

**MEMORANDUM  
PLANNING COMMISSION CASES SCHEDULED FOR  
MARCH 3<sup>rd</sup>, 2026 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, March 3<sup>rd</sup>, 2026 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.

**Staff 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>
Chelsea Levorsen	(476-4144)	<a href="mailto:clevorsen@FargoND.gov">clevorsen@FargoND.gov</a>

1. An application requesting a Plat of **Amber Valley Tenth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Amber Valley First Addition and Lot 1, Block 3, Agassiz Crossing First Addition, City of Fargo, Cass County, North Dakota  
Located at: 2301 45<sup>th</sup> Street South and 4502 23<sup>rd</sup> Avenue South  
Owner / Applicant: Newman Signs, Inc. / Houston Engineering  
Current Zoning: GC, General Commercial. No change proposed.  
Case Planner: Luke Morman
2. An application requesting a Plat of **Commerce on 12<sup>th</sup> Ninth Addition** (Minor Subdivision) a replat Lot 1, Block 1, Commerce on 12<sup>th</sup> Eighth Addition City of Fargo, Cass County, North Dakota  
Located at: 5669 and 5627 13<sup>th</sup> Avenue North  
Owner / Applicant: NAP Dakotas, LLC / Houston Engineering  
Current Zoning: LI, Limited Industrial. No change proposed.  
Case Planner: Luke Morman
3. An application requesting a Plat of **Bowers Second Addition** (Minor Subdivision) a replat of a portion of Block 3, Bowers Addition and portion of Auditor's Lot 6 in the NE ¼ of Section 1, T139N, R49W, City of Fargo, Cass County, North Dakota  
Located at: 725 17<sup>th</sup> Street North  
Owner / Applicant: Kota Investments, LLC / Lowry Engineering  
Current Zoning: LI, Limited Industrial. No change proposed.  
Case Planner: Luke Morman

