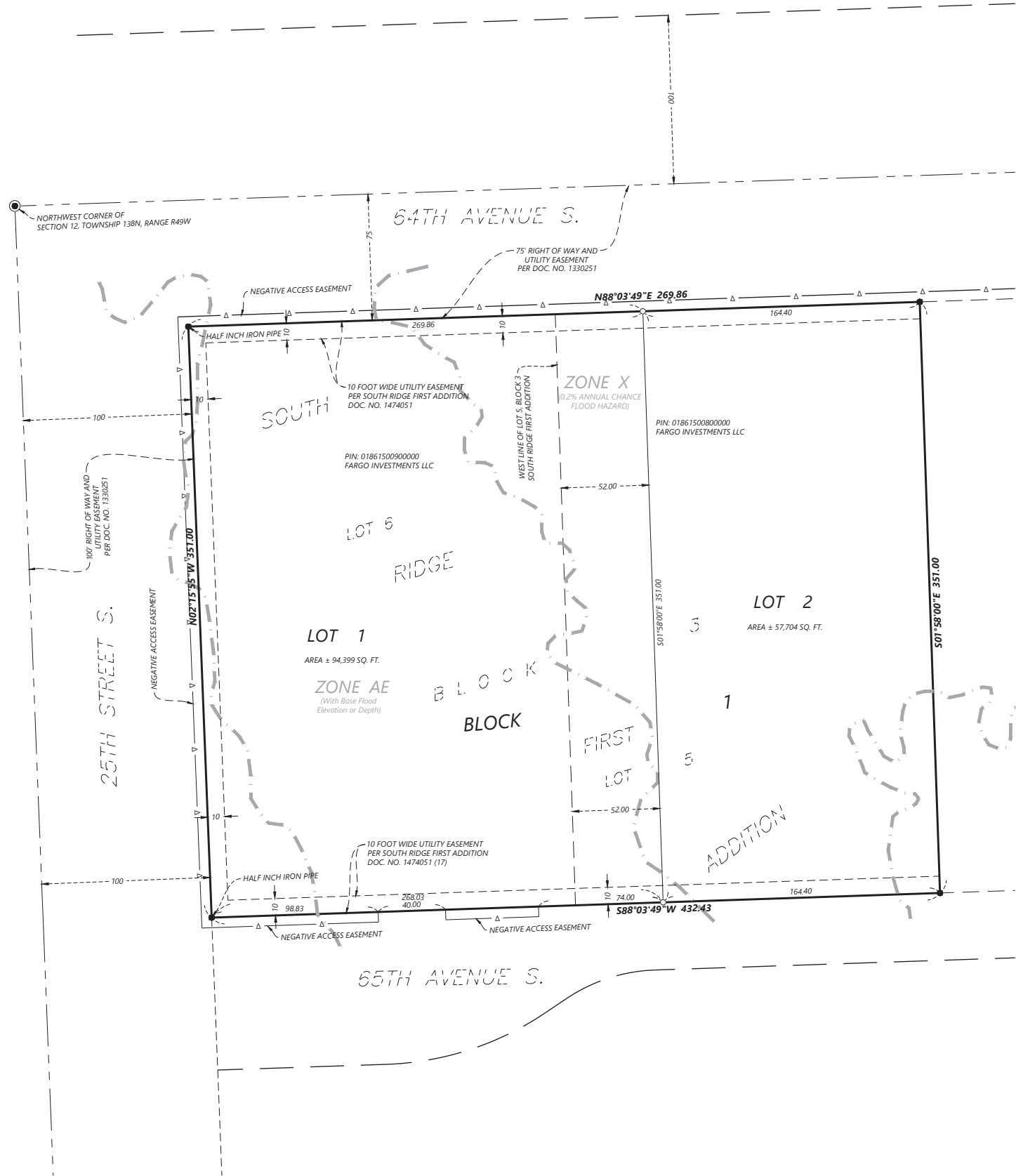




# SOUTH RIDGE SECOND ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF LOTS 5 AND LOT 6, BLOCK 3, SOUTH RIDGE FIRST ADDITION  
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



## OWNERS DESCRIPTION

KNOW BY ALL PERSONS BY THESE PRESENTS, That Fargo Investments, LLC, a North Dakota limited liability company, does hereby certify that we are the owners and proprietor of the following described tract of land:

Lot 5 and Lot 6, Block 1 SOUTH RIDGE FIRST ADDITION, Cass County, North Dakota

Containing 3.492 acres, more or less

Said owners of the above described property, has caused the same to be surveyed and platted as **SOUTH RIDGE SECOND ADDITION** to the City of Fargo, a replat of Lot 5 and 6, Block 3, SOUTH RIDGE FIRST ADDITION to the City of Fargo, Cass County, North Dakota

Owner:  
**Fargo Investments, LLC**

By \_\_\_\_\_  
Name, Title

STATE OF \_\_\_\_\_ )

) SS

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
of \_\_\_\_\_, a \_\_\_\_\_, on behalf of \_\_\_\_\_;

\_\_\_\_\_  
(Signature) (Name Printed)

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

## SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Chris Amburn, 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 guidance of future surveys have been located or placed in the ground as shown.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chris Amburn, Land Surveyor  
North Dakota License No. 8236

STATE OF \_\_\_\_\_ )

) SS

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Chris Amburn, Land Surveyor.

\_\_\_\_\_  
(Signature) (Name Printed)

Notary Public, \_\_\_\_\_ County, Minnesota

## CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Rocky Schneider, Planning Commission Chair

STATE OF \_\_\_\_\_ )

) SS

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Rocky Schneider, Planning Commission Chair.

\_\_\_\_\_  
(Signature) (Name Printed)

Notary Public, \_\_\_\_\_ County, North Dakota

## 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 \_\_\_\_\_ )

) SS

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Timothy J Mahoney, Mayor, and Steven Sprague, City Auditor.

\_\_\_\_\_  
(Signature) (Name Printed)

Notary Public, \_\_\_\_\_ County, North Dakota

## CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Knakmuhs, P.E.  
City Engineer

STATE OF \_\_\_\_\_ )

) SS

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Tom Knakmuhs, P.E., City Engineer.

\_\_\_\_\_  
(Signature) (Name Printed)

Notary Public, \_\_\_\_\_ County, North Dakota

## LEGEND

- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT (5/8" REBAR CAPPED PLS 8236)
- PLAT BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- NEGATIVE ACCESS EASEMENT
- FEMA LINE

