

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
AUGUST 4th, 2026 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, August 4th, 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)	dkress@FargoND.gov
Maegin Elshaug	(476-4120)	melshaug@FargoND.gov
Kim Citrowske	(241-1475)	kcitrowske@FargoND.gov
Luke Morman	(476-6751)	lmorman@FargoND.gov
Alayna Espeseth	(476-4151)	aespeseth@FargoND.gov
Chelsea Levorsen	(476-4144)	clevorsen@FargoND.gov

1. An application requesting a Plat of **Schultz and Williams Second Addition** (Minor Subdivision) a replat of Lots 8 through 10, Block 1, Schultz and Williams Addition, City of Fargo, Cass County, North Dakota
Located at: 3314 15th Street South, 3315, 3323, 3329, 3331, and 3343 South University Drive.
Owner / Applicant: Cork Partners; Judy I. Williams Marital Trust B; Glenn T. and Jane Williams; Glenn T. and Jane A. Williams Revocable Living Trust /Moore Engineering
Current Zoning: GC, General Commercial No change proposed.
Case Planner: Donald Kress
2. An application requesting a Plat of **Eagle Valley Sixth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Eagle Valley Fifth Addition, City of Fargo, Cass County, North Dakota
Located at: 7475 24th Street South
Owner / Applicant: EagleRidge Development, LLC / EagleRidge Companies, LLC
Current Zoning: SR-5, Single-Dwelling Residential. No change proposed.
Case Planner: Luke Morman
3. An application requesting a Zone Change from LC, Limited Commercial with a Conditional Overlay to LC, Limited Commercial with a conditional overlay, and a Plat of **Urban Plains Retail Second Addition** (Minor Subdivision) a replat of Lots 4, 6, 7, 8, 10, 11, and 12, Block 1, Urban Plains Retail Addition, City of Fargo, Cass County, North Dakota
Located at: 4525 and 4543 32nd Avenue South; 4552, 4574, 4575, 4561, and 4535 Urban Plains Drive South; 2970, 2888, and 3050 Brandt Drive South.
Owner / Applicant: Urban Plains Land Company, LLC / Goldmark Design
Current Zoning: LC, Limited Commercial with conditional overlays 5153, 4978, 5103. See above for proposed change.
Case Planner: Chelsea Levorsen
NOTE: The zone change is necessary as the proposed subdivision is in three different conditional overlays. The zone change will unify those three conditional overlays into a single one.
4. An application requesting a zoning change from SR-2, Single-Dwelling Residential, to P/I, Public Institutional for Lots 1, 2, 3, 4 and 9 and portion of the vacated alley, Block 3, **Woodruff's Addition** to the City of Fargo, Cass County, North Dakota
Located at: 424 9th Avenue South
Owner / Applicant: Vocational Training Center
Current Zoning: SR-2, Single-Dwelling Residential. See above for proposed change.
Case Planner: Donald Kress
5. An application requesting a zoning change from LC, Limited Commercial to P/I, Public Institutional for East Half of Lots 4 and 5, Block W, **Chas A. Roberts Addition** to the City of Fargo, Cass County, North Dakota
Located at: 915 5th Street South
Owner / Applicant: Vocational Training Center
Current Zoning: LC, Limited Commercial See above for proposed change.
Case Planner: Donald Kress

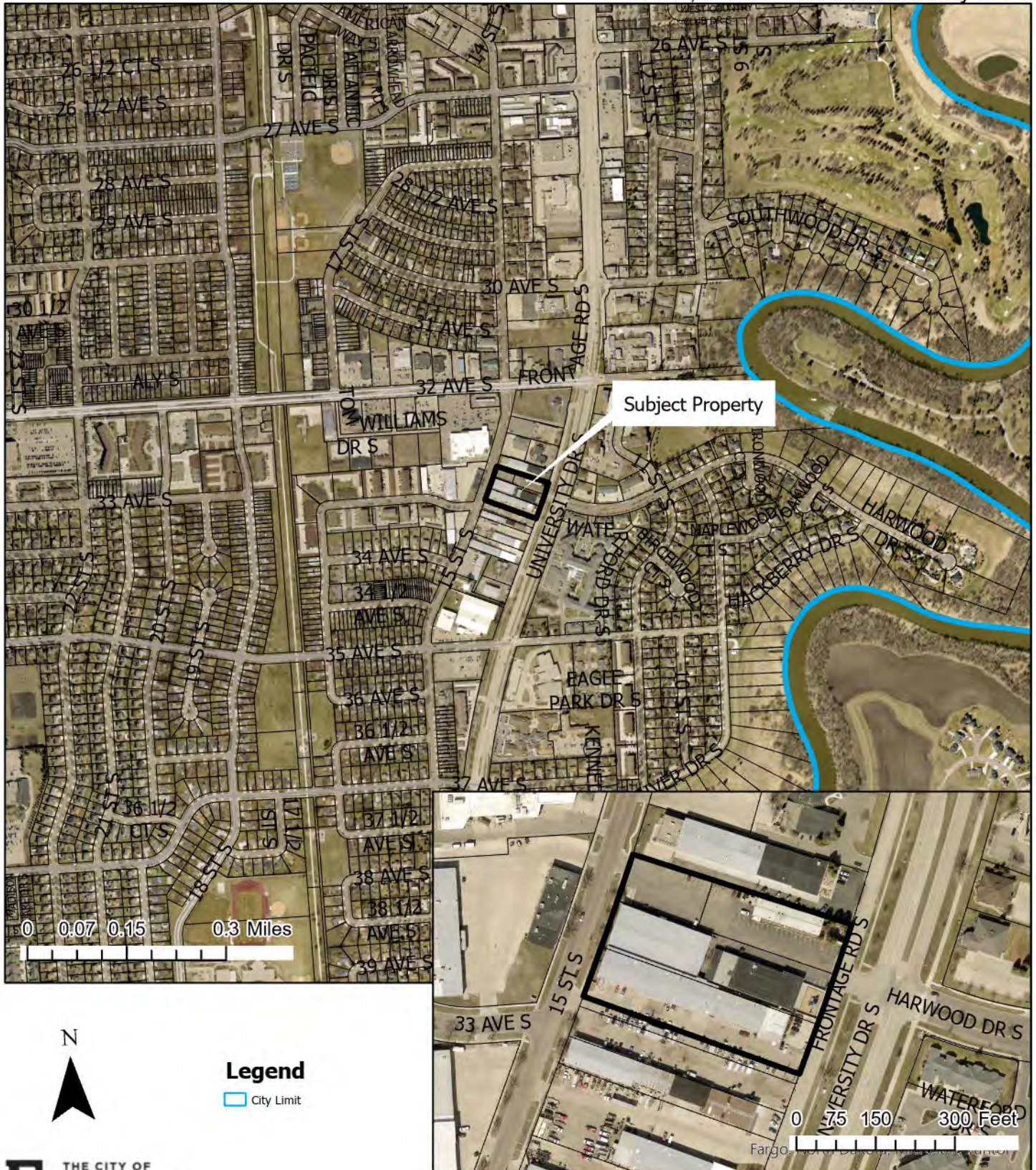
6. An application requesting a zoning change from MR-2, Multi-Dwelling Residential to P/I, Public Institutional for Lot 11, Block 3, **Woodruff's Addition** to the City of Fargo, Cass County, North Dakota
Located at: 924 5th Street South
Owner / Applicant: City of Fargo
Current Zoning: MR-2, Multi-Dwelling Residential See above for proposed change.
Case Planner: Donald Kress

7. An application requesting a Plat of **Keeney & Devitt's Second Addition** (Vacation of Right of Way) a vacation of a portion of the alley in Block 31, Keeney & Devitt's Second Addition to the City of Fargo, Cass County, North Dakota
Located at: Between 214 & 220 6th Avenue North and 202, 208, 210, and 212 6th Avenue North
Owner / Applicant: 202 Flats, LLC; MBA Investments, LLC / Bolton & Menk, Inc.
Current Zoning: DMU, Downtown Mixed Use No change proposed.
Case Planner: Donald Kress