# Minor Subdivision

## Amber Valley Tenth Addition 2301 45th Street South and 4502 23rd Avenue South



### Legend

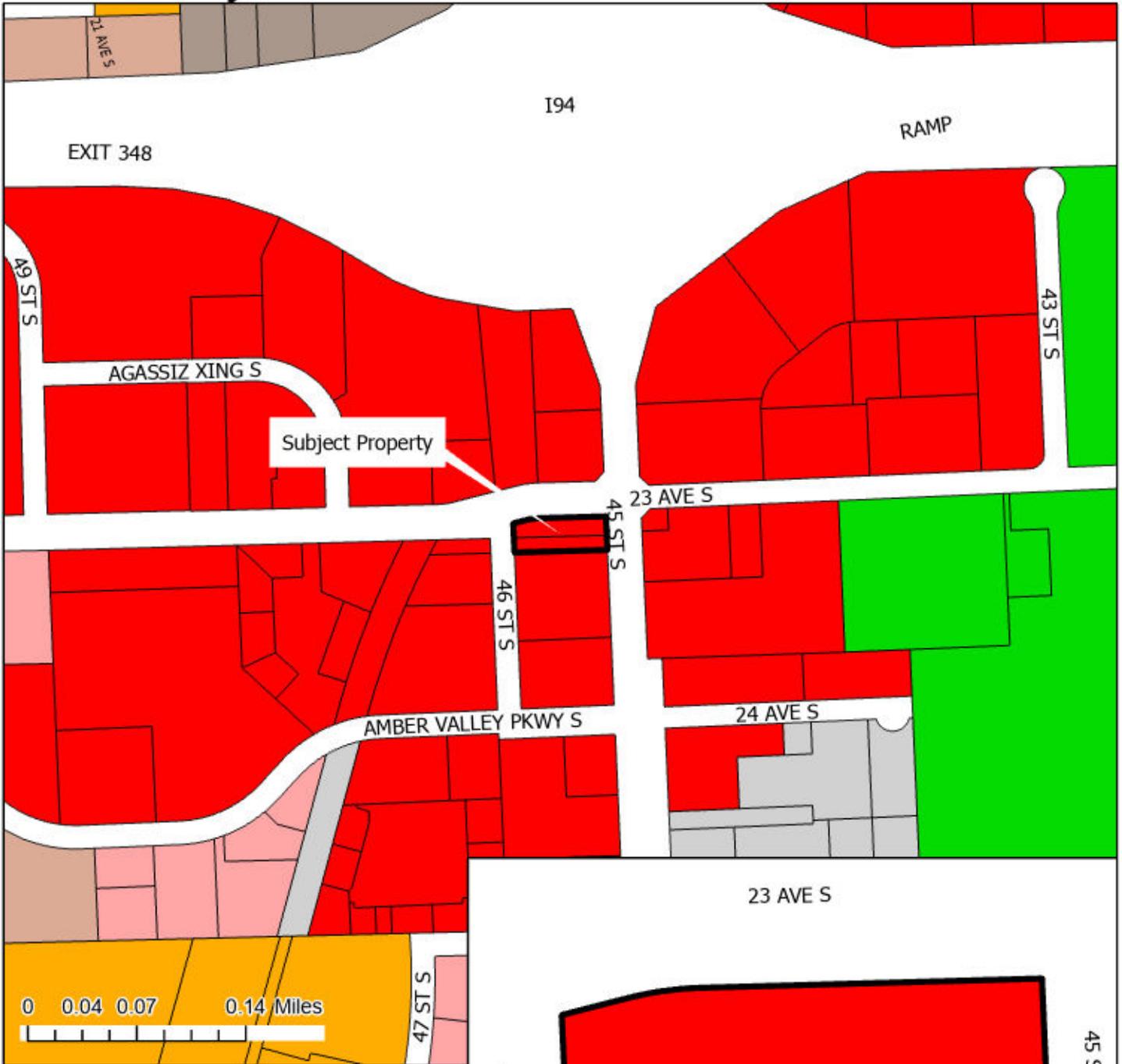
 City Limit



Fargo Planning Commission  
March 3, 2026

# Minor Subdivision

## Amber Valley Tenth Addition 2301 45th Street South and 4502 23rd Avenue South



### Legend

- |     |      |      |            |
|-----|------|------|------------|
| AG  | LC   | MR-3 | SR-3       |
| DMU | LI   | NC   | SR-4       |
| GC  | MHP  | NO   | SR-5       |
| GI  | MR-1 | P/I  | UMU        |
| GO  |      | SR-2 | City Limit |