## NOTES

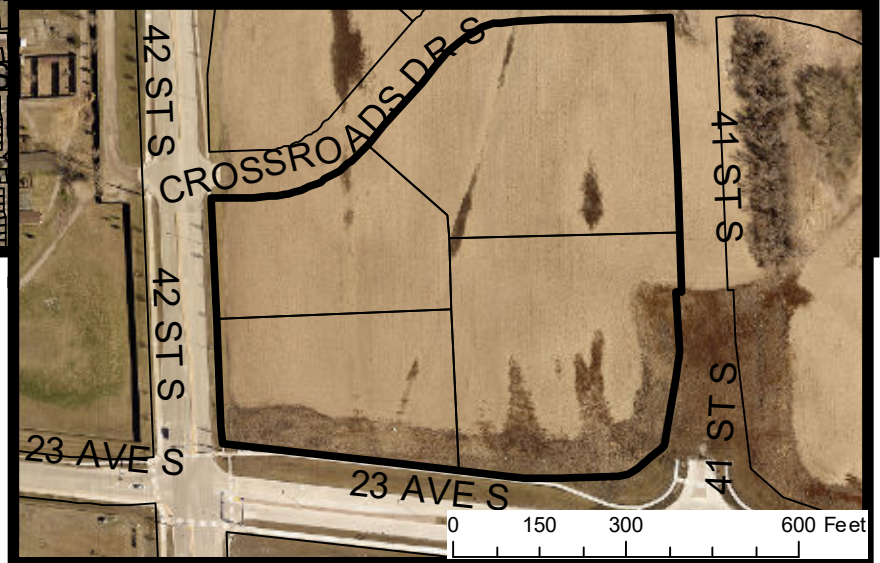
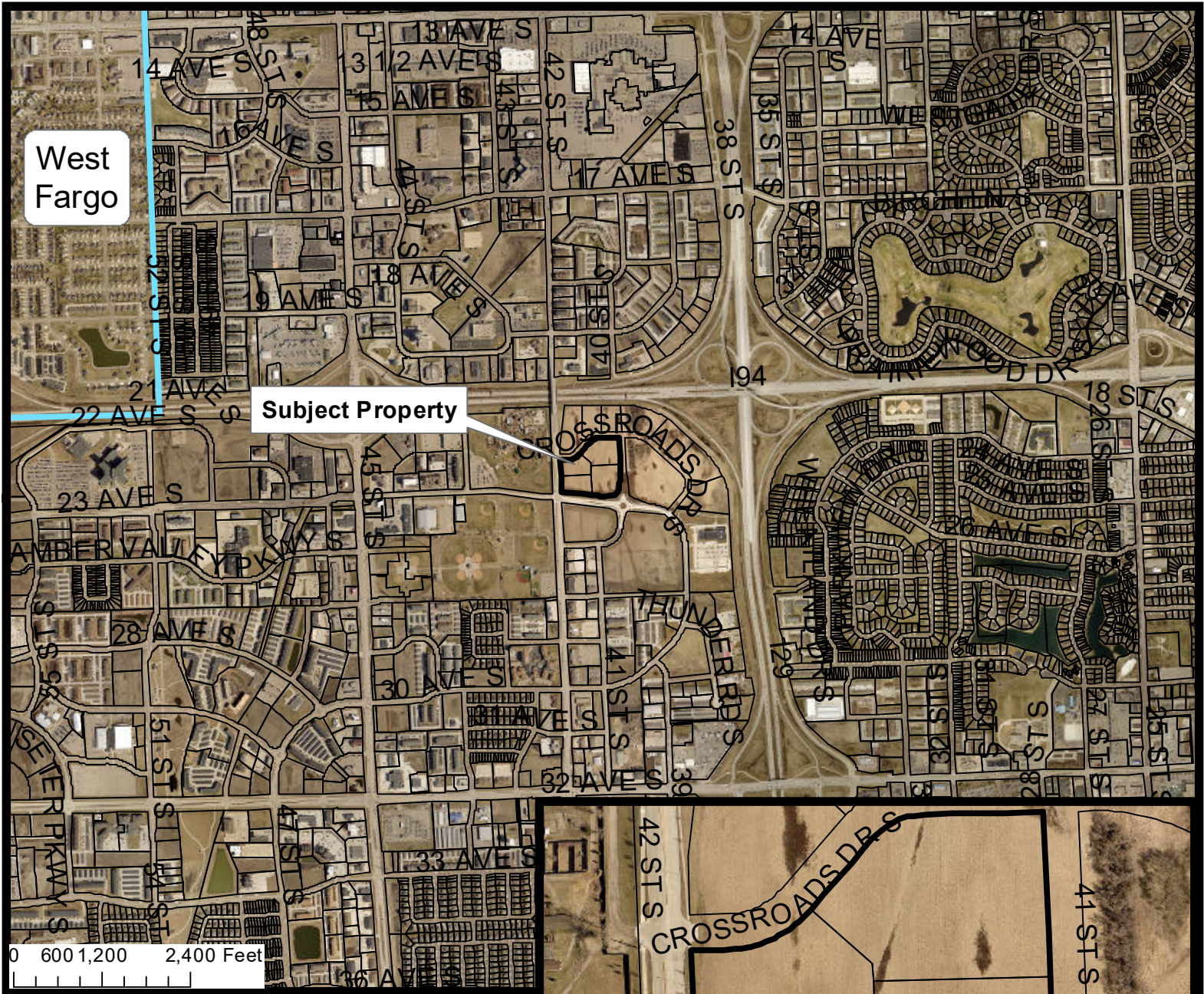
1. NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.

2. THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREA OF MINIMAL FLOODING), AND ZONE AE (WITH BASE FLOOD ELEVATION OR DEPTH) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 38017C0787G WHICH HAS AN EFFECTIVE DATE OF 1/16/2015.



# Minor Subdivision

**Crossroads Corporate Center Second Addition** 2263 41st Street South;  
4130, 4150 & 4180 Crossroads Drive South



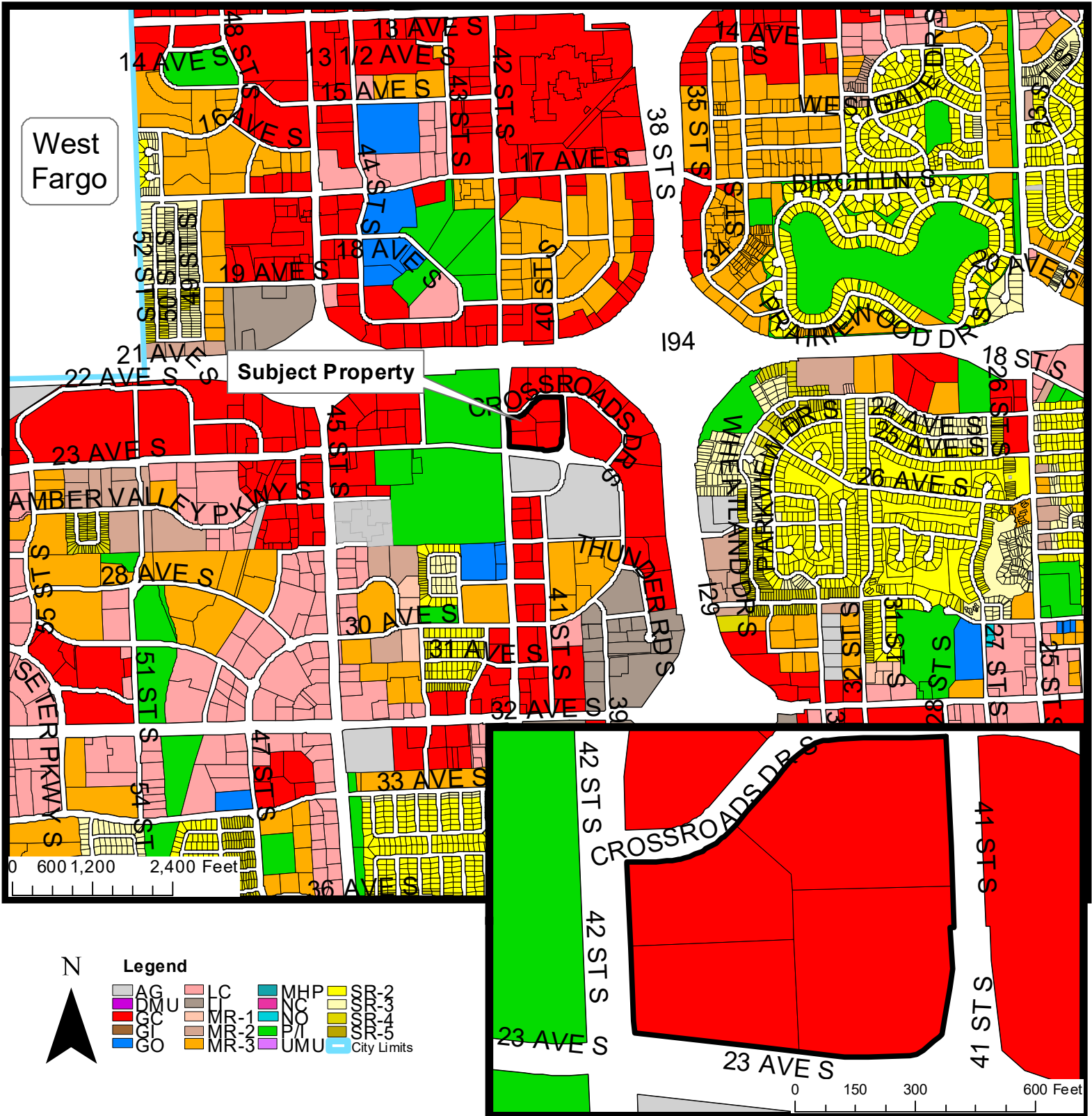
## Legend

City Limits



# Minor Subdivision

Crossroads Corporate Center Second Addition 2263 41st Street South;  
4130, 4150 & 4180 Crossroads Drive South

