

MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
OCTOBER 6th, 2026 PUBLIC HEARING

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, October 6th, 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 **Horizon Second Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Horizon Addition, City of Fargo, Cass County, North Dakota
Located at: 11 12th Street North
Owner / Applicant: Rising Investments, LLC / MBN Engineering, Inc.
Current Zoning: DMU, Downtown Mixed Use No zone change proposed
Case Planner: Donald Kress
2. An application requesting a Plat of **Alex's Second Addition** (Minor Subdivision) a replat of Lot 1, Block 2, Alex's First Addition, City of Fargo, Cass County, North Dakota
Located at: 5080 38th Street South
Owner / Applicant: KLC Holdings, LLC / Christianson Companies
Current Zoning: GC, General Commercial with conditional overlay no. 4636. No zone change proposed.
Case Planner: Luke Morman
3. An application requesting a Plat of **The Pines at the District Eighth Addition** (Minor Subdivision), a replat of Lot 1, Block 8, The Pines at the District Addition, City of Fargo, Cass County, North Dakota
Located at: 5401 44th Street South
Owner / Applicant: Rhodium 7, LLC / Houston Engineering, Inc.
Current Zoning: LC, Limited Commercial with conditional overlay no. 4688. No zone change proposed..
Case Planner: Chelsea Levorsen