Minor Subdivision

Schultz and Williams Second Addition

3314 15th Street South, 3315, 3323, 3329, 3331, and 3343 South University Drive



3314 15th Street South, 3315, 3323, 3329,
3331, and 3343 South University Drive



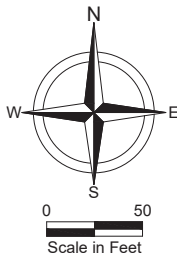
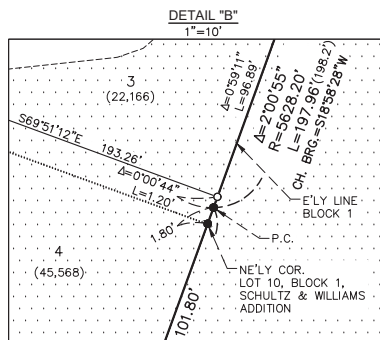
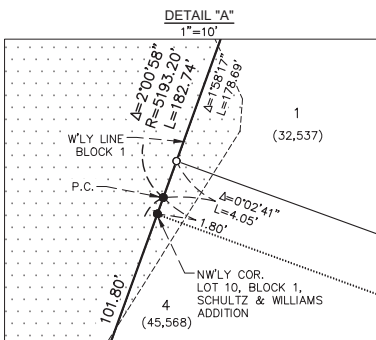
Fargo Planning Commission
August 4, 2026

SCHULTZ & WILLIAMS SECOND ADDITION

TO THE CITY OF FARGO, A REPLAT OF LOTS 8-10, BLOCK 1,

SCHULTZ & WILLIAMS ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

(A MINOR SUBDIVISION)



Basis of Bearings:
The northerly line of Lot 8,
Block 1, SCHULTZ & WILLIAMS
ADDITION has a bearing of
S72°01'23"E based on the City
of Fargo ground coordinate
system, December 1992.

- LEGEND**
- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. LS-6571
 - (182.88') IRON MONUMENT FOUND
 - L RECORD PLAT DIMENSION
 - R ARC LENGTH
 - Δ RADIUS LENGTH
 - Δ CENTRAL ANGLE
 - CH.BRG. CHORD BEARING
 - P.C. POINT OF CURVATURE
 - (32,537) LOT AREAS IN SQ. FT.
 - BENCHMARK
 - PLAT BOUNDARY LINE
 - LOT LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - EXISTING TRACT LINE
 - CONTOUR LINE (NAVD 1988, 2 FOOT INTERVAL)
 - ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. FEMA MAP NUMBER 38017C0783S EFFECTIVE JANUARY 16, 2015. BASE FLOOD ELEV. = 905'

CERTIFICATE

Steven W. Holm, being duly sworn, deposes and says that he is the registered land surveyor who prepared and made the attached plat of "SCHULTZ & WILLIAMS SECOND ADDITION" to the City Fargo, a replat of Lots 8-10, Block 1, SCHULTZ & WILLIAMS ADDITION to the City of Fargo, Cass County, North Dakota; that said plat is a true and correct representation of the survey thereof; that all distances are correctly shown on said plat; that monuments have been placed in the ground as indicated for the guidance of future surveys and that said addition is described as follows, to wit:

Lots 8 through 10, Block 1, SCHULTZ & WILLIAMS ADDITION to the City of Fargo, according to the recorded plat thereof on file and of record in the office of the Recorder, Cass County, North Dakota.

Said tract contains 2.92 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.



Steven W. Holm
Registered Land Surveyor
Reg. No. LS-6571

State of North Dakota)
County of Cass)

On this ____ day of ____, 20__, before me, a Notary Public in and for said County and State, personally appeared Steven W. Holm, Registered Land Surveyor, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public, Cass County, North Dakota

DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "SCHULTZ & WILLIAMS SECOND ADDITION" to the City Fargo, a replat of Lots 8-10, Block 1, SCHULTZ & WILLIAMS ADDITION to the City of Fargo, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certificate of Steven W. Holm, Registered Land Surveyor, and that the description as shown in the Certificate of the Registered Land Surveyor is correct. We hereby dedicate the cross-access easement shown on said plat to the use of the public.

Owner of Lots 1 & 4: Judy I. Williams Marital Trust B

Owner of Lot 2: Cork Partners, a North Dakota Partnership

Owner of Lot 3: The Glenn T. and Jane A. Williams Revocable Living Trust; & Glenn T. Williams and Jane A. Williams

Jane A. Williams, Co-Trustee

Kelly Williams, Co-Trustee

Tom Lavelle, Partner

Jane A. Williams, Co-Trustee:
Jane A. Williams, owner, and Personal Representative of the Estate of Glenn Duffy Williams

State of North Dakota)
County of Cass)

On this ____ day of ____, 20__, before me, a Notary Public in and for said County and State, personally appeared Jane A. Williams, Co-Trustee, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same in the name of Judy I. Williams Marital Trust B.

Notary Public, Cass County, North Dakota

State of North Dakota)
County of Cass)

On this ____ day of ____, 20__, before me, a Notary Public in and for said County and State, personally appeared Kelly Williams, Co-Trustee, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of Judy I. Williams Marital Trust B.

Notary Public, Cass County, North Dakota

State of North Dakota)
County of Cass)

On this ____ day of ____, 20__, before me, a Notary Public in and for said County and State, personally appeared Tom Lavelle, Partner, of Cork Partners, a North Dakota Partnership, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of Cork Partners, a North Dakota Partnership.

Notary Public, Cass County, North Dakota

State of North Dakota)
County of Cass)

On this ____ day of ____, 20__, before me, a Notary Public in and for said County and State, personally appeared Jane A. Williams, Co-Trustee of the Glenn T. and Jane A. Williams Revocable Living Trust, owner, and Personal Representative of the Estate of Glenn Duffy Williams, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same in the name of the Glenn T. and Jane A. Williams Revocable Living Trust, as owner, and as Personal Representative of the Estate of Glenn Duffy Williams.

Notary Public, Cass County, North Dakota

FARGO PLANNING COMMISSION APPROVAL

This plat in the City of Fargo is hereby approved this ____ day of ____, 20__.

Maranda R. Tasa, Chair

State of North Dakota)
County of Cass)

On this ____ day of ____, 20__, before me, a Notary Public in and for said County and State, personally appeared Maranda R. Tasa, Chair of the Fargo Planning Commission, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that she executed the same in the name of the Fargo Planning Commission.

Notary Public, Cass County, North Dakota

FARGO CITY COMMISSION APPROVAL

Approved by the Board of Commissioners and ordered filed this ____ day of ____, 20__.

Josh Boschee, Mayor

ATTEST:
Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota)
County of Cass)

On this ____ day of ____, 20__, before me, a notary public within and for said county and state, personally appeared Josh Boschee, 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, Cass County, North Dakota

CITY ENGINEER'S APPROVAL

This plat in the City of Fargo is hereby approved this ____ day of ____, 20__.

Tom Knakmuhs, City Engineer
Registered Professional Engineer
Reg No. PE-10059

State of North Dakota)
County of Cass)