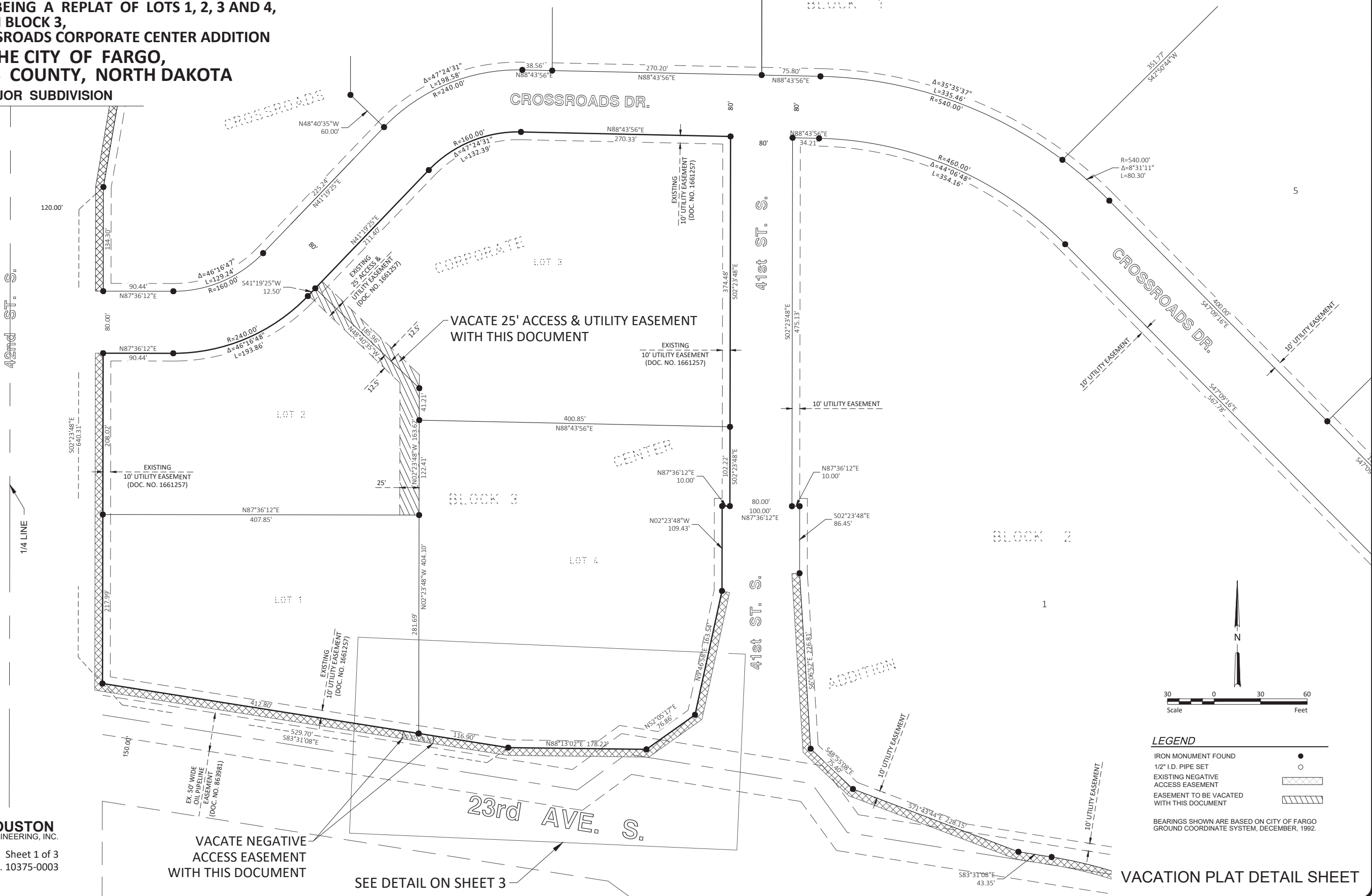




# CROSSROADS CORPORATE CENTER SECOND ADDITION

PRELIMINARY PLAT

BEING A VACATION PLAT OF A PORTION OF NEGATIVE ACCESS EASEMENT  
AND OF THE 25' ACCESS & UTILITY EASEMENT SITUATED ON LOTS 2 AND 3,  
AND BEING A REPLAT OF LOTS 1, 2, 3 AND 4,  
ALL IN BLOCK 3,  
CROSSROADS CORPORATE CENTER ADDITION  
TO THE CITY OF FARGO,  
CASS COUNTY, NORTH DAKOTA  
A MAJOR SUBDIVISION



**LEGEND**

- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- EXISTING NEGATIVE ACCESS EASEMENT
- EASEMENT TO BE VACATED WITH THIS DOCUMENT

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

**HOUSTON ENGINEERING, INC.**

Sheet 1 of 3  
Project No. 10375-0003

VACATE NEGATIVE ACCESS EASEMENT WITH THIS DOCUMENT

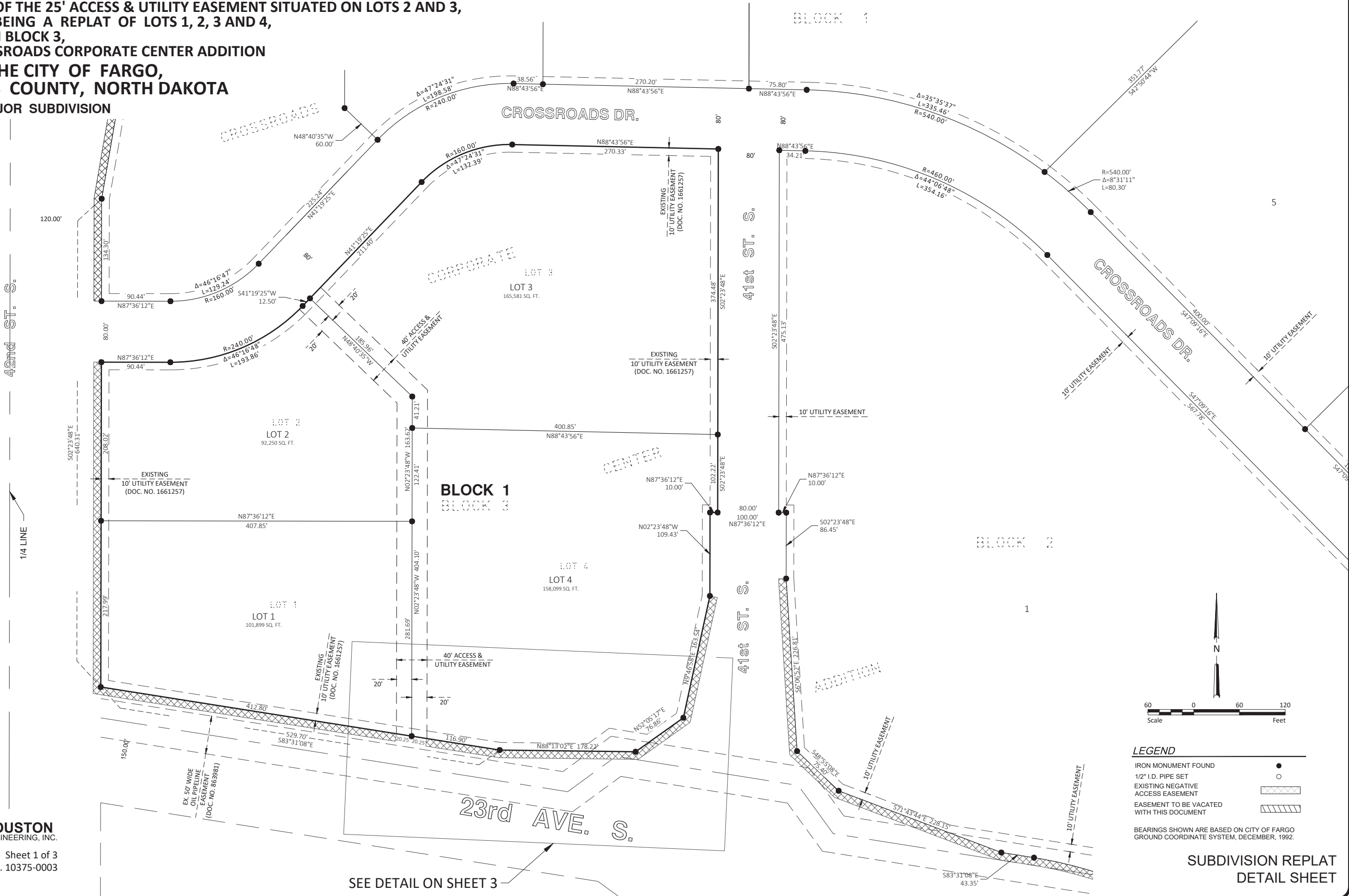
SEE DETAIL ON SHEET 3

VACATION PLAT DETAIL SHEET

# CROSSROADS CORPORATE CENTER SECOND ADDITION

PRELIMINARY PLAT

BEING A VACATION PLAT OF A PORTION OF NEGATIVE ACCESS EASEMENT  
AND OF THE 25' ACCESS & UTILITY EASEMENT SITUATED ON LOTS 2 AND 3,  
AND BEING A REPLAT OF LOTS 1, 2, 3 AND 4,  
ALL IN BLOCK 3,  
CROSSROADS CORPORATE CENTER ADDITION  
TO THE CITY OF FARGO,  
CASS COUNTY, NORTH DAKOTA  
A MAJOR SUBDIVISION



