



PLANNING AND DEVELOPMENT

200 Third Street North
Fargo, North Dakota 58102

Phone: (701) 241-1474

Fax: (701) 241-1526

E-Mail: planning@FargoND.gov

www.FargoND.gov

July 23, 2018

Houston Engineering
Attn: Mike Love
1401 21st Ave N
Fargo, ND 58102

Re: Rocking Horse Farm 6th Addition – Subdivision (Minor) and Zone Change (Zoning Map Amendment)

Dear Mr. Love:

Thank you for your minor subdivision application submitted on July 16, 2018. It is my understanding that you are seeking City approval to plat a part of the southeast quarter of Section 32, Township 139N, Range 49W, to be known as Rocking Horse Farm 6th Addition, a one block, two lot minor subdivision. It is my further understanding that you are seeking city approval to rezone all of the proposed, Rocking Horse Farm 6th Addition from, AG, Agricultural, to LC, Limited Commercial.

Your application is deemed incomplete. Please submit the items indicated in the **un-checked** boxes below by August 3, 2018 for your application to be considered complete:

Zone change application:

- 1. \$300.00 Filing Fee

Subdivision application:

- 1. \$600.00 Filing Fee Major Subdivision/ \$350.00 Filing Fee Minor Subdivision
- 2. Preliminary Plat
- 3. Proposed Amenities Plan (Major Subdivisions Only)
- 4. Clear Title Opinion reflection ownership by applicant(s) SEE NOTE 7c BELOW
- 5. Proof of paid-up taxes in the form of a receipt from the County; or reference to such in Title Opinion
- 6. Copy of Letter to Special Assessment Coordinator
- 7. Additional items specific to your project
 - a. **Pre-development meeting (scheduled for July 26, 2018)**
 - b. **Growth Plan Amendment—future land use plan designates this area as “Medium to High Density Residential.”**
 - c. **Staff to review title opinion with project engineer at pre-development meeting.**

Your application is tentatively scheduled to be heard at the September 4, 2018 Planning Commission public hearing, contingent on submitting the materials noted above required to complete your application by August 3, 2018.

The Planning Commission 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 Maegin Elshaug. She can be reached at MElshaug@FargoND.gov or by calling (701) 476-4120. She 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,