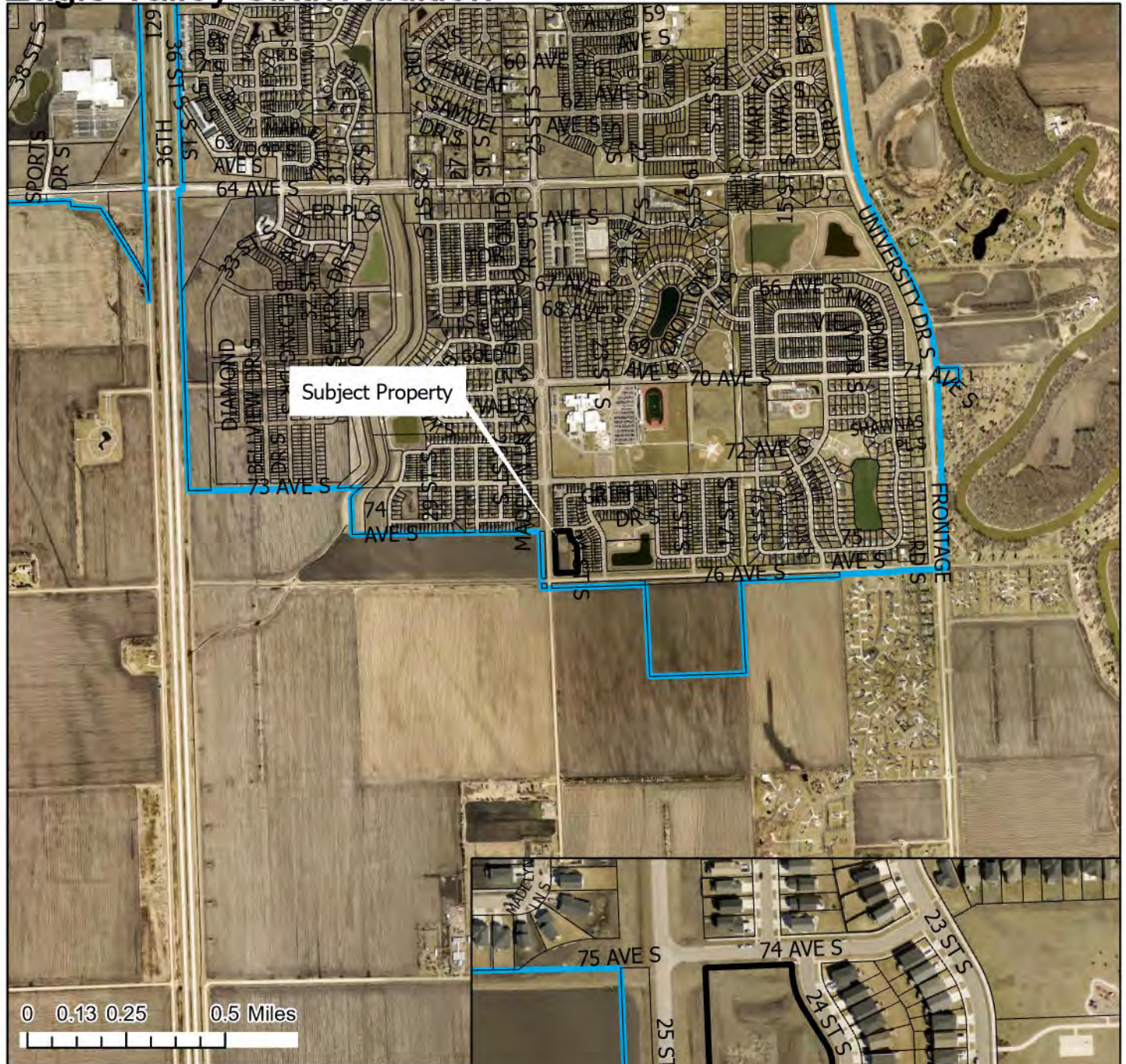
On this ____ day of ____, 20__, before me, a Notary Public in and for said County and State, personally appeared Tom Knakmuhs, City Engineer, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public, Cass County, North Dakota

Minor Subdivision

Eagle Valley Sixth Addition

7475 24th Street South



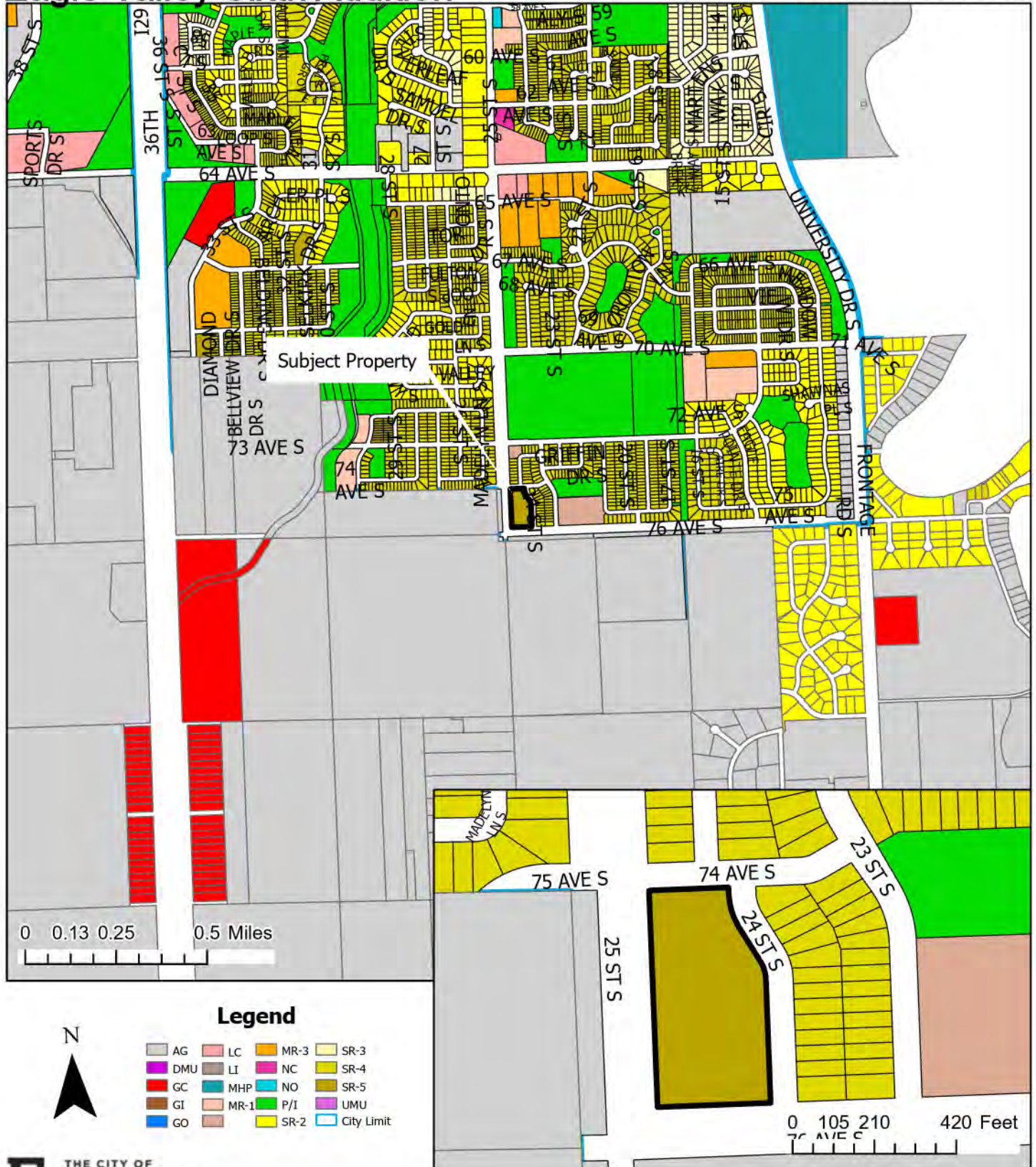
Legend

City Limit

Minor Subdivision

Eagle Valley Sixth Addition

7475 24th Street South



EAGLE VALLEY SIXTH ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA.
A REPLAT OF LOT 1, BLOCK 1, EAGLE VALLEY FIFTH ADDITION
TO THE CITY OF FARGO, NORTH DAKOTA
(A MINOR SUBDIVISION)

PLAT BOUNDARY DESCRIPTION:

Lots 1, Block 1, Eagle Valley Fifth Addition to the City of Fargo, Situate in the County of Cass and the State of North Dakota, according to the record plat on file and of record in the Office of the Recorder, Cass County, North Dakota.

Said plat contains 3.44 acres, more or less.

Subject to Easements, Restrictions, Reservations and Rights of Way of Record, if any.

OWNER'S DEDICATION

We, the undersigned, do hereby certify that we are the owners of the land described in the plat of "EAGLE VALLEY SIXTH ADDITION" to the City of Fargo, a replat of Lots 1, Block 1, Eagle Valley Fifth Addition to the City of Fargo, Cass County, North Dakota; that we have caused it to be platted into lots and blocks as shown by said plat and certification of Jason Ness, Professional Land Surveyor, and that the description as shown in the certificate of the Professional Land Surveyor is correct. We hereby vacate the negative access easement as shown for vacation on the plat and does hereby dedicate to the City of Fargo the storm sewer easement, and does hereby dedicate to the public, for public use, the negative access easements as shown on this plat.

OWNER

EagleRidge Development LLC
By: James R. Bullis, President

State of North Dakota)
County of Cass) SS

On this _____ day of _____, 20____, appeared before me, James R. Bullis, President, EagleRidge LLC, a North Dakota Limited Liability Company, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as their own free act and deed.

Notary Public, Cass County, North Dakota

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Jason Ness, 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____.