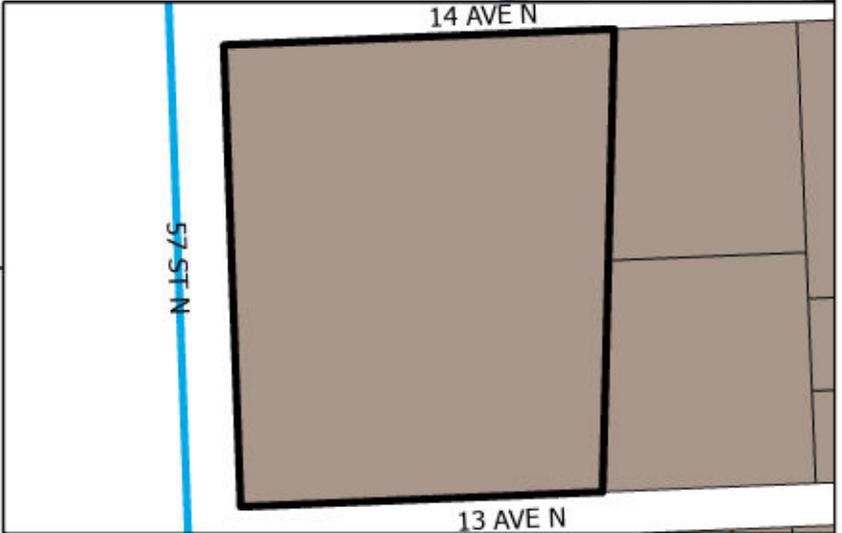
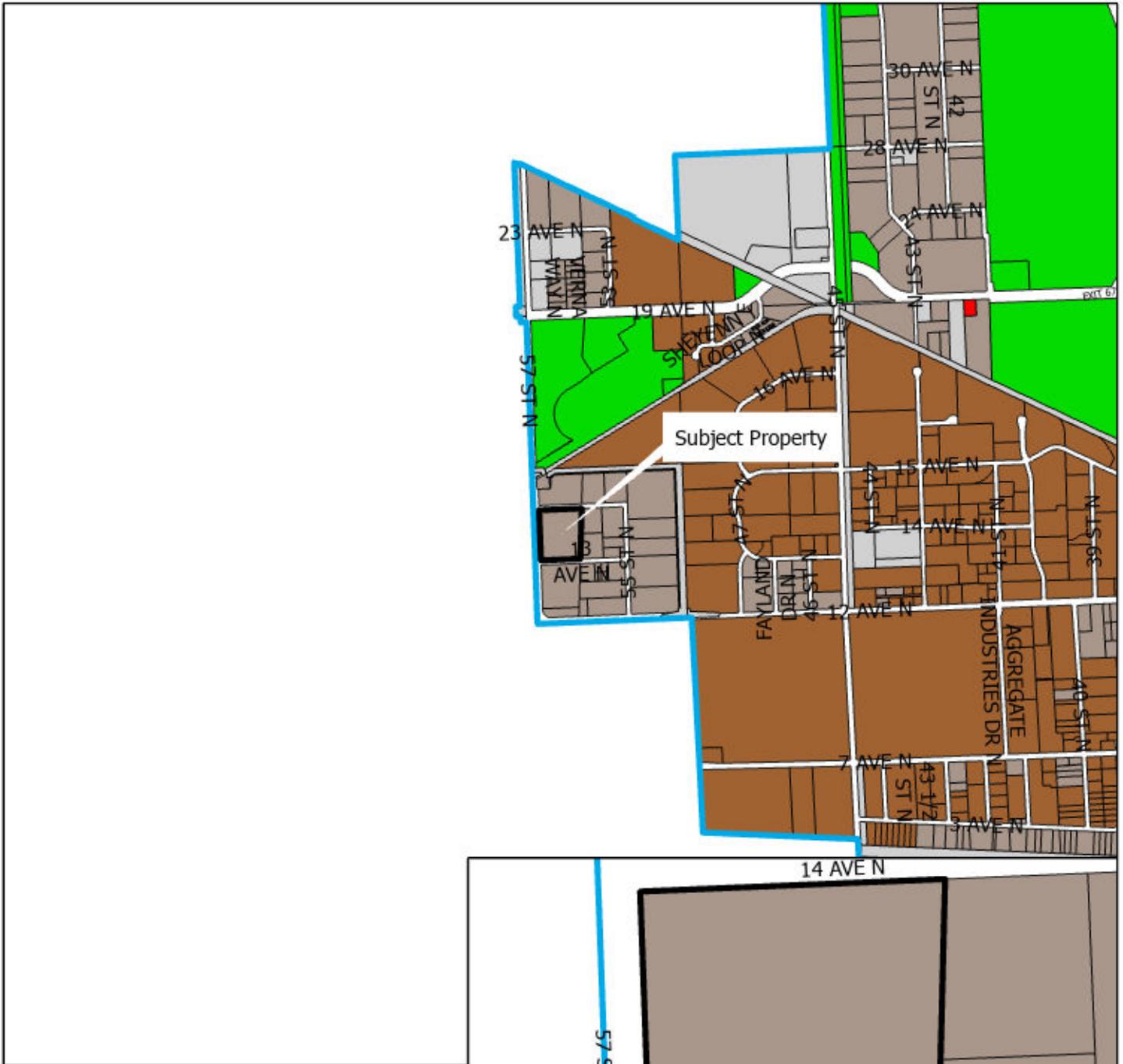




