

**PLANNING COMMISSION CASES SCHEDULED FOR  
MAY 7<sup>th</sup>, 2024 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, May 7<sup>th</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:**

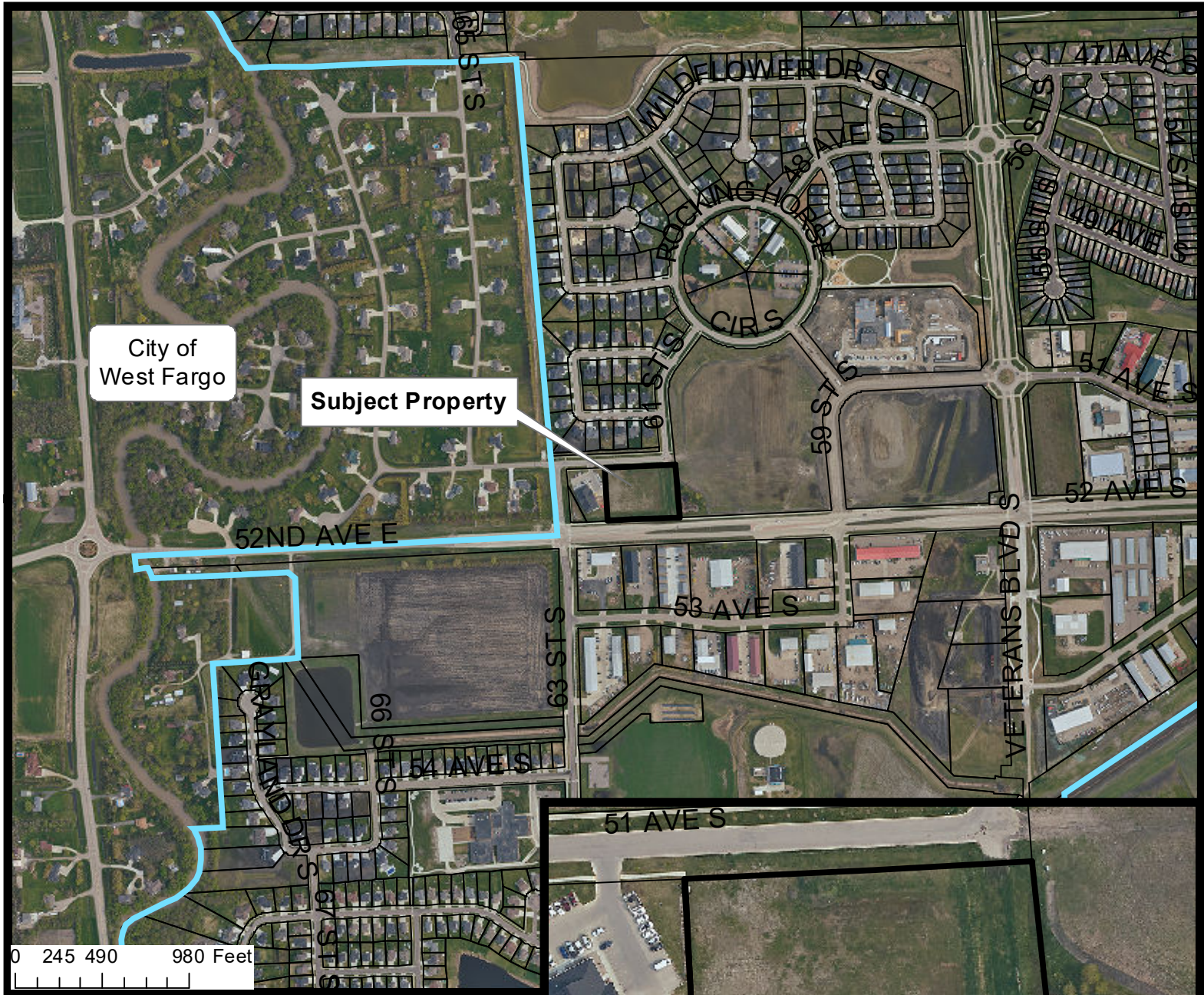
Donald Kress	(241-1473)	<a href="mailto:dkress@FargoND.gov">dkress@FargoND.gov</a>
Maegin Elshaug	(476-4120)	<a href="mailto:melshaug@FargoND.gov">melshaug@FargoND.gov</a>
Kim Citrowske	(241-1475)	<a href="mailto:kcitrowske@FargoND.gov">kcitrowske@FargoND.gov</a>
Luke Morman	(476-6751)	<a href="mailto:lmorman@FargoND.gov">lmorman@FargoND.gov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