Jason Ness, Professional Land Surveyor No. LS-6884

State of North Dakota)
County of Cass) SS

On this _____ day of _____, 20____, before me personally appeared Jason Ness, 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: _____

LEGEND

	BENCHMARK
	MONUMENT IN PLACE
	SET MONUMENT (5/8" REBAR CAPPED PLS-6884)
	LOT AREA (SQUARE FEET)
	EXISTING NEGATIVE ACCESS EASEMENT (DOC. 1639594)
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	NEW LOT LINE
	NEW BLOCK LINE
	PLAT BOUNDARY
	MAJOR CONTOUR
	MINOR CONTOUR
	NEW NEGATIVE ACCESS EASEMENT
	EXISTING NEGATIVE ACCESS EASEMENT (TO BE VACATED WITH THE RECORDING OF THIS DOCUMENT)

NOTES

- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
- UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AS SHOWN UNLESS OTHERWISE NOTED.
- ACCORDING TO THE FEMA FIRM MAP 38017C0790G WITH AN EFFECTIVE DATE 1/16/2015 ALL OF THIS PLAT FALLS WITHIN FLOOD ZONE "AE" AND HAS A BASE FLOOD ELEVATION THAT VARIES FROM 908.3 ON THE NORTHERLY END TO 908.9 ON THE SOUTHERLY END. CONTOUR INFORMATION SHOWN IS DERIVED FROM FIELD SURVEY CONDUCTED 6/19/2026.
- BENCHMARK TOP NUT HYDRANT IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF 74TH AVE S AND 23RD STREET SOUTH ELEVATION = 911.97 (NAVD88)
- 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 OF 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.

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: _____

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)
County of Cass) ss

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 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____.

Joshua A. Boschee, Mayor

Attest: Angie Bear, Deputy Auditor on behalf of City Auditor

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Joshua A. Boschee 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: _____

**Mead
& Hunt**

Phone: 701-566-6450
meadhunt.com

PROJECT NO.
4650200-261918.01
SHEET 1 OF 1

Urban Plains Retail Second Addition

This aerial map shows the Uptown Way area in Las Vegas. The subject property is located at the intersection of 32nd Avenue South and 47th Street South. The map includes a scale bar indicating distances up to 0.4 miles. A callout points to the subject property, which is a large, dark-colored building. The surrounding area includes various streets, parking lots, and other commercial buildings. The map also shows the location of the Uptown Way station and the Uptown Way interchange.

 City Limit

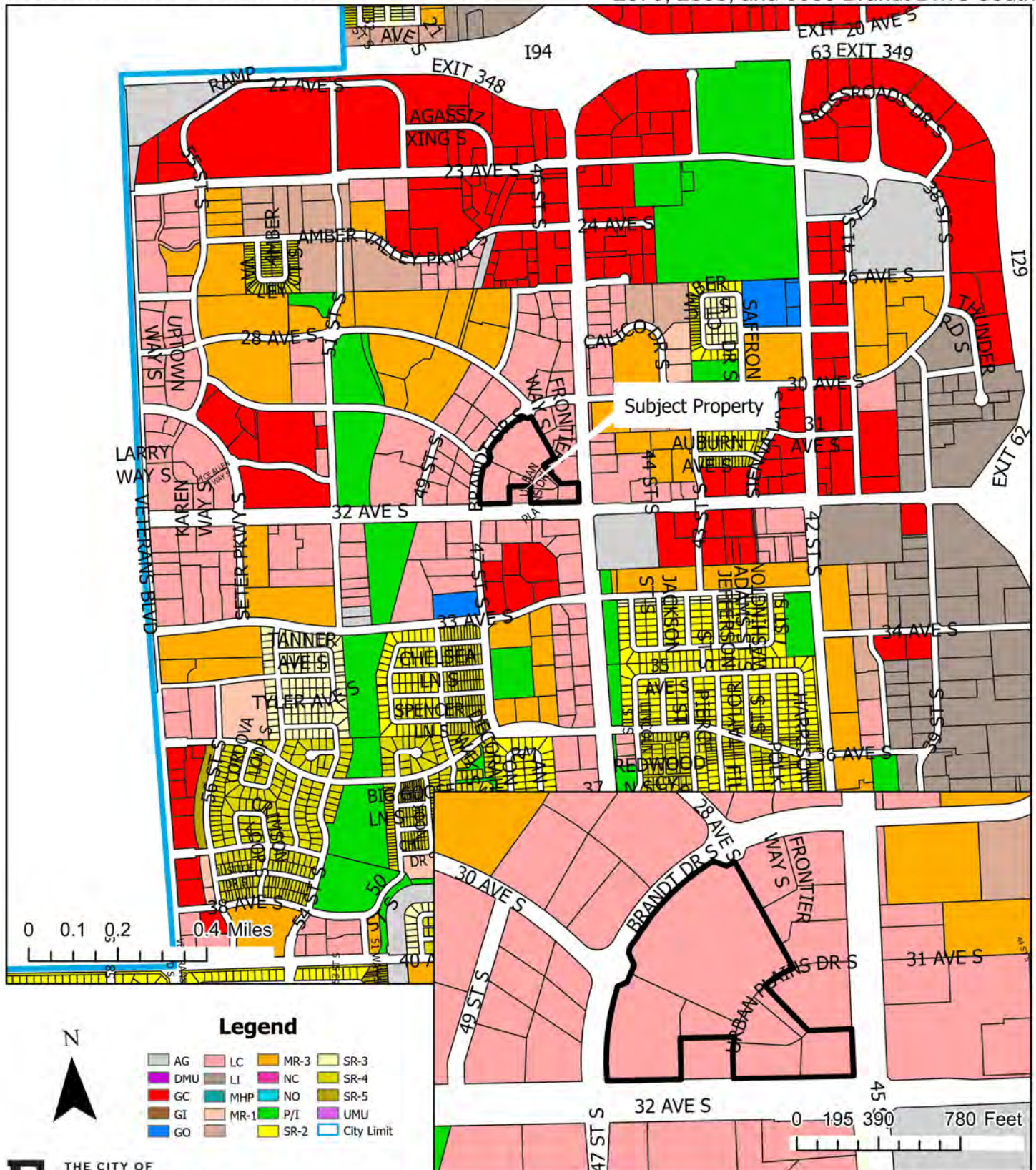
THE CITY OF
Fargo
FAR MORE 

Fargo Planning Commission
August 4, 2026

Minor Subdivision and Zone Change from LC, Limited Commercial with a conditional overlay to LC, Limited Commercial with a conditional overlay

4525 and 4543 32nd Avenue South; 4552, 4574, 4575, 4561, and 4535 Urban Plains Drive South; 2970, 2888, and 3050 Brandt Drive South

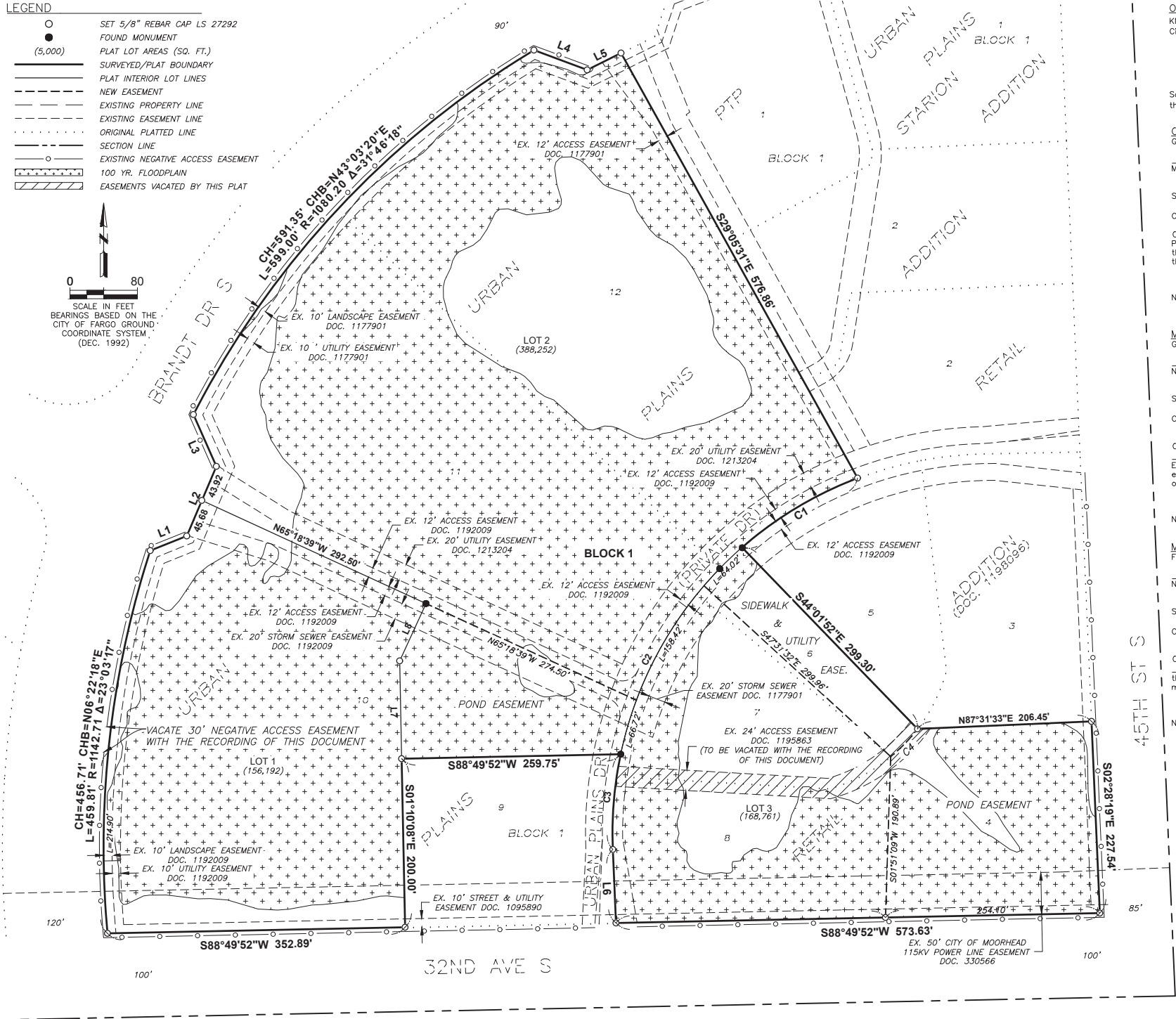
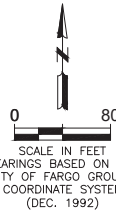
Urban Plains Retail Second Addition