Minor Subdivision

Horizon Second Addition

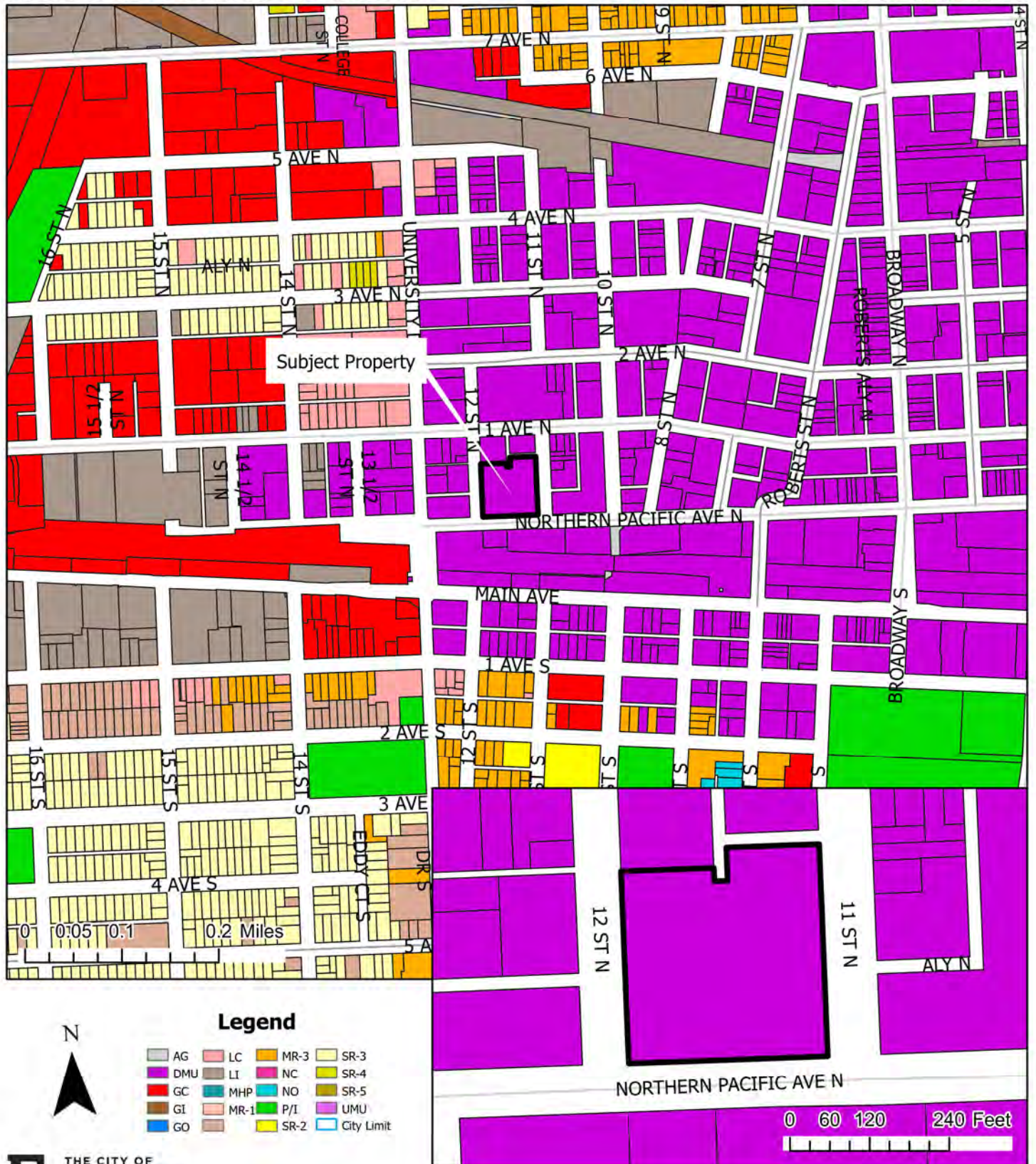
11 12th Street North



Minor Subdivision

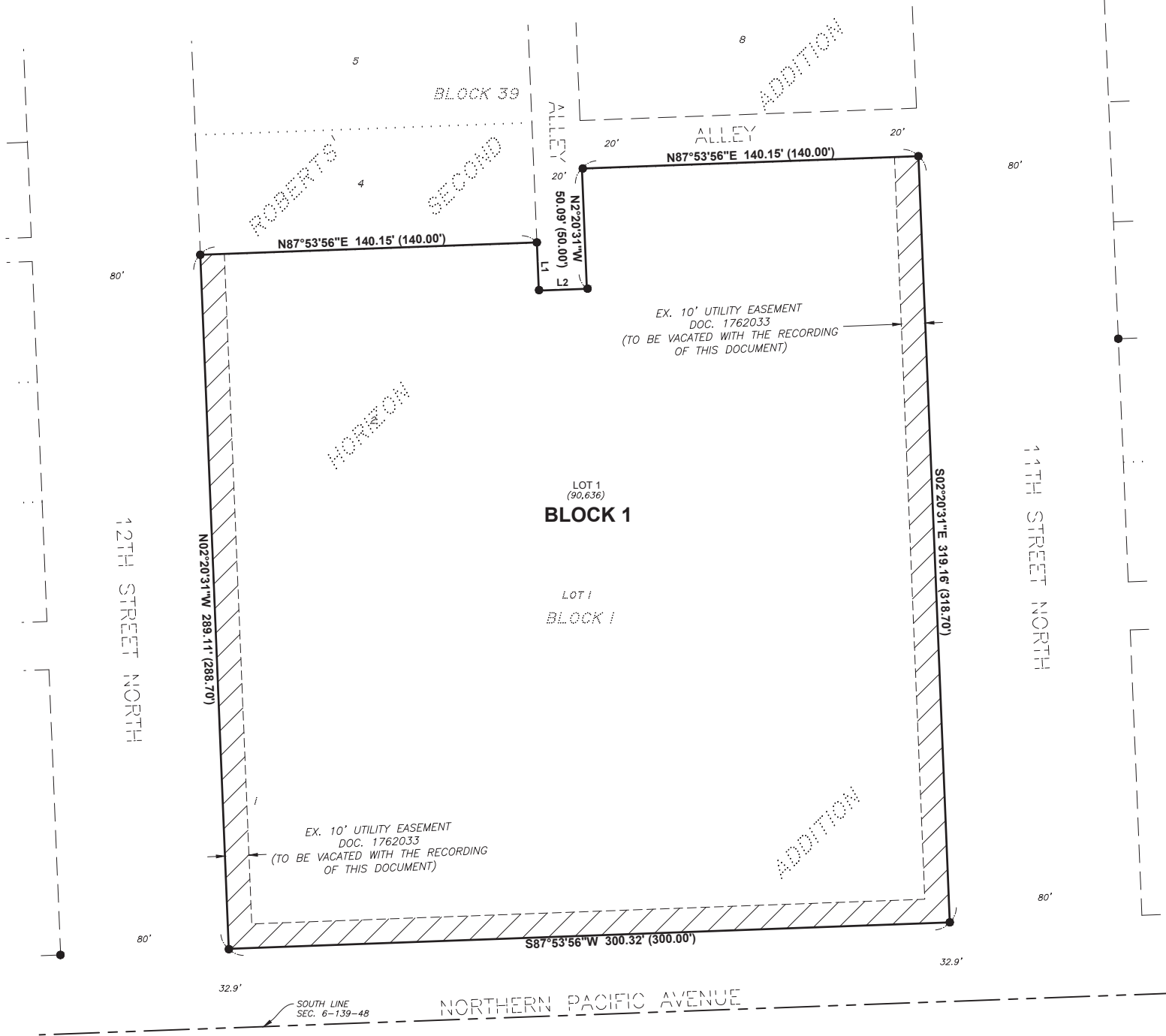
Horizon Second Addition

11 12th Street North



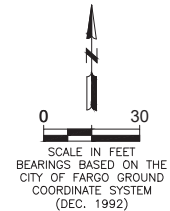
HORIZON SECOND ADDITION

TO THE CITY OF FARGO
BEING A REPLAT OF LOT 1, BLOCK 1 AND A VACATION OF THE UTILITY EASEMENTS, ALL IN THE
PLAT OF HORIZON ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



- NOTES
- GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.

LEGEND	
	FOUND MONUMENT
	PLAT LOT AREAS (SQ. FT.)
	EASEMENTS VACATED BY THIS PLAT
	SURVEYED/PLAT BOUNDARY
	ORIGINAL PLATTED LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	SECTION LINE
	RECORDED BEARING/DISTANCE



LINE TABLE		
#	DISTANCE	BEARING
L1	20.04'	S02°20'31"E
L2	20.02'	N87°53'56"E

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, That the Rising Investments, LLC, a North Dakota Limited Liability Company, as owner of Lot 1, Block 1 of HORIZON ADDITION to the City of Fargo, situate in the County of Cass and the State of North Dakota.

The property is more particularly described as follows:

All of Lot 1, Block 1 of HORIZON ADDITION, according to the recorded plat thereof on file and of record in the Office of the County Recorder, Cass County, North Dakota.

Tract Contains 2.08 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 "HORIZON SECOND ADDITION" to the City of Fargo, Cass County, North Dakota.

OWNER

Rising Investments, LLC

Justin Berg, President

State of _____)
County of _____)ss

On this ____ day of _____, 20____, before me personally appeared Justin Berg, President, Rising Investments, 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)
County of Cass)ss

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: _____

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)
County of Cass)ss

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: _____

FARGO CITY COMMISSION APPROVAL

Approved by the Board of 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 in and for said county, personally appeared Joshua A. Boschee 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: _____