# Minor Subdivision

## Commerce on 12th Ninth Addition

5669 and 5627 13th Avenue North



### Legend

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

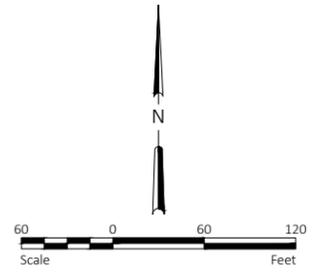
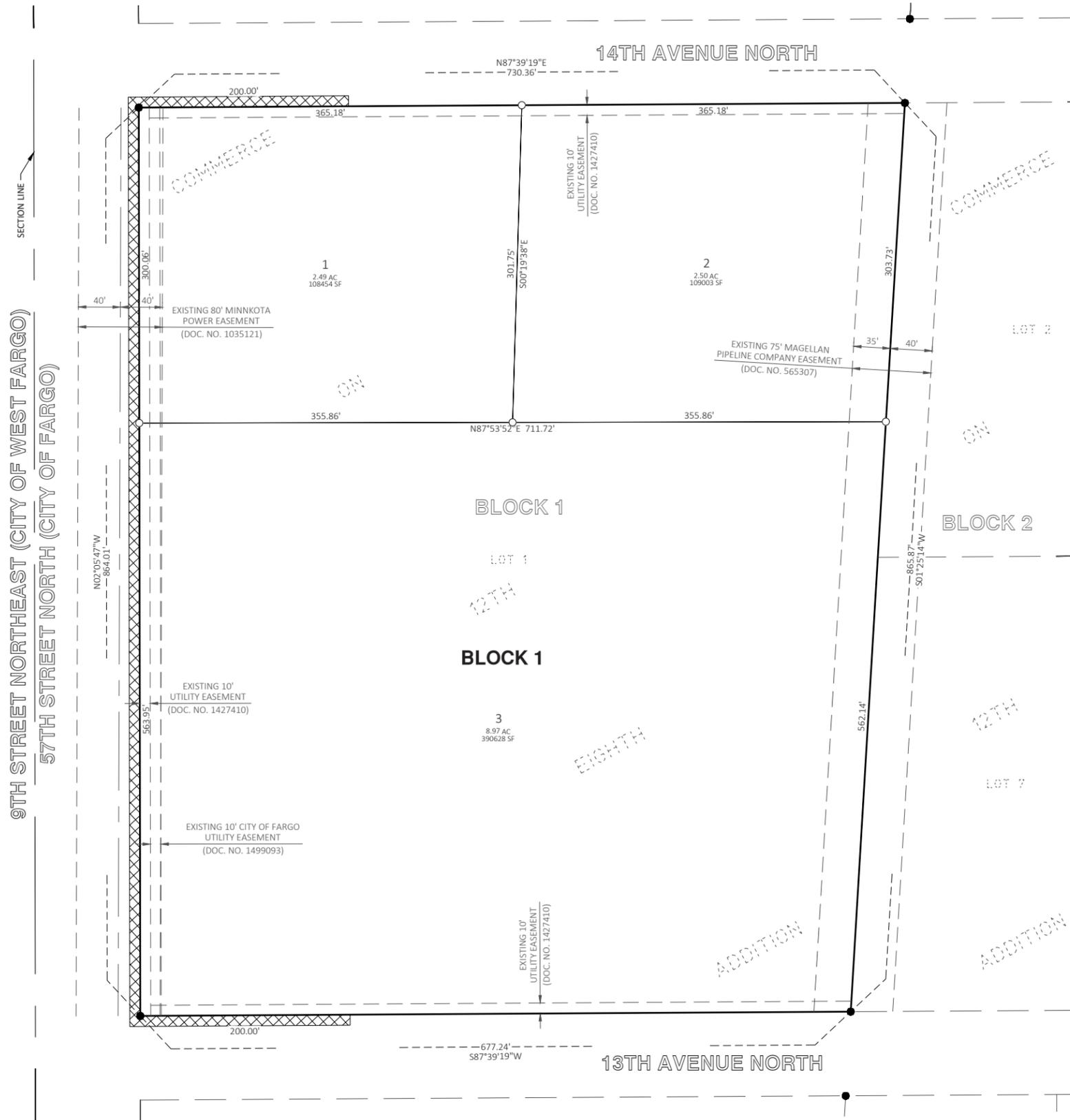