URBAN PLAINS RETAIL SECOND ADDITION

TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A REPLAT OF LOTS 4, 6, 7, 8, 10, 11 AND 12 OF BLOCK 1 AND A VACATION OF THE ACCESS EASEMENT ALL IN URBAN PLAINS RETAIL ADDITION
CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

LEGEND	
	SET 5/8" REBAR CAP LS 27292
	FOUND MONUMENT
	PLAT LOT AREAS (SQ. FT.) (5,000)
	SURVEYED/PLAT BOUNDARY
	PLAT INTERIOR LOT LINES
	NEW EASEMENT
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	ORIGINAL PLATTED LINE
	SECTION LINE
	EXISTING NEGATIVE ACCESS EASEMENT
	100 YR. FLOODPLAIN
	EASEMENTS VACATED BY THIS PLAT



CURVE TABLE				
#	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	160.62'	450.00'	20°27'04"	S59°01'45"W
C2	289.16'	450.00'	36°49'01"	S30°23'42"W
C3	113.64'	450.00'	14°28'08"	S04°45'08"W
C4	45.79'	200.00'	13°07'09"	N44°06'21"E

LINE TABLE	
#	DISTANCE BEARING
L2	89.60' N23°03'27"E
L4	67.23' S69°38'21"E
L5	44.80' N63°27'14"E
L6	87.29' N02°28'56"W
L7	115.92' N01°10'08"W
L8	74.91' N24°41'21"E

NOTES

- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
- UTILITY EASEMENTS ARE 10' WIDE ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS AND REAR PROPERTY LINES AS SHOWN UNLESS OTHERWISE NOTED.
- PART OF THIS PLAT FALLS IN FLOODPLAIN ZONE 'AE' ACCORDING TO THE FEMA FIRM MAP 38017C0778G WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 906.0' (NAVD88) ACCORDING TO FEMA. CONTOUR INFORMATION SHOWN IS DERIVED FROM CITY OF FARGO CONTOUR DATA.
- BENCHMARK SEFB HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF URBAN PLAINS DRIVE (PRIVATE DRIVE) AND 32ND AVENUE SOUTH, BM-0138023 PUBLISHED ON SHEET #138 OF THE CITY OF FARGO BENCHMARK BOOK (2021 EDITION) ELEVATION = 908.19 (NAVD88).

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That Urban Plains Land Co LLC, a North Dakota Limited Liability Company, as owner of Lots 4, 6, 7, 8, 10, 11 and 12 of Block 1 of URBAN PLAINS RETAIL ADDITION to the City of Fargo in part of the Southeast Quarter of Section 21, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

All of Lots 4, 6, 7, 8, 10, 11 and 12 of Block 1 of URBAN PLAINS RETAIL ADDITION, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Containing 16.37 acres, more or less, and is subject to Easements, Reservations, Restrictions and Rights-of-Way of record.

Said owners of the above described property, have caused the same to be surveyed and platted as **"URBAN PLAINS RETAIL SECOND ADDITION"** to the City of Fargo, Cass County, North Dakota, and do hereby dedicate to the public for public use the sidewalk and utility easement shown on said plat.

OWNER - LOT 2

Grayhawk Apartments, LLC

Michael Vannett, President

State of _____ } ss

County of _____ }

On this ____ day of _____, 20____, before me personally appeared Michael Vannett, President, Grayhawk Apartments, 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 company.

Notary Public: _____

MORTGAGE HOLDER LOT 2

Grandbridge Real Estate Capital LLC, Mortgagee

Name _____ Title _____

State of _____ } ss

County of _____ }

On this ____ day of _____, 20____, before me personally appeared _____ (name), _____ (title), Grandbridge Real Estate Capital LLC, 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 company.

Notary Public: _____

MORTGAGE HOLDER LOT 2

Fannie Mae, Mortgagee

Name _____ Title _____

State of _____ } ss

County of _____ }

On this ____ day of _____, 20____, before me personally appeared _____ (name), _____ (title), Fannie Mae 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 Fannie Mae.

Notary Public: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Maranda R. Tasa

Planning Commission Chair

State of North Dakota } ss

County of Cass }

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Maranda R. Tasa, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public: _____

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

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

Tom Knakmuhs, P.E.

City Engineer

State of North Dakota } ss

County of Cass }

On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Tom Knakmuhs, P.E., City Engineer, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public: _____

OWNER - LOT 1 & 3

Urban Plains Land Co LLC

, President

State of _____ } ss

County of _____ }

On this ____ day of _____, 20____, before me personally appeared Stacy Lepine, President, Urban Plains Land Co 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 company.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Joshua J. Nelson, 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____.

Joshua J. Nelson, PLS

Professional Land Surveyor

Registration No. LS-27292

State of North Dakota } ss

County of Cass }

On this ____ day of _____, 20____, appeared before me, Joshua J. Nelson, known to me to be the person whose name is subscribed to the above certificate and did acknowledge to me that he executed the same as his own free act and deed.

Notary Public: _____

FARGO CITY COMMISSION APPROVAL

Approved by the Board of 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 in and for said county, personally appeared Timothy J. Mahoney and Angie Bear, known to me to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed on behalf of the City of Fargo.