1. An application requesting a Zoning Change from AG, Agricultural to LC, Limited Commercial with a C-O, Conditional Overlay and a plat of **Rocking Horse Farm Seventh Addition** (Minor Subdivision) a replat of a part of the Southeast Quarter of Section 32, Township 139 North, Range 49 West, to the City of Fargo, Cass County, North  
Located at: 5155 59th Street South  
Owner / Applicant: Janice Promersberger/Houston Engineering  
Current Zoning: AG, Agricultural. See above for proposed zone change  
Case Planner: Alayna Espeseth

# Minor Subdivision & Zone Change from AG, Agricultural to LC, Limited Commercial with a Conditional Overlay

## Rocking Horse Farm Seventh Addition

5155 59th Street South



**Legend**  
City Limits

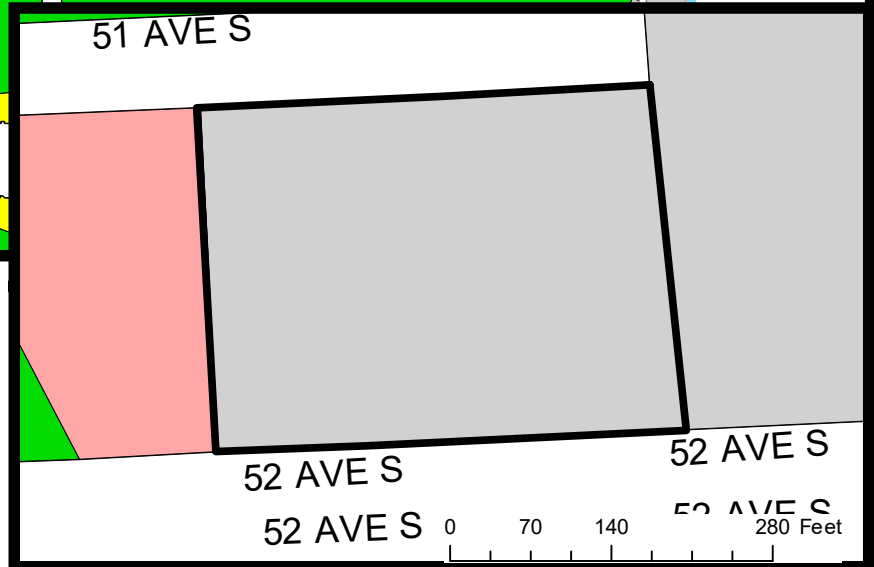
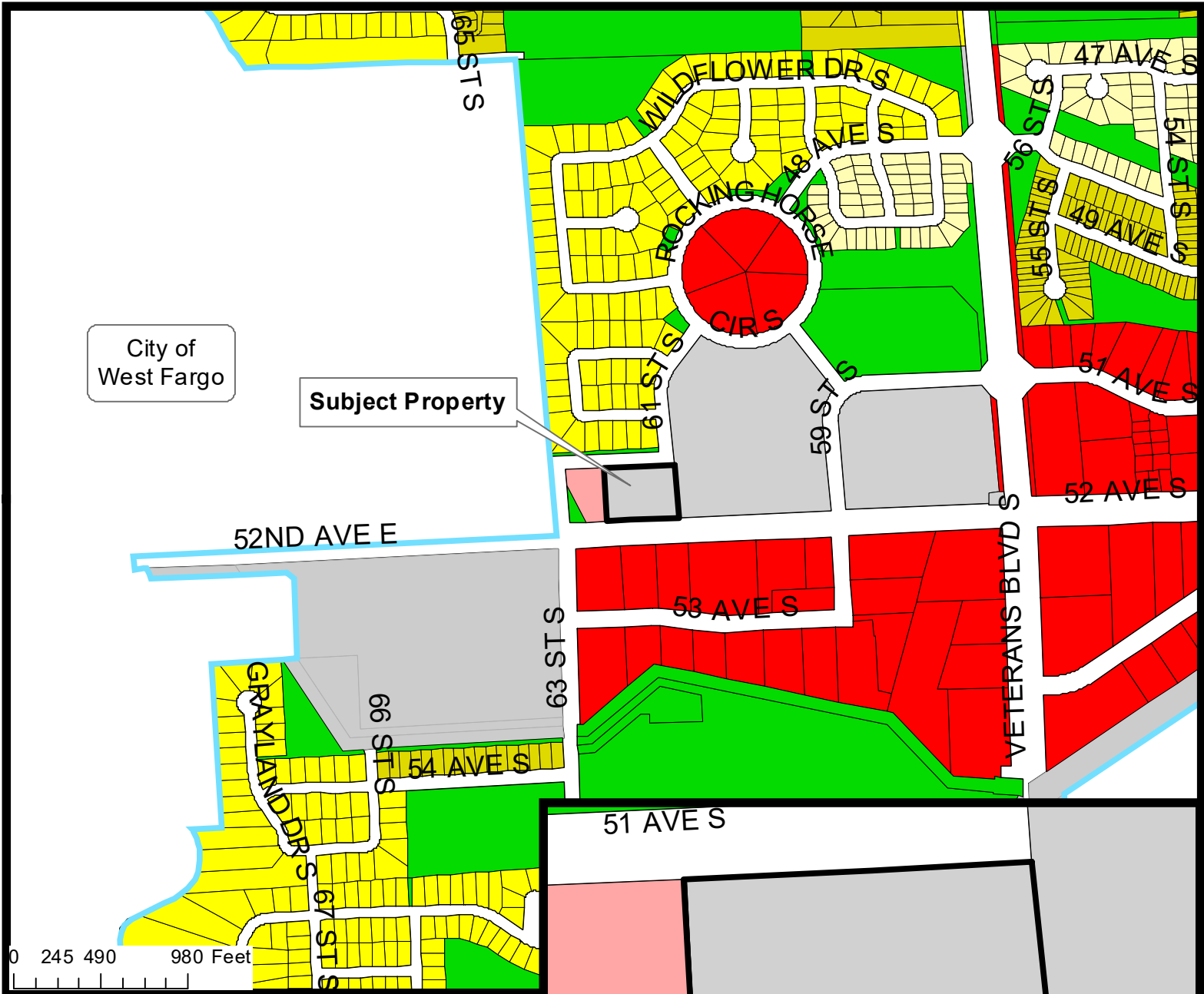