# COMMERCE ON 12TH NINTH ADDITION

A MINOR SUBDIVISION

BEING A REPLAT OF LOT 1 BLOCK 1, COMMERCE ON 12TH EIGHTH ADDITION

TO THE 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	- - - - -
EXISTING NEGATIVE ACCESS EASEMENT (DOC. NO. 1427410)	XXXXX

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

**NOTES:**

- 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:\BNA\14600\14655\14655\_0001\CAD\Plat\Commerce on 12th Ninth Addition.dwg-SHEET 1-2/10/2026 3:12 PM-(dbuchholz)

# COMMERCE ON 12TH NINTH ADDITION

## A MINOR SUBDIVISION

### BEING A REPLAT OF LOT 1 BLOCK 1, COMMERCE ON 12TH EIGHTH ADDITION

### TO THE CITY OF FARGO,

### CASS COUNTY, NORTH DAKOTA

**OWNER'S CERTIFICATE:**

NOW ALL PERSONS BY THESE PRESENTS: That NAP Dakotas, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Lot 1, Block 1, Commerce on 12th Eighth Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 13.96 acres, more or less.

And that said party has caused the same to be surveyed and replatted as **COMMERCE ON 12TH NINTH ADDITION** to the City of Fargo, Cass County, North Dakota.

**OWNER:**

NAP Dakotas, LLC

By: North American Properties, Inc., A North Dakota corporation

Its: manager

\_\_\_\_\_  
Eric Bishke, President

State of \_\_\_\_\_ )  
 ) ss  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared Eric Bishke, President of North American Properties, Inc., a North Dakota corporation which serves as Manager for NAP Dakotas, 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 said limited liability company.

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

**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. 6086

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: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL:**

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

\_\_\_\_\_  
Tom Knakmus, 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\_\_\_\_.

\_\_\_\_\_  
Maranda R. Tasa, Chair  
Fargo Planning Commission

State of North Dakota )  
 ) ss  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Maranda R. Tasa, 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: \_\_\_\_\_  
Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota )  
 ) SS  
County of Cass )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Timothy J. Mahoney and Angie Bear, known to me 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 on behalf of the City of Fargo.