Notary Public: _____

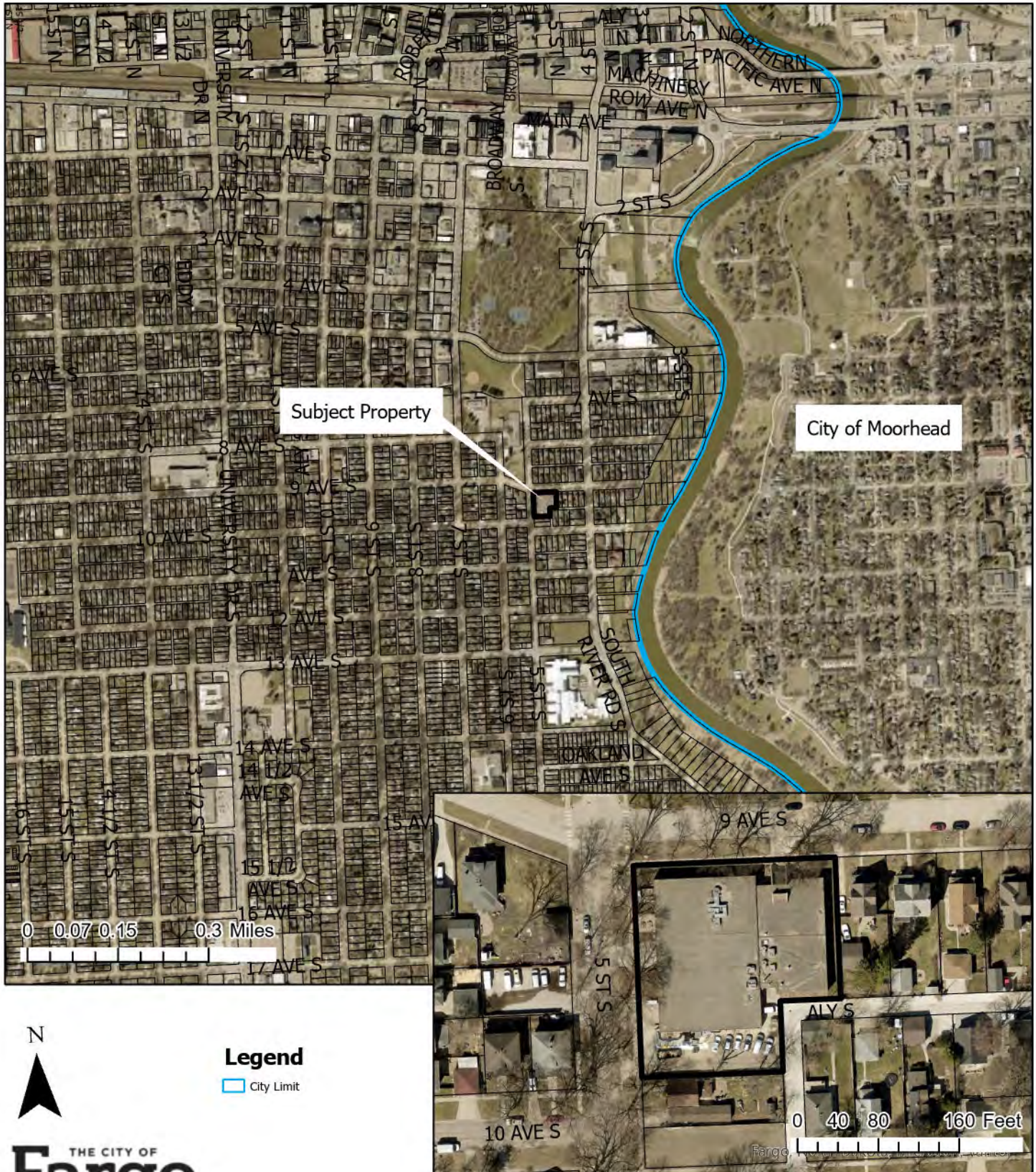


1218 55th Street North
Fargo, ND 58102
Email: josh@rjnsurvey.com

Zoning change from SR-2, Single-Dwelling Residential, to P/I, Public Institutional

Woodruff's Addition

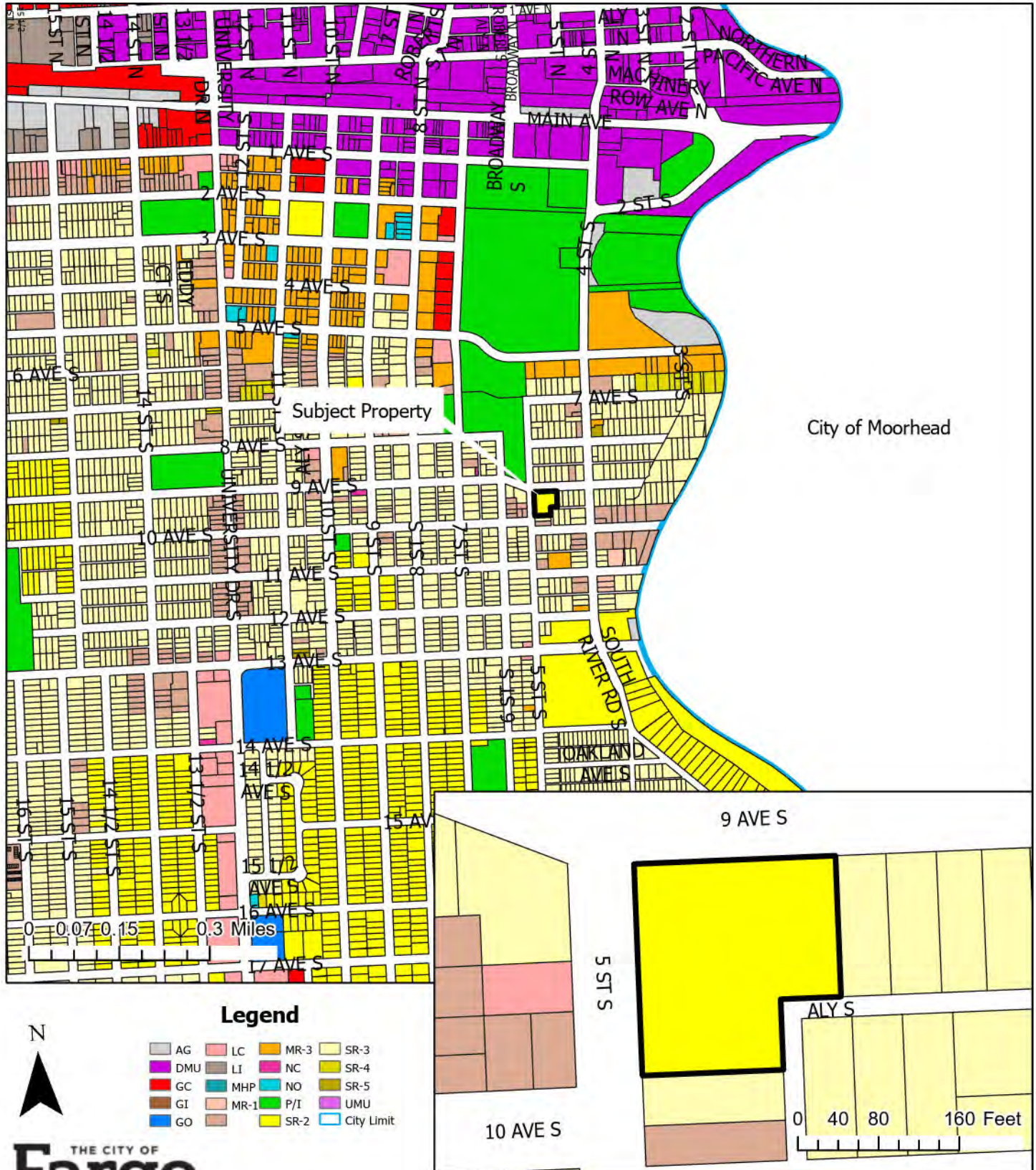
424 9th Avenue South



Zoning change from SR-2, Single-Dwelling Residential, to P/I, Public Institutional