Donald Kress
Current Planning Coordinator

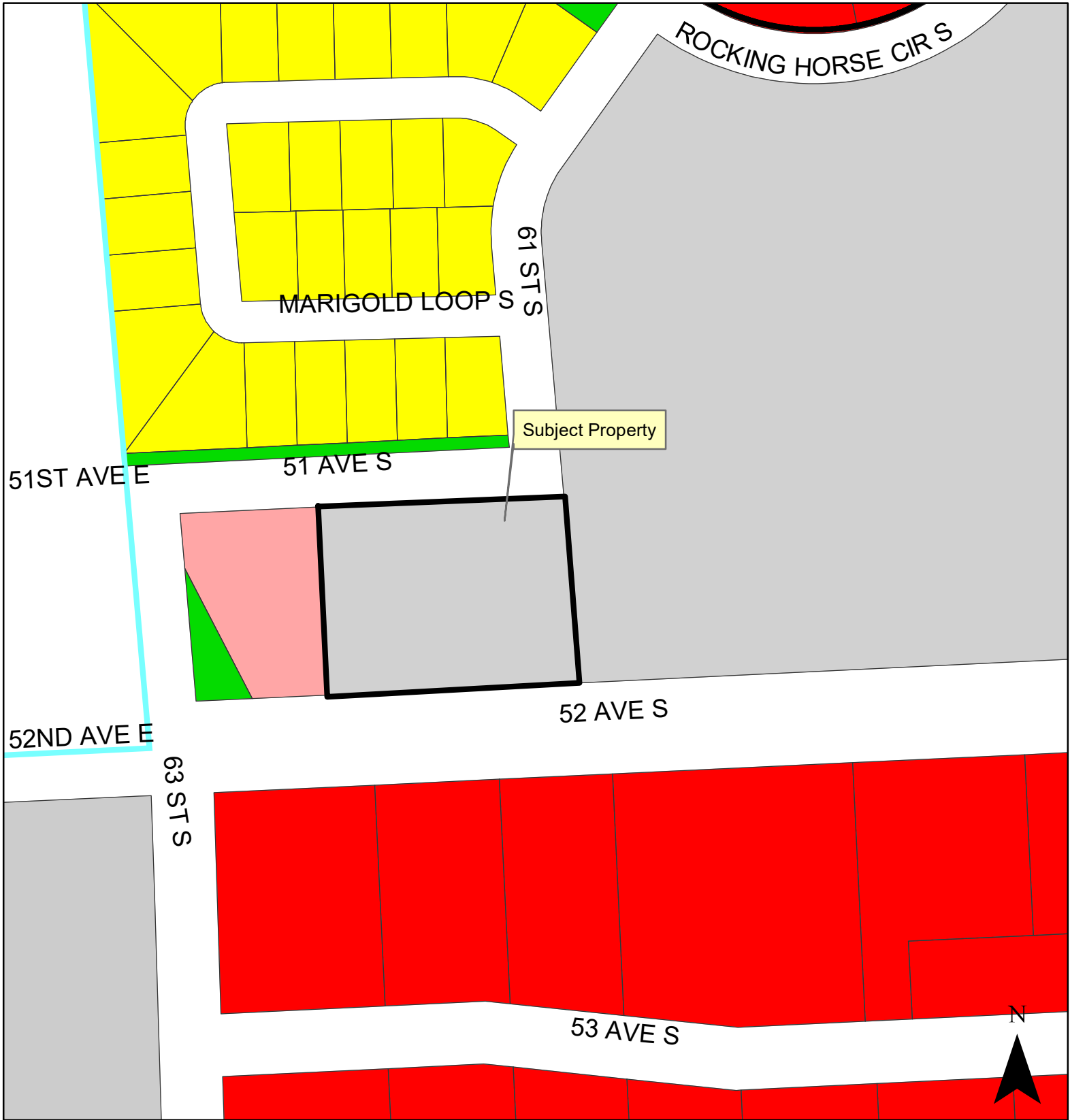
cc: Janice L. Promersberger, 4838 Rocking Horse Cricle, Fargo, ND 58104
Project File



Plat (Minor) and Zone Change (AG to LC)

Rocking Horse Farm 6th Addition

5801 52nd Avenue South



Legend

- | | | | |
|-----|-------|-----|-------------|
| AG | LC | MHP | SBR-2 |
| DMU | L | NNC | SBR-3 |
| GC | MRR-1 | NO | SBR-4 |
| GI | MRR-2 | P/T | SBR-5 |
| GO | MR-3 | UML | City Limits |

300

Feet

Fargo Planning Commission

September 4, 2018

Plat (Minor) and Zone Change (AG to LC)