Fargo Planning Commission  
May 07, 2024

# Minor Subdivision & Zone Change from AG, Agricultural to LC, Limited Commercial with a Conditional Overlay

## Rocking Horse Farm Seventh Addition

5155 59th Street South



### Legend

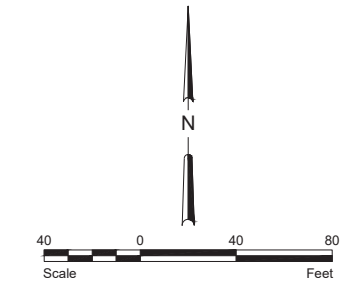
AG	DMU	LC	MHP	SR-1	SR-2
GC	GO	MR-1	PZC	SR-3	SR-4
GL	GO	MR-2	P/I	SR-5	SR-6
GO		MR-3	UMU	City Limits	

# ROCKING HORSE FARM 7TH ADDITION

A MINOR SUBDIVISION

BEING A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 32,  
T. 139 N., R. 49 W., 5th P.M.

CITY OF FARGO,  
CASS COUNTY, NORTH DAKOTA



**LEGEND**

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
LOT LINE	—————
UTILITY EASEMENT	- - - - -
EXISTING LOT LINE	- - - - -
EXISTING UTILITY EASEMENT	- - - - -
NEGATIVE ACCESS EASEMENT	▨

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

**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.



I:\Houston\h\UBN49004975\16\_4975\_010\CAD\RHF 7th Addition\Rocking Horse 7th Addition.dwg+PLAT-3/14/2024 3:20 PM-(dbuchholz)



Sheet 1 of 2  
Project No. 4975-0010

 **Houston Engineering Inc.**  
Phone: 701.237.5065

**PRELIMINARY**  
Not for Construction

# ROCKING HORSE FARM 7TH ADDITION

## A MINOR SUBDIVISION

### BEING A PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 32, T. 139 N., R. 49 W., 5th P.M.

### CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

**OWNER'S CERTIFICATE:**

KNOW ALL PERSONS BY THESE PRESENTS: That Rocking Horse Farm, LLC, a North Dakota limited liability company, is the owner and proprietor and Jetland Properties, LLC, a North Dakota limited liability company, is the Contract for Deed Vendee, of that part of the Southeast Quarter of Section 32, Township 139 North, Range 49 West of the Fifth Principal Meridian, in the City of Fargo, Cass County, North Dakota, being described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 32; thence North 04°58'43" West, along the westerly line of the Southeast Quarter of said Section 32, for a distance of 75.06 feet to a point of intersection with the northerly line of the South 75.00 feet of the Southeast Quarter of said Section 32; thence North 87°14'48" East, along the northerly line of the South 75.00 feet of the Southeast Quarter of said Section 32, for a distance of 289.97 feet to the southeast corner of Rocking Horse Farm 4<sup>th</sup> Addition to the City of Fargo, said plat being on file at the Cass County Recorder's Office, and the true point of beginning; thence North 02°45'04" West, along the easterly line of said Rocking Horse Farm 4<sup>th</sup> Addition, for a distance of 300.10 feet to the northeast corner of said Rocking Horse Farm 4<sup>th</sup> Addition, said point also lying on the southerly line of Rocking Horse Farm 2<sup>nd</sup> Addition to the City of Fargo, said plat being on file at said Recorder's Office; thence North 87°14'56" East, along the southerly line of said Rocking Horse Farm 2<sup>nd</sup> Addition, for a distance of 390.93 feet; thence South 04°56'27" East for a distance of 300.30 feet to a point of intersection with the northerly line of the South 75.00 feet of the Southeast Quarter of said Section 32; thence South 87°14'48" West, along the northerly line of the South 75.00 feet of the Southeast Quarter of said Section 32, for a distance of 402.41 feet to the true point of beginning.

Said tract of land contains 2.733 acres, more or less.

And that said parties have caused the same to be surveyed and platted as Rocking Horse Farm 6th Addition to the City of Fargo, Cass County, North Dakota, and do hereby dedicate and convey to the public, for public use, the utility easements shown on the plat.

**OWNER:**

Rocking Horse Farm, LLC

\_\_\_\_\_  
Kenneth L. Promersberger, President

State of North Dakota )  
  ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Kenneth L. Promersberger, President of Rocking Horse Farm, 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 said Limited Liability Company.

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

**MORTGAGEE:**

First International Bank & Trust

\_\_\_\_\_  
Matthew E. Mueller, Branch President

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Matthew E. Mueller, Branch President for First International Bank & Trust, 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 the said corporation.

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

State of North Dakota )  
  ) ss  
County of Cass )

**CONTRACT FOR DEED VENDEE:**

Jetland Properties, LLC

\_\_\_\_\_  
Janice L. Promersberger, President

State of North Dakota )  
  ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Janice L. Promersberger, President of Jetland Properties, 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 she executed the same on behalf of the said Limited Liability Company.

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

**CITY ENGINEER'S APPROVAL:**

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

\_\_\_\_\_  
Tom Knakmuhs, PE, City Engineer

State of North Dakota )  
  ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Tom Knakmuhs, PE, 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 he executed the same as his free act and deed.

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 )  
  ) ss  
County of Cass )

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 )  
  ) ss  
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: \_\_\_\_\_

I:\Houston\he\UBN\490\4975\16\_4975\_01\CAD\R\FH 7th Addition\Rocking Horse 7th Addition.dwg+PLAT (2)-3/14/2024 3:20 PM:cbuchholz