Woodruff's Addition

424 9th Avenue South



Zoning change from LC, Limited Commercial to P/I, Public Institutional

Chas A. Roberts Addition

915 5th Street South

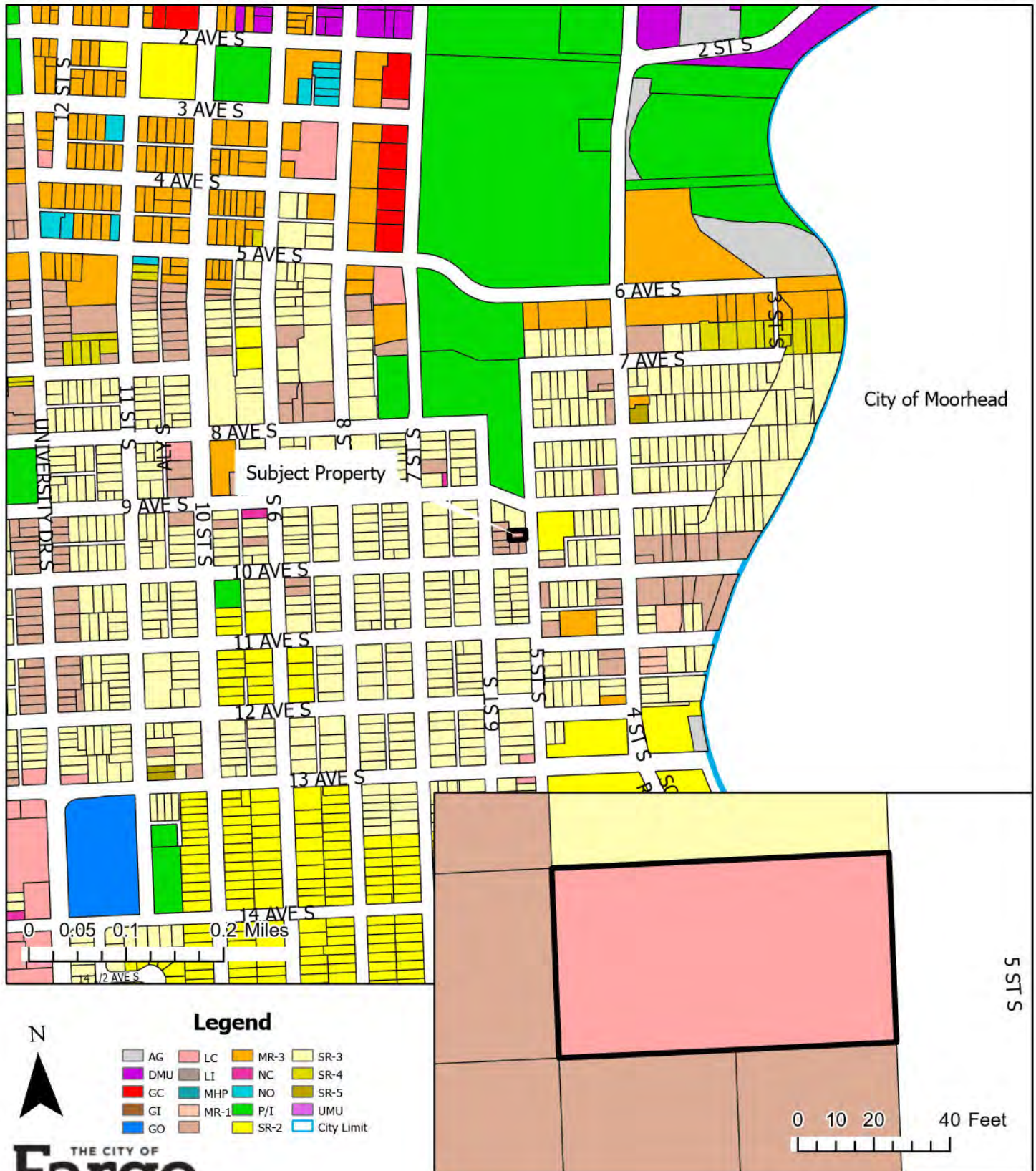


Fargo Planning Commission
August 4, 2026

Zoning change from LC, Limited Commercial to P/I, Public Institutional

Chas A. Roberts Addition

915 5th Street South



Zoning change from MR-2, Multi-Dwelling Residential to P/I, Public Institutional

Woodruff's Addition

924 5th Street South



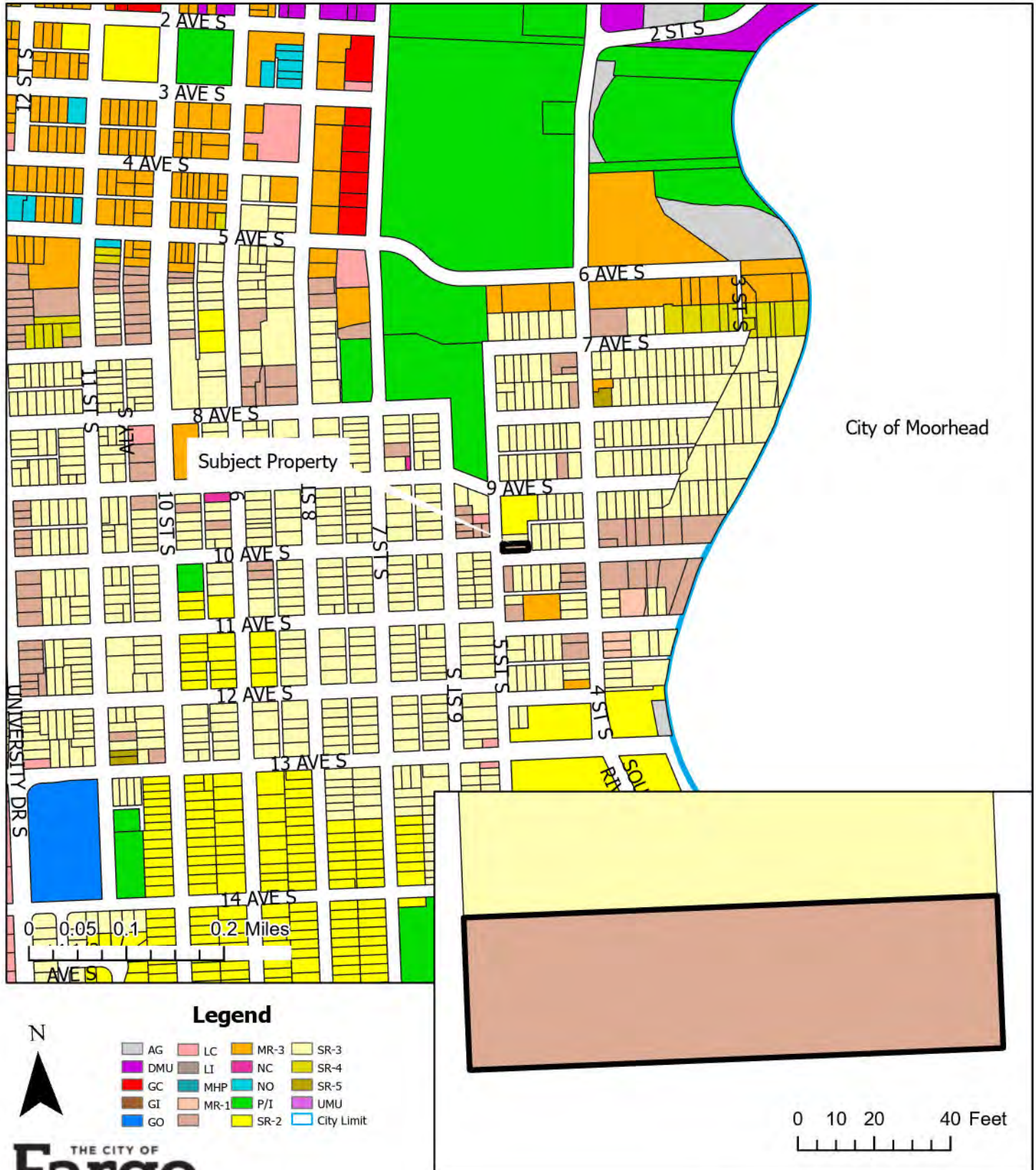
Legend
City Limit

Fargo Planning Commission
August 4, 2026

Zoning change from MR-2, Multi-Dwelling Residential to P/I, Public Institutional

Woodruff's Addition

924 5th Street South



Vacation of Right of Way

Keeney & Devitt's Second Addition

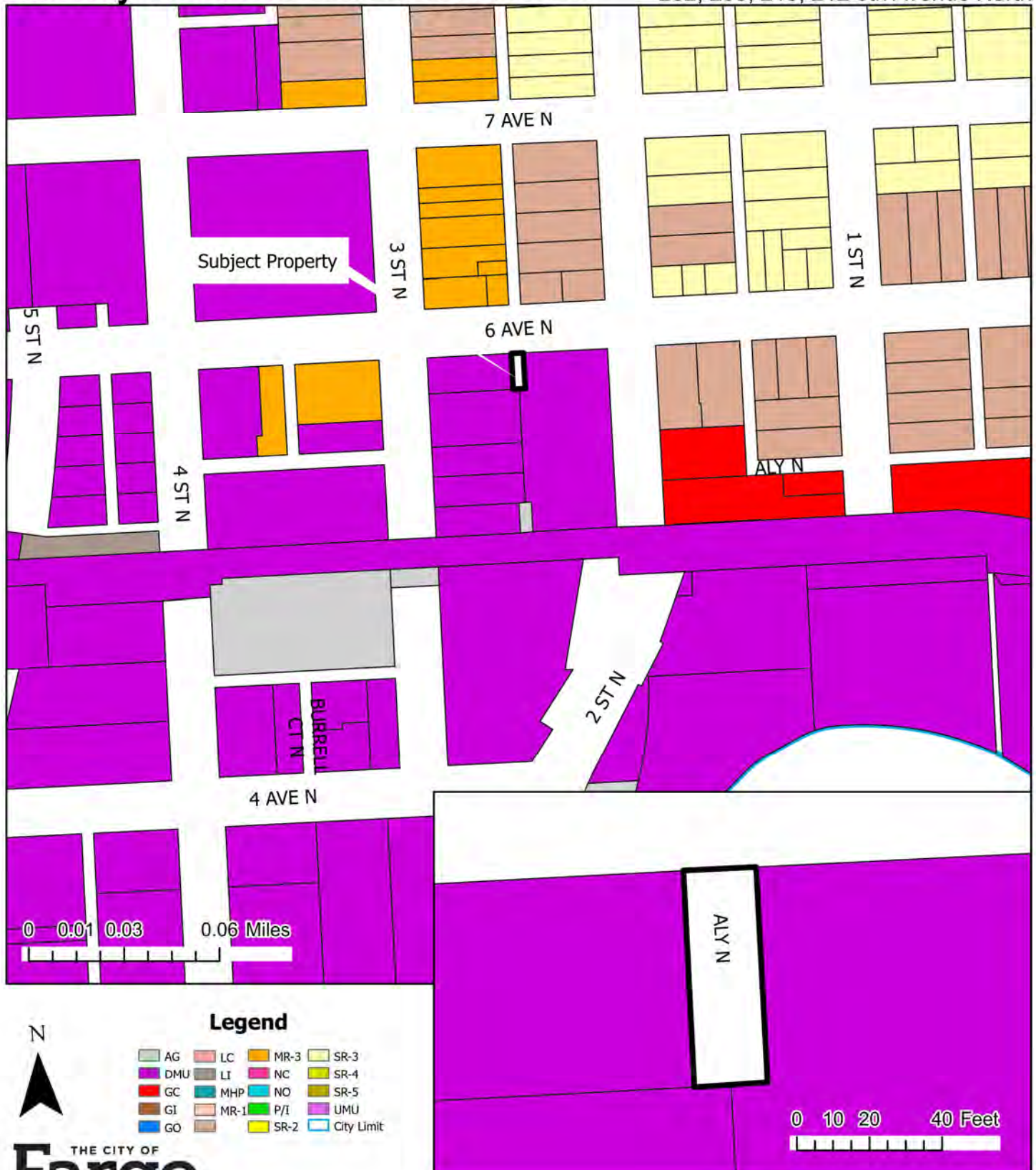
214 & 220 6th Avenue North;
202, 208, 210, 212 6th Avenue North