Sheet 1 of 3  
Project No. 10375-0003

SEE DETAIL ON SHEET 3

SUBDIVISION REPLAT  
DETAIL SHEET

H:\JBN\10300\10375\10375\_0003\CAD\Crossroads\_Corporate\_Center\_Second\_Addition.dwg

# CROSSROADS CORPORATE CENTER SECOND ADDITION

BEING A VACATION PLAT OF A PORTION OF NEGATIVE ACCESS EASEMENT  
AND OF THE 25' ACCESS & UTILITY EASEMENT SITUATED ON LOTS 2 AND 3,  
AND BEING A REPLAT OF LOTS 1, 2, 3 AND 4,  
ALL IN BLOCK 3,  
CROSSROADS CORPORATE CENTER ADDITION

TO THE CITY OF FARGO,  
CASS COUNTY, NORTH DAKOTA

A MAJOR SUBDIVISION

## OWNER'S CERTIFICATE, VACATION AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Scheels All Sports, Inc., a North Dakota Corporation, is the owner and proprietor of Lots 1, 2, 3 and 4, Block 3, Crossroads Corporate Center Addition to the City of Fargo, Cass County, North Dakota.

Said tract of land contains 11.888 acres, more or less.

And that said party does hereby vacate the easements as designated for vacation on this plat, and does hereby cause the same to be surveyed and replatted as **CROSSROADS CORPORATE CENTER SECOND ADDITION** to the City of Fargo, Cass County, North Dakota, and does hereby dedicate to the present and future owners of Lots 1, 2 and 3, Block 1, herein replatted, the 40' Access and Utility Easement shown on this plat.

## OWNER:

Scheels All Sports, Inc.

Jason Loney, Vice-President of Store Development

State of North Dakota )  
County of Cass ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Jason Loney, Vice-President of Store Development for Scheels All Sports, Inc., a North Dakota Corporation, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of said Corporation.

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

## FARGO PLANNING COMMISSION APPROVAL:

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

Rocky Schneider, Chair  
Fargo Planning Commission

State of North Dakota )  
County of Cass ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Rocky Schneider, 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 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 \_\_\_\_\_, 20\_\_\_\_.

Timothy J. Mahoney, Mayor

Attest: \_\_\_\_\_  
Steven Sprague, City Auditor

State of North Dakota )  
County of Cass ) ss

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

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

## SURVEYOR'S CERTIFICATE:

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Curtis A. Skarphol,  
Professional Land Surveyor No. 4723

State of North Dakota )  
County of Cass ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

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

## CITY ENGINEER'S APPROVAL:

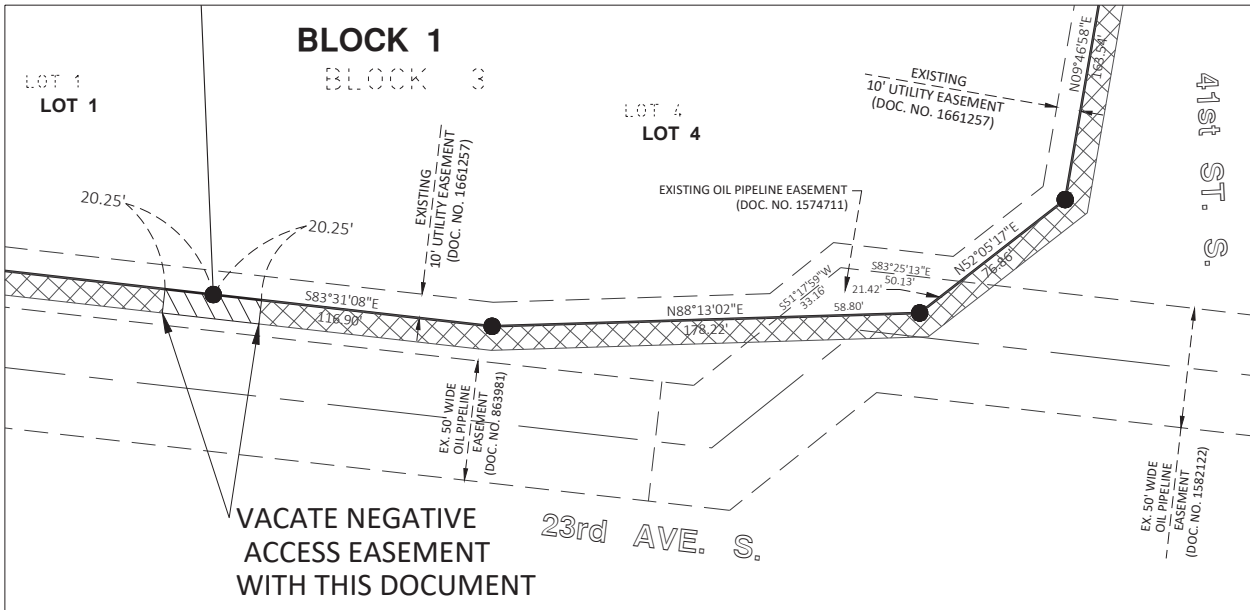
Approved by the Fargo City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota )  
County of Cass ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Tom Knakmuhs, P.E., 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: \_\_\_\_\_



**DETAIL**

1"= 40'