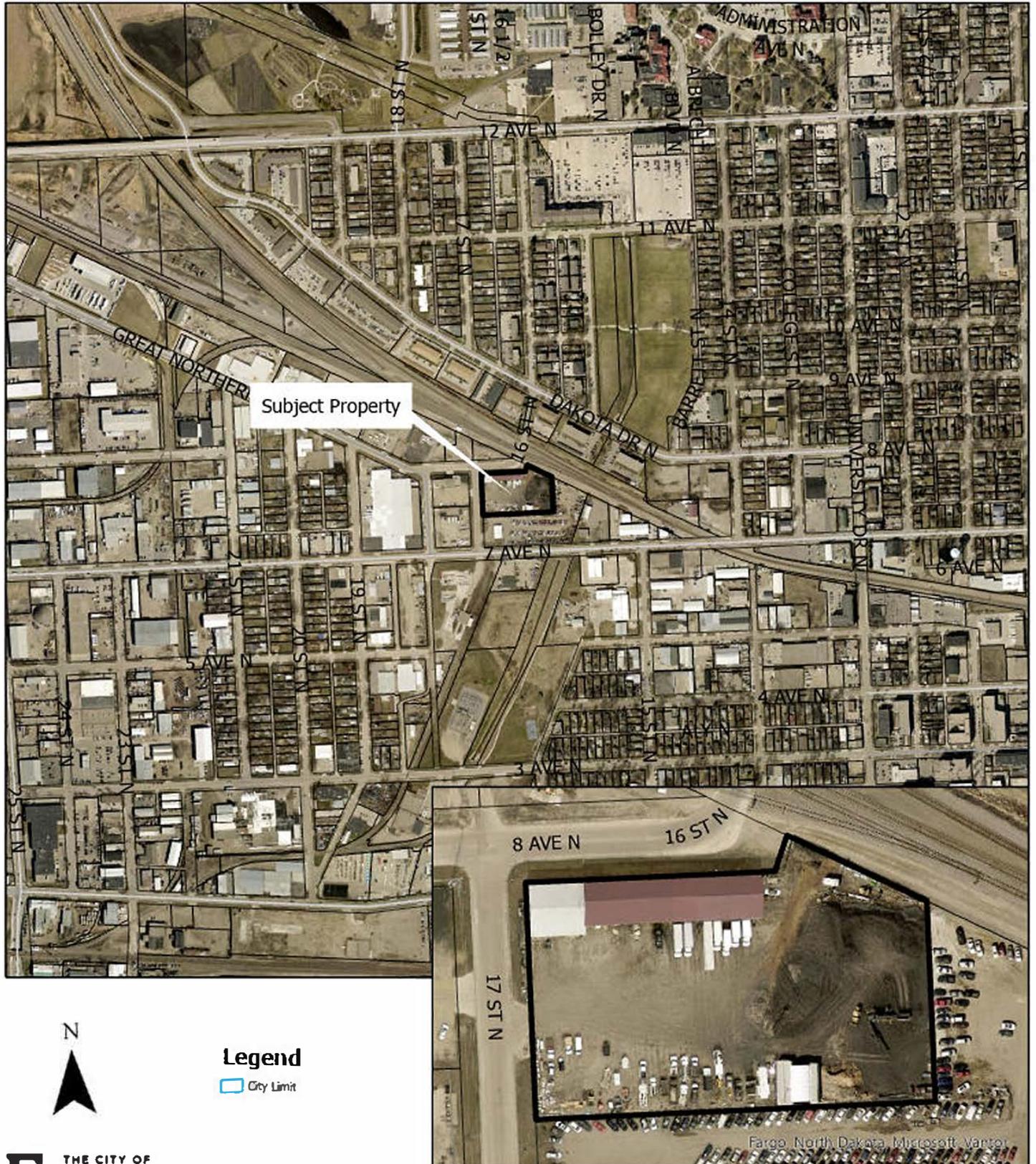
Notary Public \_\_\_\_\_



# Minor Subdivision

## Bowers Second Addition

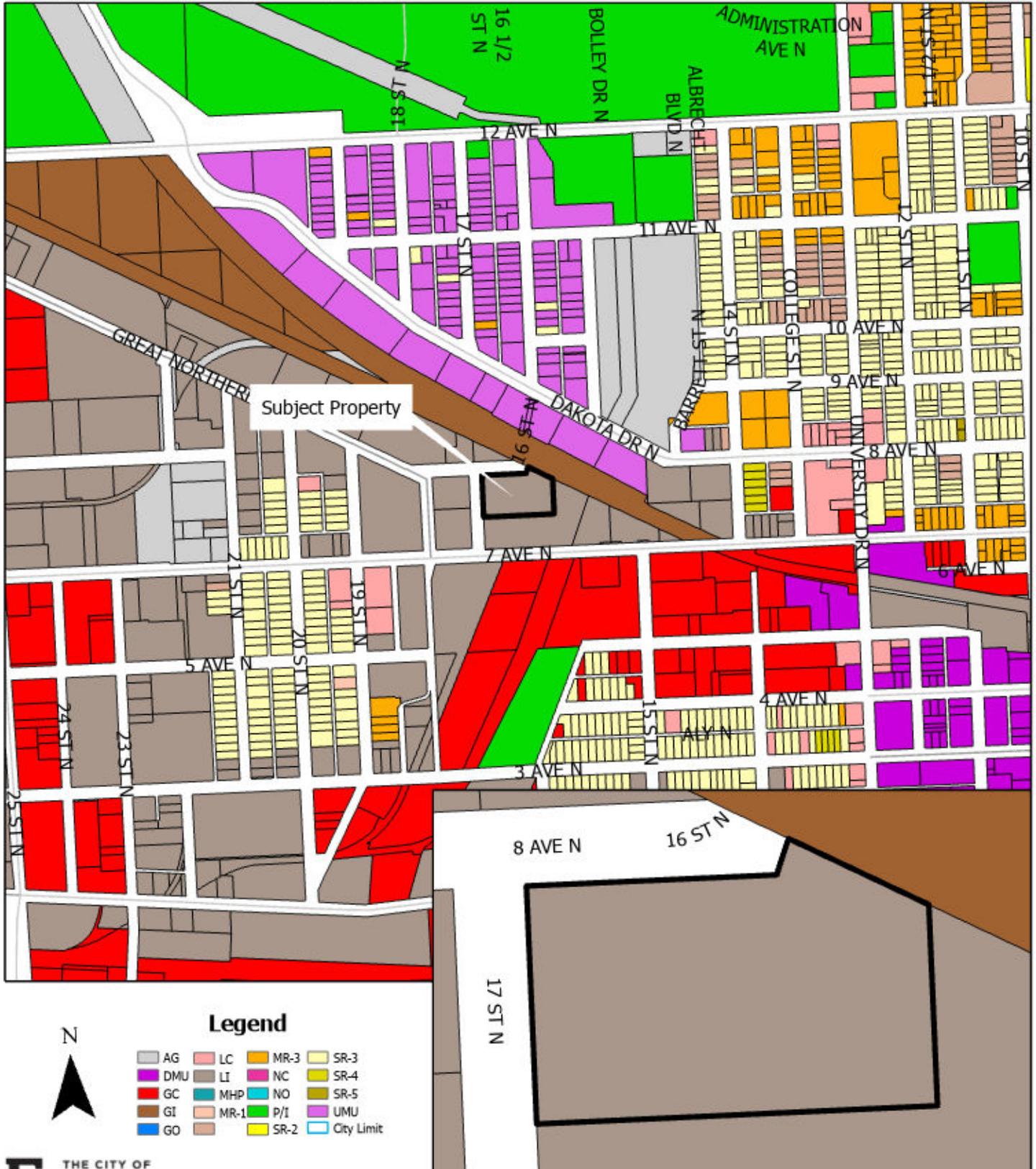
725 17th Street North



# Minor Subdivision

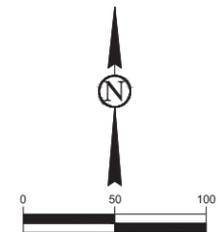
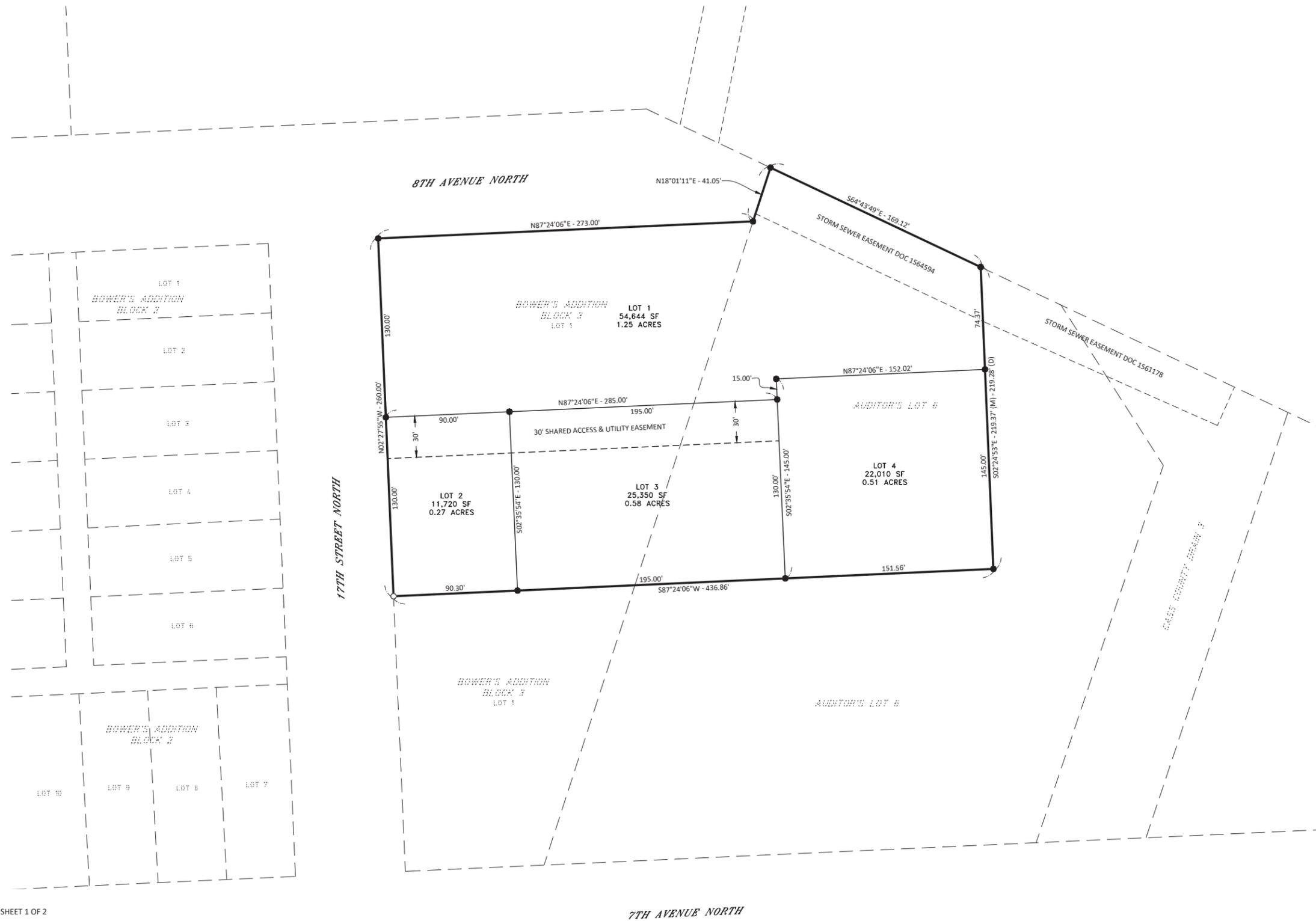
## Bowers Second Addition

725 17th Street North



# BOWER'S 2ND ADDITION

A REPLAT OF PART OF LOT 1, BLOCK 3, BOWER'S ADDITION AND PART OF AUDITOR'S LOT 6 OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 139 NORTH, RANGE 49 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TO THE CITY OF FARGO, NORTH DAKOTA  
(A MINOR SUBDIVISION)



**LEGEND**

- MONUMENT SET
- MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- (D) DEEDED DISTANCE
- (M) MEASURED DISTANCE
- - - EX. EASEMENT
- - - EX. PROPERTY LINE
- - - EX. SECTION LINE
- PROPERTY LINE
- PROPERTY BOUNDARY LINE
- - - NEW EASEMENT LINE

**SURVEY INFORMATION**

DATE OF SURVEY: DECEMBER, 2025  
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE SYSTEM,  
DECEMBER 1992, US SURVEY FOOT  
VERTICAL DATUM: NAVD88

**NOTES**

1. ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.

FOR RECORDING PURPOSES ONLY

01/14/25 12:35:13PM Z:\Lowry Shared Files\Projects\_2025\25157 - Mysaka 17th Street N Plat\Drawings\25157\_ProjectSurvey\SR\_Plat\_25157.dwg

SHEET 1 OF 2