Vacation of Right of Way

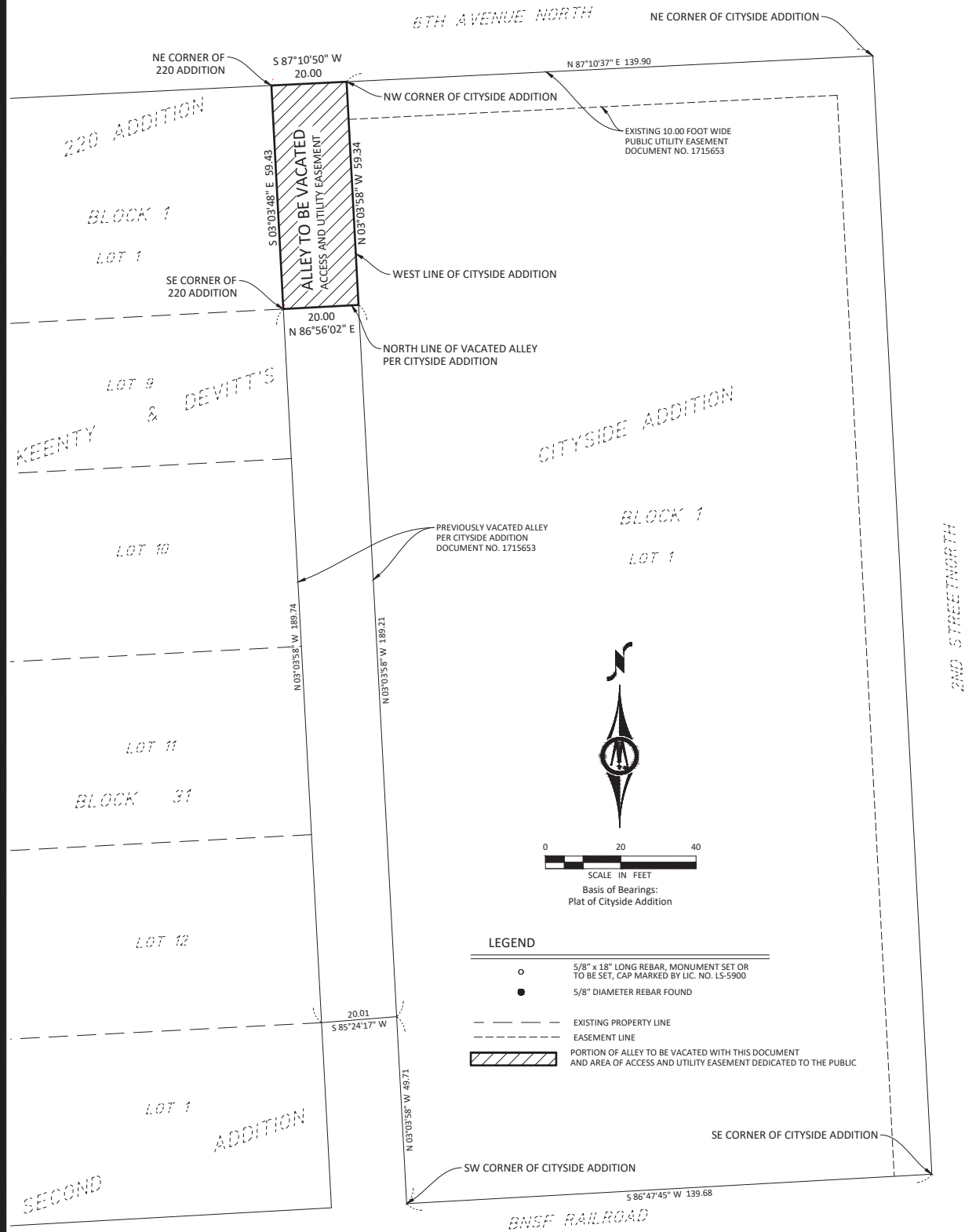
Keeney & Devitt's Second Addition

214 & 220 6th Avenue North;
202, 208, 210, 212 6th Avenue North



VACATION PLAT

A PORTION OF THE ALLEY ORIGINALLY DEDICATED IN BLOCK 31, KEENEY AND DEVITT'S SECOND ADDITION, IN THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA



DESCRIPTION-AREA TO BE VACATED

That part of the alley originally dedicated in Block 31, KEENEY AND DEVITT'S, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota, lying north of the alley as vacated in CITYSIDE ADDITION, according to the recorded plat thereof, on file and of record in the office of said Recorder.

Said vacated area contains 1,188 square feet , more or less.

OWNER'S CERTIFICATE

Sterling Properties, LLLP and MBA Investments, LLC, certify that they are the owners of the property adjoining the are to be vacated, that this plat and description are correct, and do hereby dedicate an access and utility easement across the vacated alley to the public.

OWNER: Lot 1, Block 1, CITYSIDE ADDITION
202 Flats, LLC

By: Andrew Hanson, Managing Member

State of North Dakota }
County of Cass }

On this _____ day of _____, in the year 2025, before me, a notary public within and for said County and State, personally appeared Andrew Hanson, Managing Member of 202 Flats, LLC, 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 202 Flats, LLC.

Notary Public

OWNER: Lot 1, Block 1, 220 ADDITION
MBA Investments, LLC

By: Kevin J. Bartram, President

State of North Dakota }
County of Cass }

On this _____ day of _____, in the year 2025, before me, a notary public within and for said County and State, personally appeared Kevin J. Bartram, President of MBA Investments, LLC, 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 MBA Investments, LLC.

Notary Public

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Shawn M. Thomasson, Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a correct representation of the survey, that all distances shown are correct and that the monuments for the guidance of future surveys have been located or placed in the ground as shown, and that the outside boundary lines are correctly designated on the plat.

Shawn M. Thomasson, Professional Land Surveyor
North Dakota License Number LS-5900

State of North Dakota }
County of Cass }

On this _____ day of _____, 2025, before me, a notary public within and for said County and State, personally appeared Shawn M. Thomasson, Registered 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.

Notary Public

CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this _____ day of _____, 2024.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass }

On this _____ day of _____, in the year 2024, before me, a notary public within and for said County and State, personally appeared Tom Knakmuhs, P.E., 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 City Engineer for the City of Fargo.

Notary Public

CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this _____ day of _____, 2024.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass }

On this _____ day of _____, in the year 2024, before me, a notary public within and for said County and State, personally appeared Maranda R. Tasa, Planning Commission Chair, 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 _____, 2024.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

State of North Dakota }
County of Cass }

On this _____ day of _____, in the year 2024, before me, a notary public within and for said County and State, personally appeared Timothy J. Mahoney, Mayor, and Steven Sprague, City Auditor 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

preliminary