Sheet 2 of 2  
Project No. 10375-0003

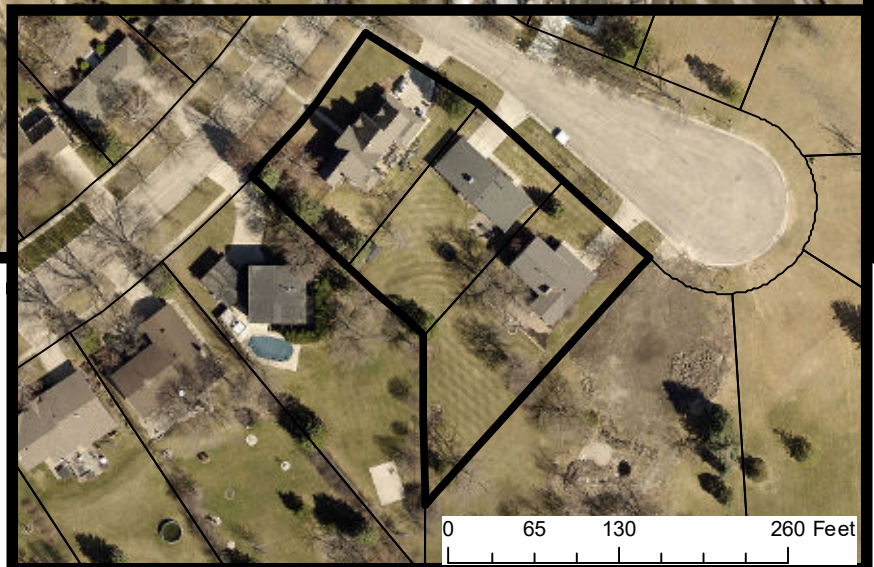
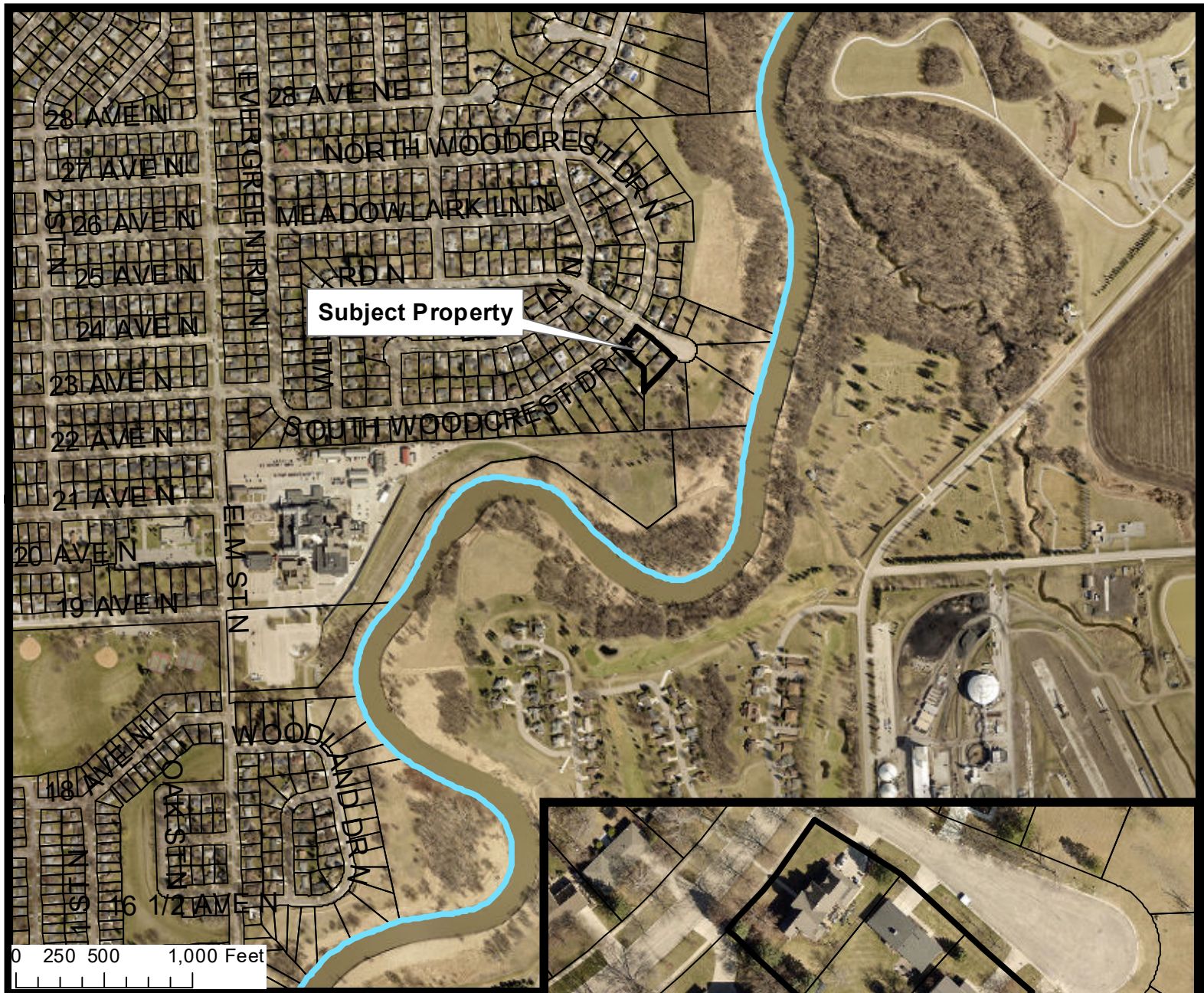
PRELIMINARY PLAT



# Waiver of Sidewalk

## Woodcrest Third Addition

155, 161 & 167 South Woodcrest Drive North



### Legend

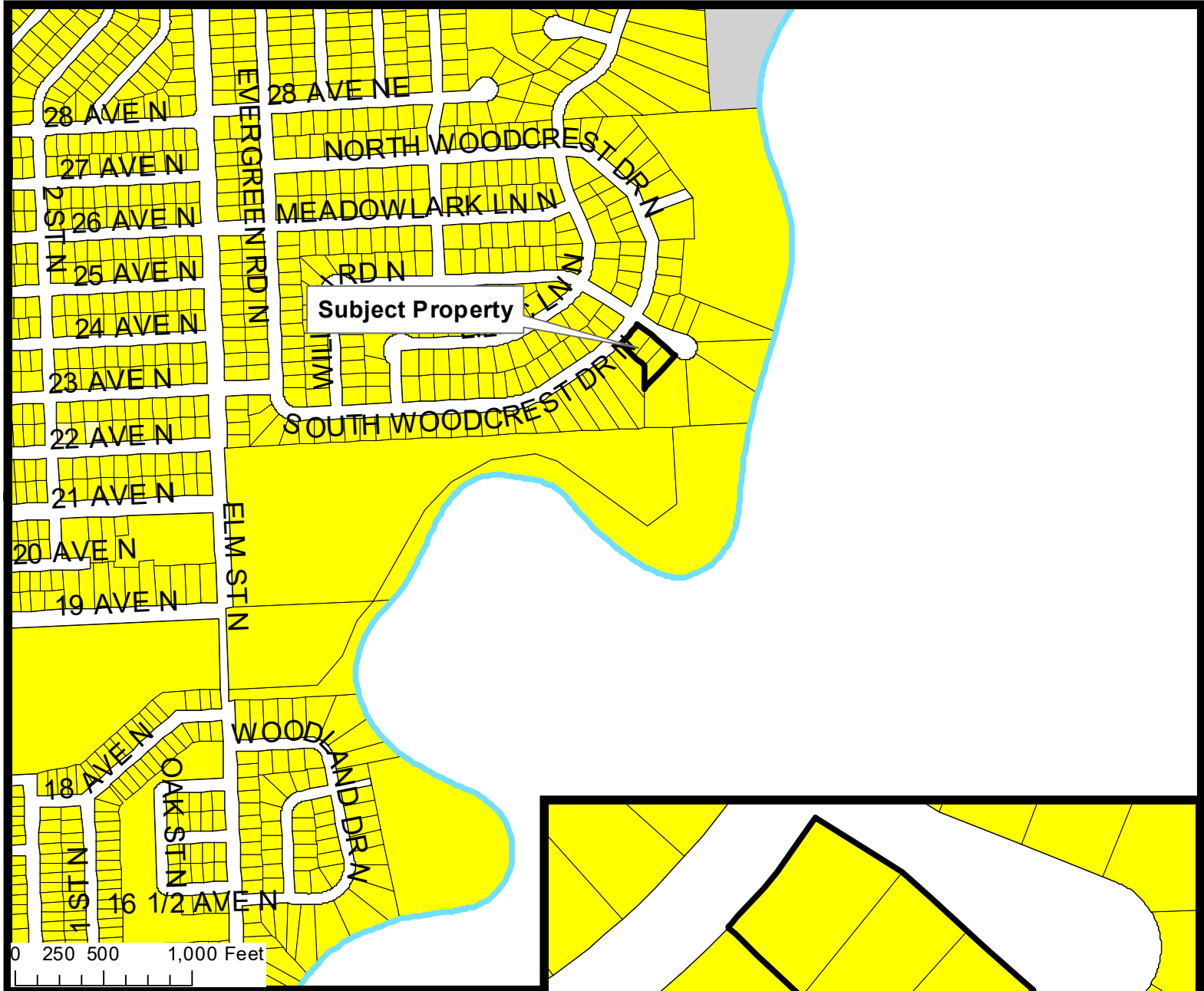
 City Limits



# Waiver of Sidewalk

## Woodcrest Third Addition

155, 161 & 167 South Woodcrest Drive North



## PETITION FOR SIDEWALK WAIVER

We, the undersigned owners of property with frontage on South Woodcrest Drive North, petition the City of Fargo to waive the requirements to install a public sidewalk in the right of way for that portion of South Woodcrest Drive North cul de sac southeast of the intersection with Willow Road, as depicted on the attached graphic, pursuant to the procedure described in Fargo Municipal Code Section 18-0201.1.E. 1-6.