Rocking Horse Farm 6th Addition

5801 52nd Avenue South

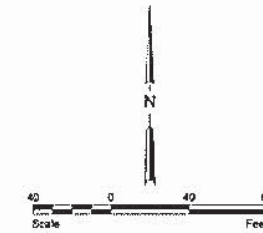


ROCKING HORSE FARM 6TH ADDITION

A MINOR PLAT

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



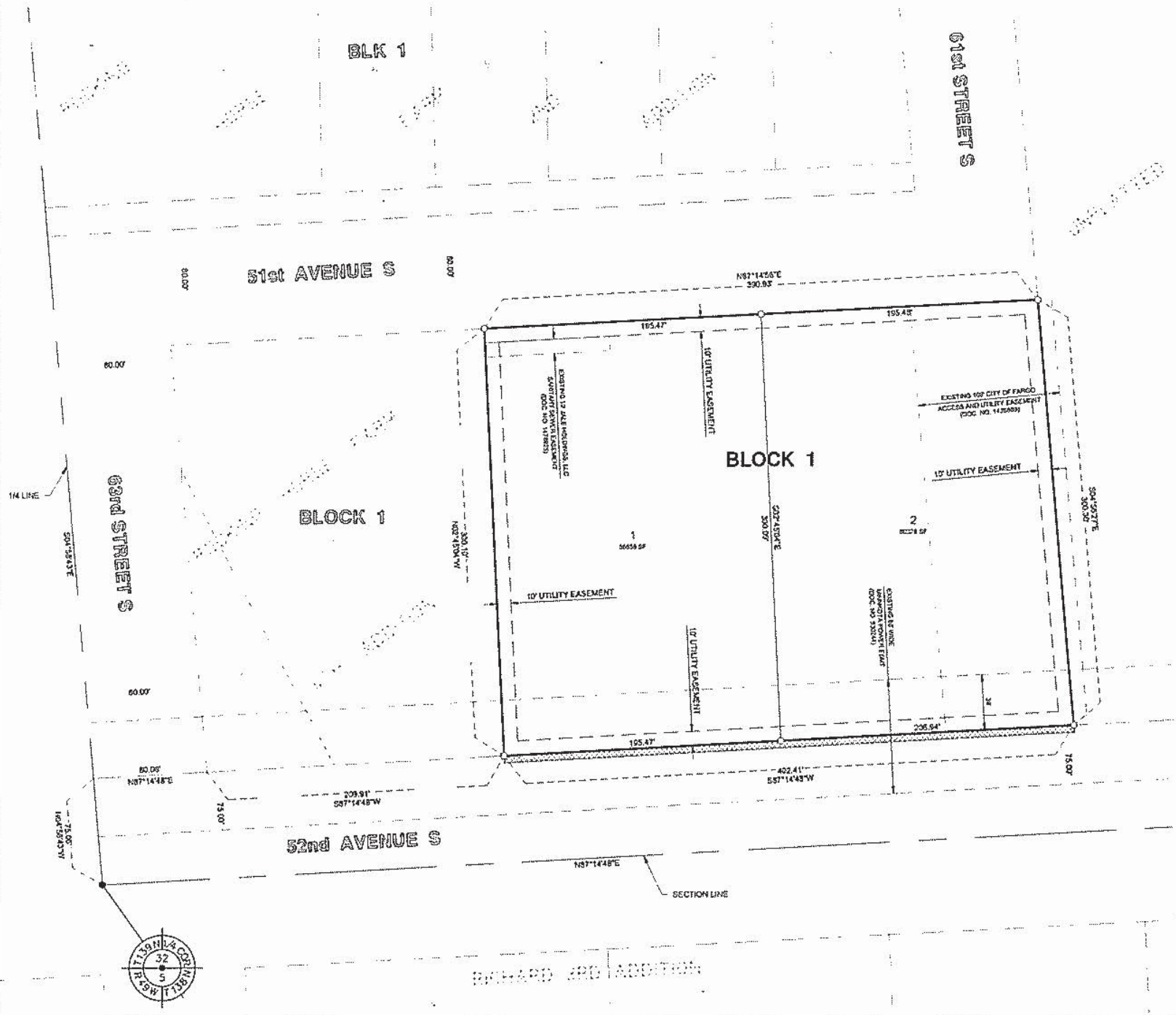
LEGEND

IRON MONUMENT FOUND	●
12" 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 HORIZONTAL DATUM

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.



H:\F\proj\30\Map\6250-004\CD\Part\Rocking Horse 6th Addition.dwg-PLAT-7/16/2018 10:11 AM (jebzmg)



REINHARD 2RD ADDITION

ROCKING HORSE FARM 6TH ADDITION A MINOR PLAT

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 Vendor, 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°55'43" West, along the westerly line of the Southeast Quarter of said Section 32, for a distance of 75.09 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 4th 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 4th Addition, for a distance of 300.10 feet to the northeast corner of said Rocking Horse Farm 4th Addition, said point also lying on the southerly line of Rocking Horse Farm 2nd 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 2nd Addition, for a distance of 300.93 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

CONTRACT FOR DEED VENDEE:
Jetland Properties, LLC

Janice L. Promersberger, President

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, James A. Schlieman, 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____

James A. Schlieman, Professional Land Surveyor No. 6005

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this _____ day of _____, 20____

Brenda E. Derrig, City Engineer

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this _____ day of _____, 20____

Shara Fischer, Chair
Fargo Planning Commission

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: _____

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: _____

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: _____

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared James A. Schlieman, 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: _____

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Brenda E. Derrig, 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: _____

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Shara Fischer, 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: _____

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