OWNER NAME (as it appears on deed)

STREET ADDRESS

Mark and Barbara McCourt  
167 S. Woodcrest Dr. N.  
Fargo, ND 58102

Jon and Sadie Erickson 161  
S. Woodcrest Dr. N.  
Fargo, ND 58102

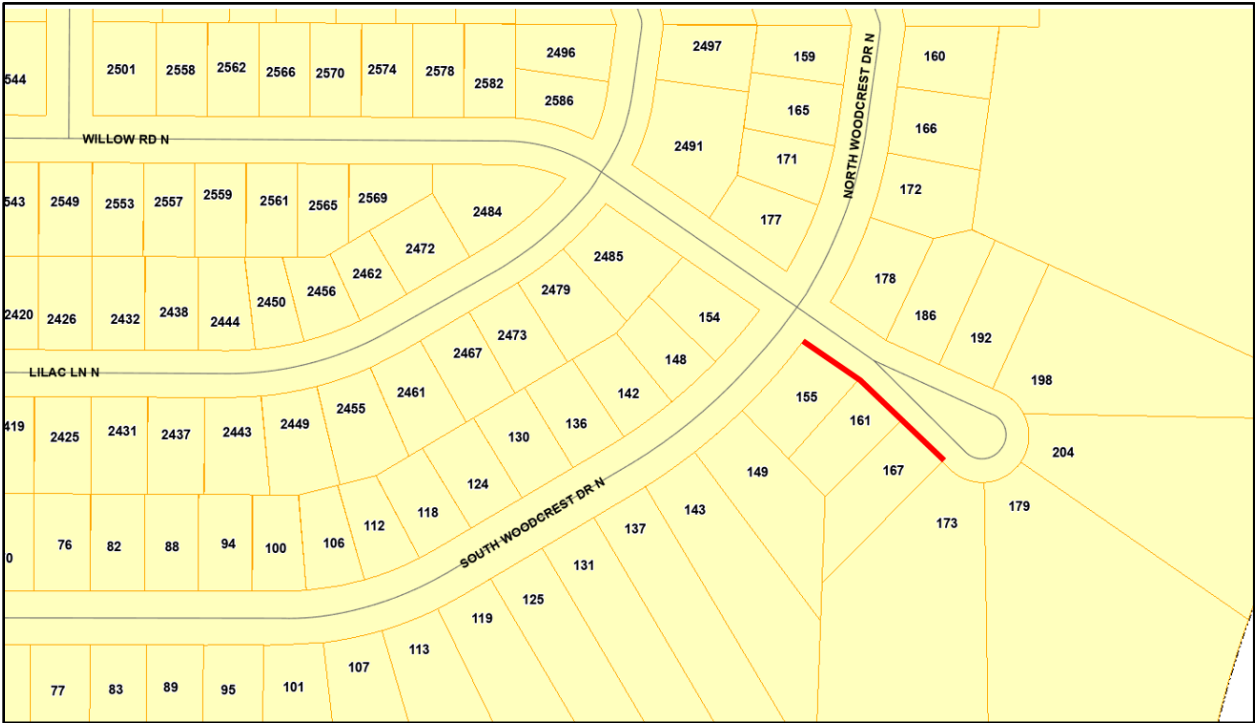
Justin Hanson and Jenaah  
McLeod-Hanson  
155 S. Woodcrest Dr. N.  
Fargo, ND 58102

We, the residents of South Woodland Drive North cul-de-sac, have since the initial platting of the subdivision in 1968, for as long as we have resided in this neighborhood, been content to live on our quasi-rural street without sidewalks. Consider that we have endured many years of home removals, street reconstruction, and levee building, and we are now requesting that no further disruption of our remaining tranquility be instigated by the construction of a sidewalk through our yards. We regard this sidewalk as unnecessary. It will not increase the safety of pedestrians who can access the riparian greenspace via the expansive cul-de-sac. The sidewalk leads only to a pumping station which is accessible by means of the roadway. The sidewalk will invite additional pedestrian traffic which is unwelcome, and will constitute a burden on homeowners to keep free of snow in winter months. Note as well that the construction of this sidewalk will cost the city (and us, indirectly) money which could more effectively be used for other, more important, purposes. We respectfully request that this sidewalk project be canceled.

Jon Erickson remarks: For as long as we have lived here, since 2005, the absence of a sidewalk has never been a concern. We have raised two children, now age 11, in our home. We have enjoyed our front yard without a sidewalk. The past few years of heavy construction have been a burden and a hindrance to the enjoyment of our property. Any further construction will further diminish our enjoyment and use of our property with no value to us as homeowners. The years that remain while our children are under age 18 are invaluable. I'd like no further obstruction to the use of my property from the City of Fargo that would result from this sidewalk project, nor the added burden of maintenance described above.



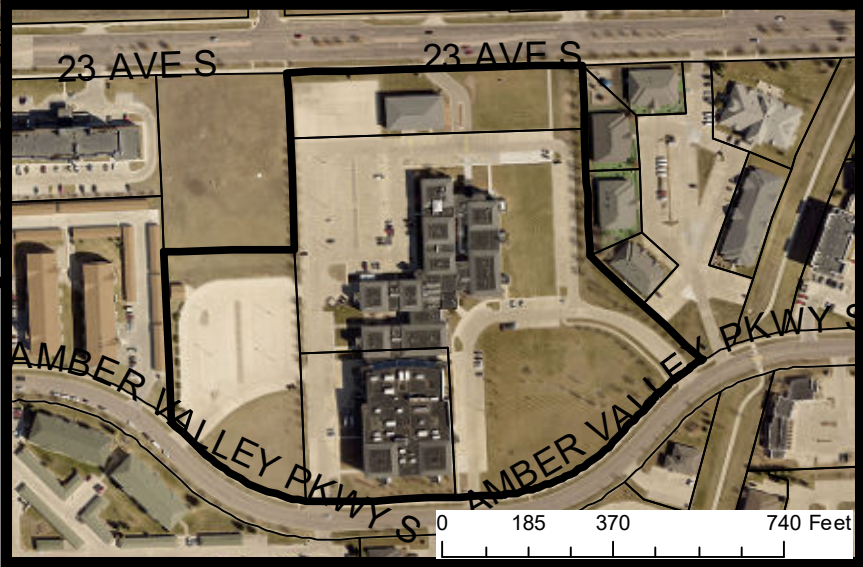
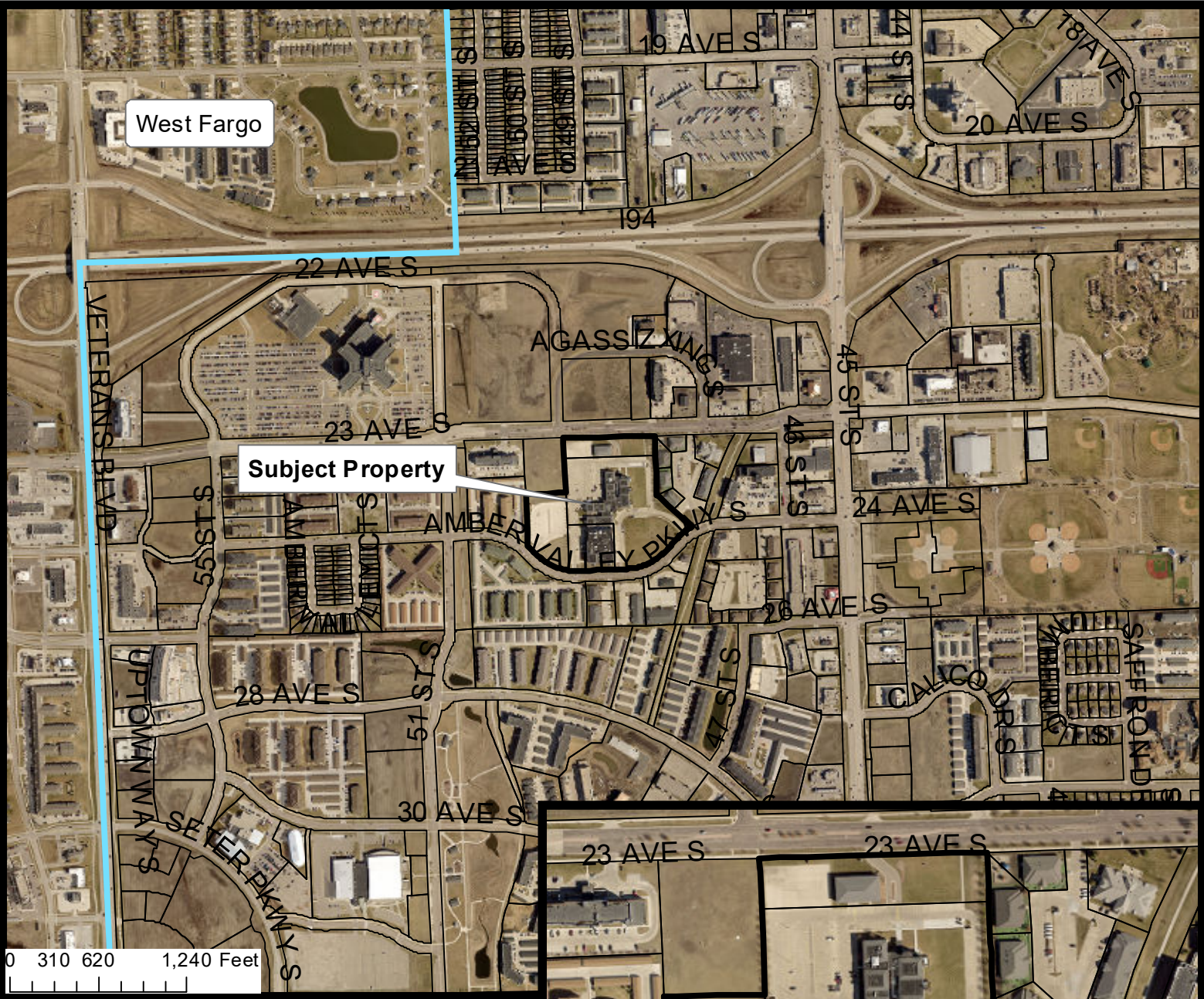
AREA OF PROPOSED SIDEWALK WAIVER OUTLINED IN RED



Planned Unit Development (PUD) Overlay, PUD Master Land Use Plan, PUD Final Plan  
& Zone Change from LC, Limited Commercial to GC, General Commercial zoning  
district with a PUD

Gamma Fargo Addition &  
Pracs Second Addition

4800, 4820, 4840 23rd Avenue South;  
4837 & 4951 Amber Valley Parkway South

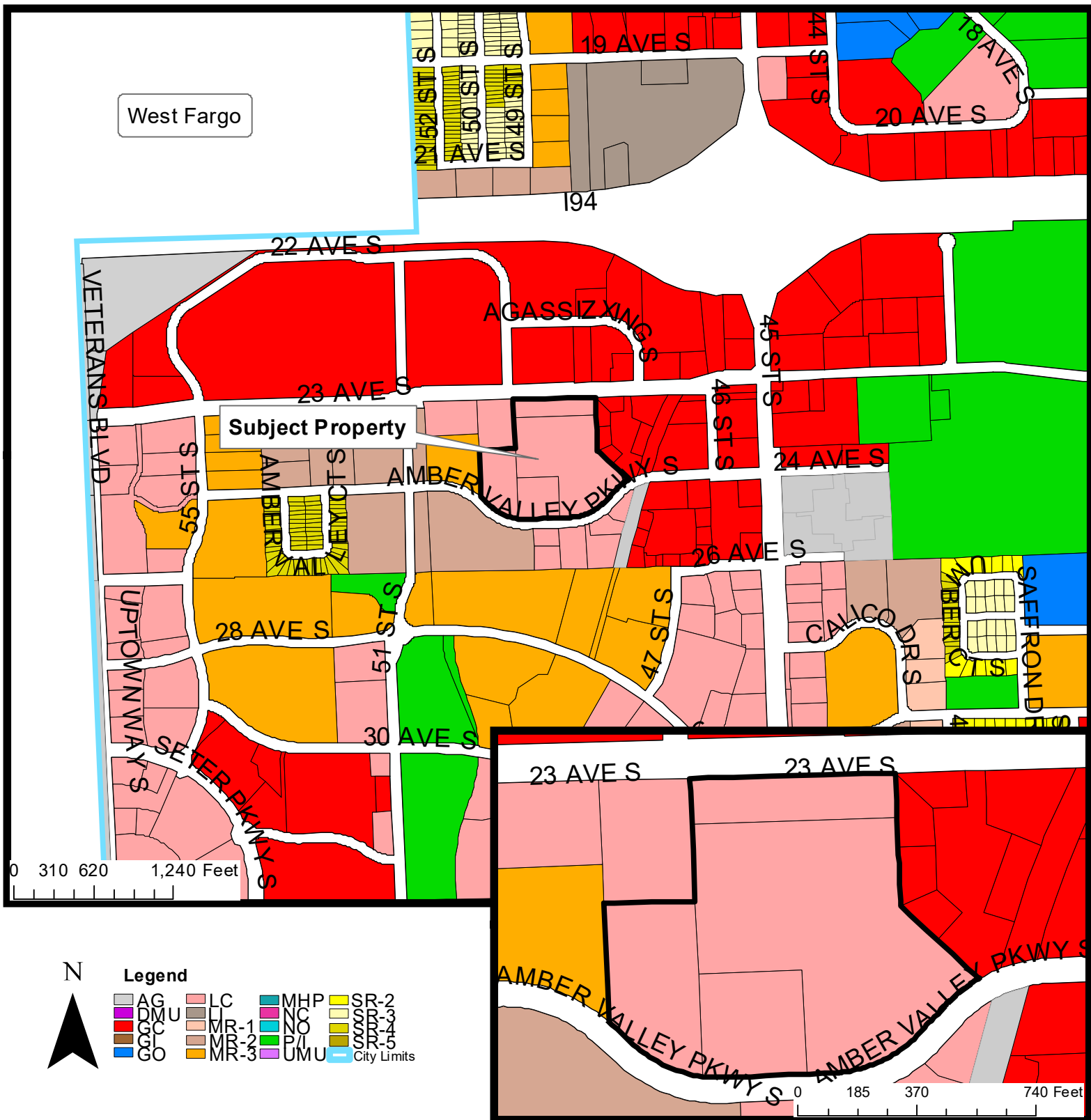




# Planned Unit Development (PUD) Overlay, PUD Master Land Use Plan, PUD Final Plan & Zone Change from LC, Limited Commercial to GC, General Commercial zoning district with a PUD

**Gamma Fargo Addition & Pracs Second Addition**

4800, 4820, 4840 23rd Avenue South;  
4837 & 4951 Amber Valley Parkway South

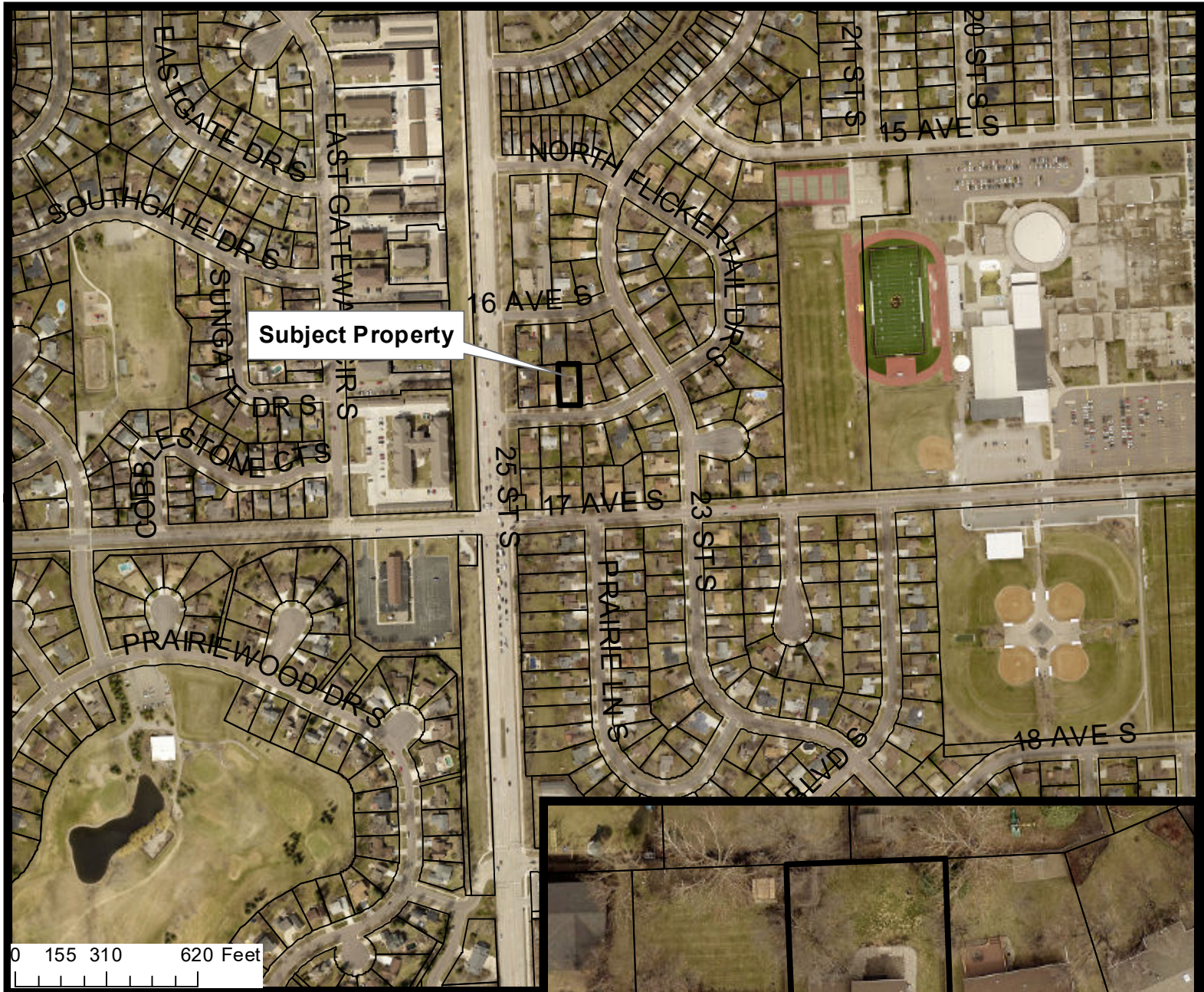




# Conditional Use Permit to allow group living in the SR-2, Single Family Residential zoning district

Replat of Block 5 of Southview Villages Addition

2401 South Flickertail Drive South



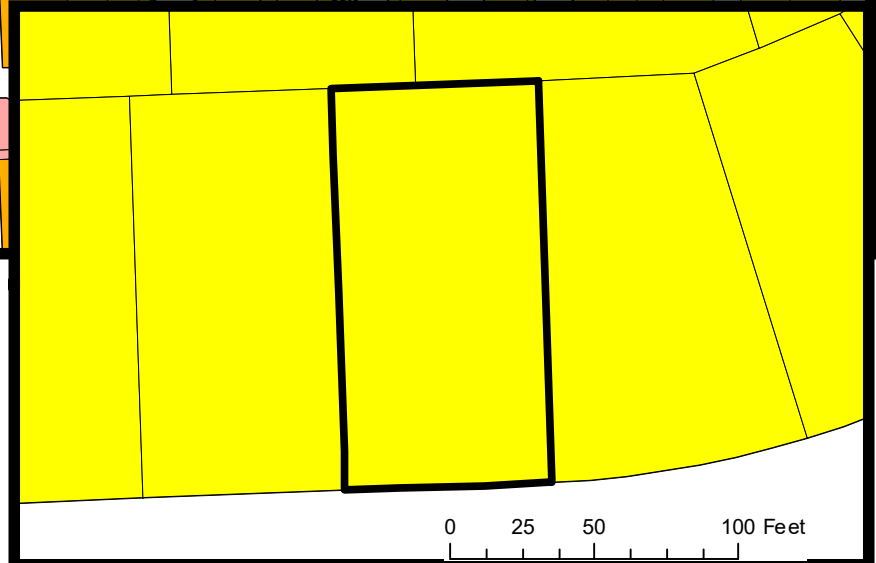
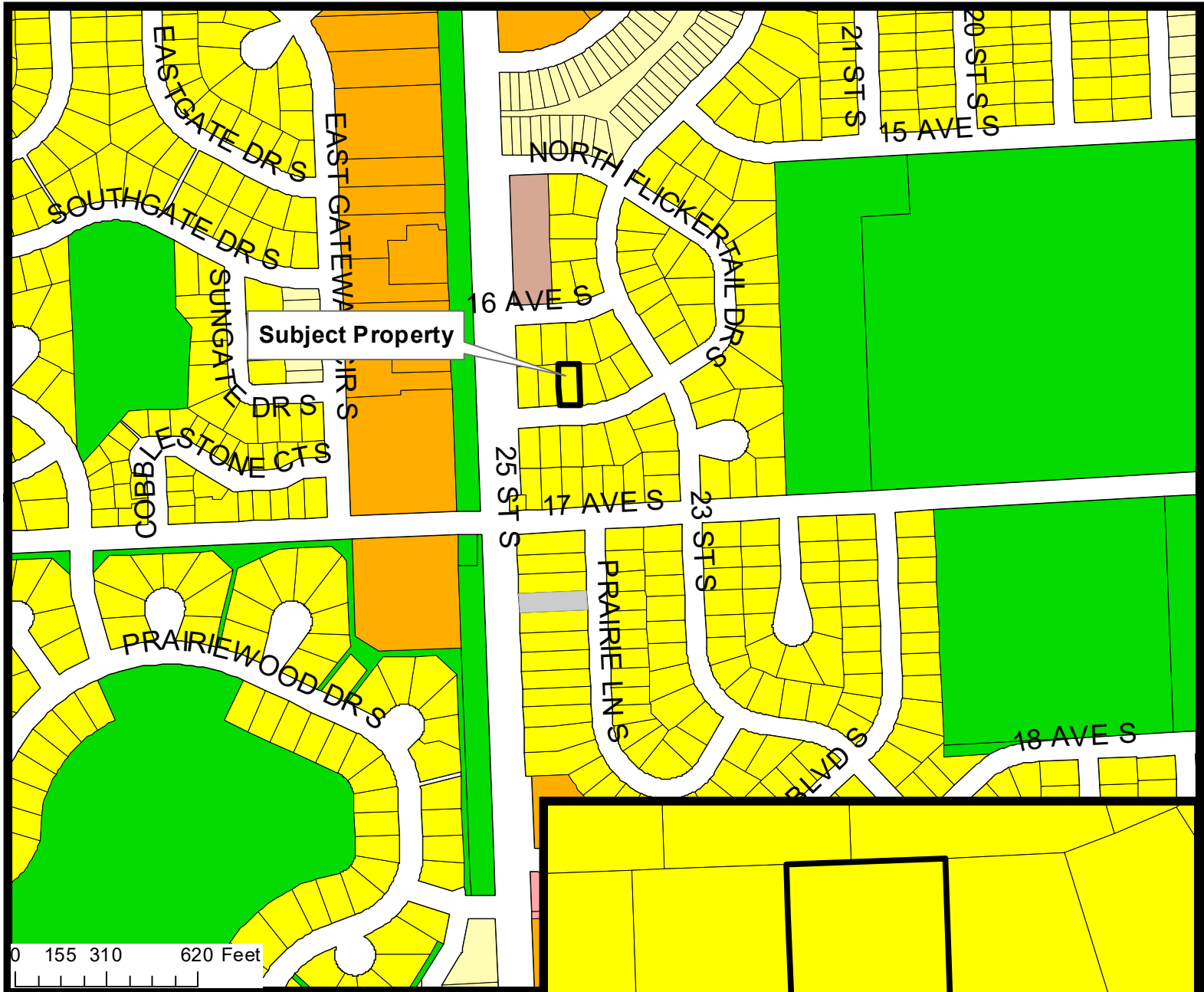
## Legend

 City Limits

# Conditional Use Permit to allow group living in the SR-2, Single Family Residential zoning district

Replat of Block 5 of Southview Villages Addition

2401 South Flickertail Drive South



## Legend

AG	DMU	GO	LC	MR-1	MR-2	MR-3	MHP	NC	P/L	UMU	SR-2	SR-3	SR-4	SR-5	City Limits
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