CITY OF FARGO PLANNING COMMISSION APPROVAL

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

Arthur S. Rosenberg
Planning Commission Chair

State of North Dakota)
County of Cass)ss

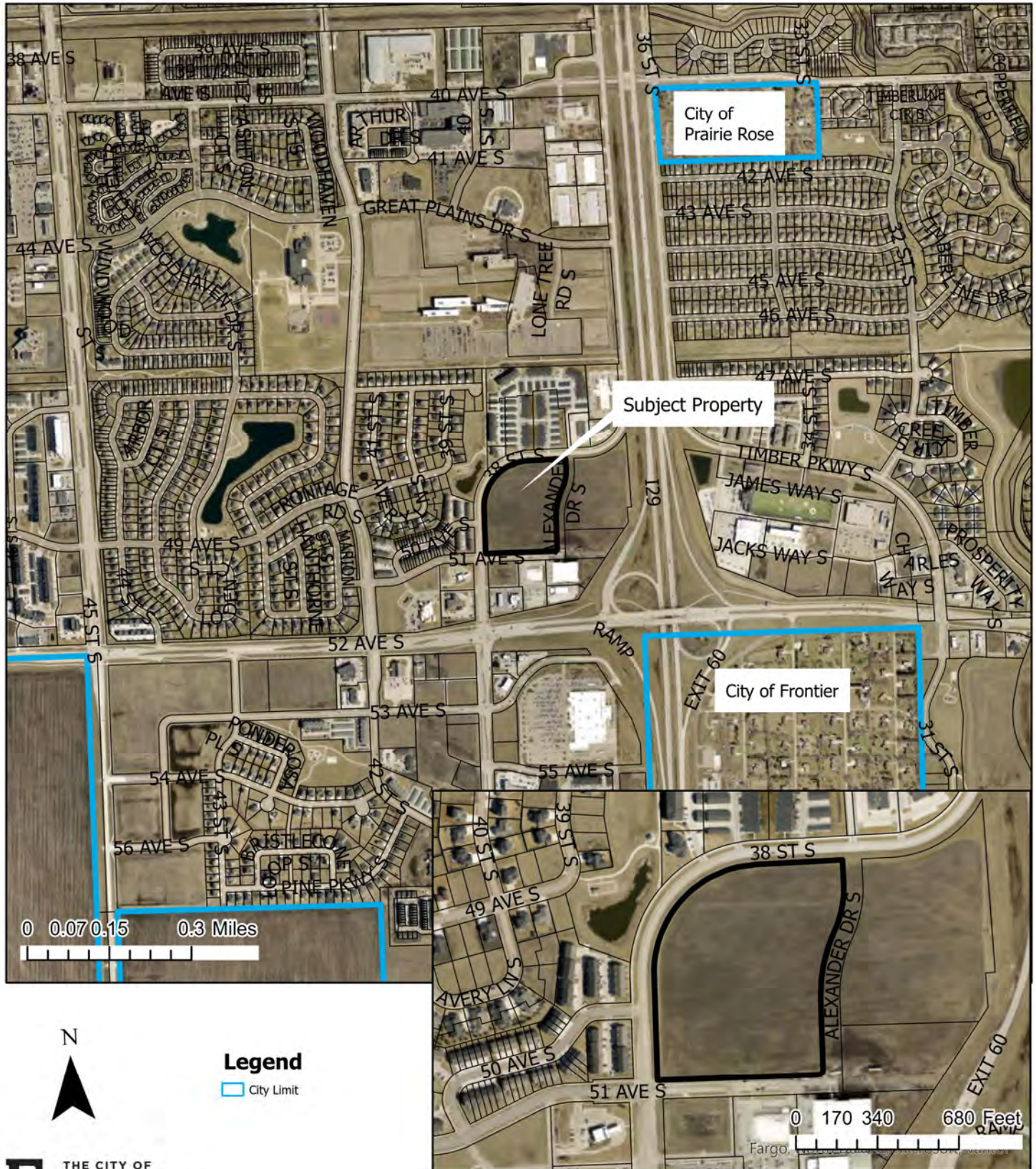
On this ____ day of _____, 20____, before me, a notary public in and for said county, personally appeared Arthur S. Rosenberg, Planning Commission Chair, known to me to be the person described in and who executed the same as a free act and deed.

Notary Public: _____

Minor Subdivision

Alex's Second Addition

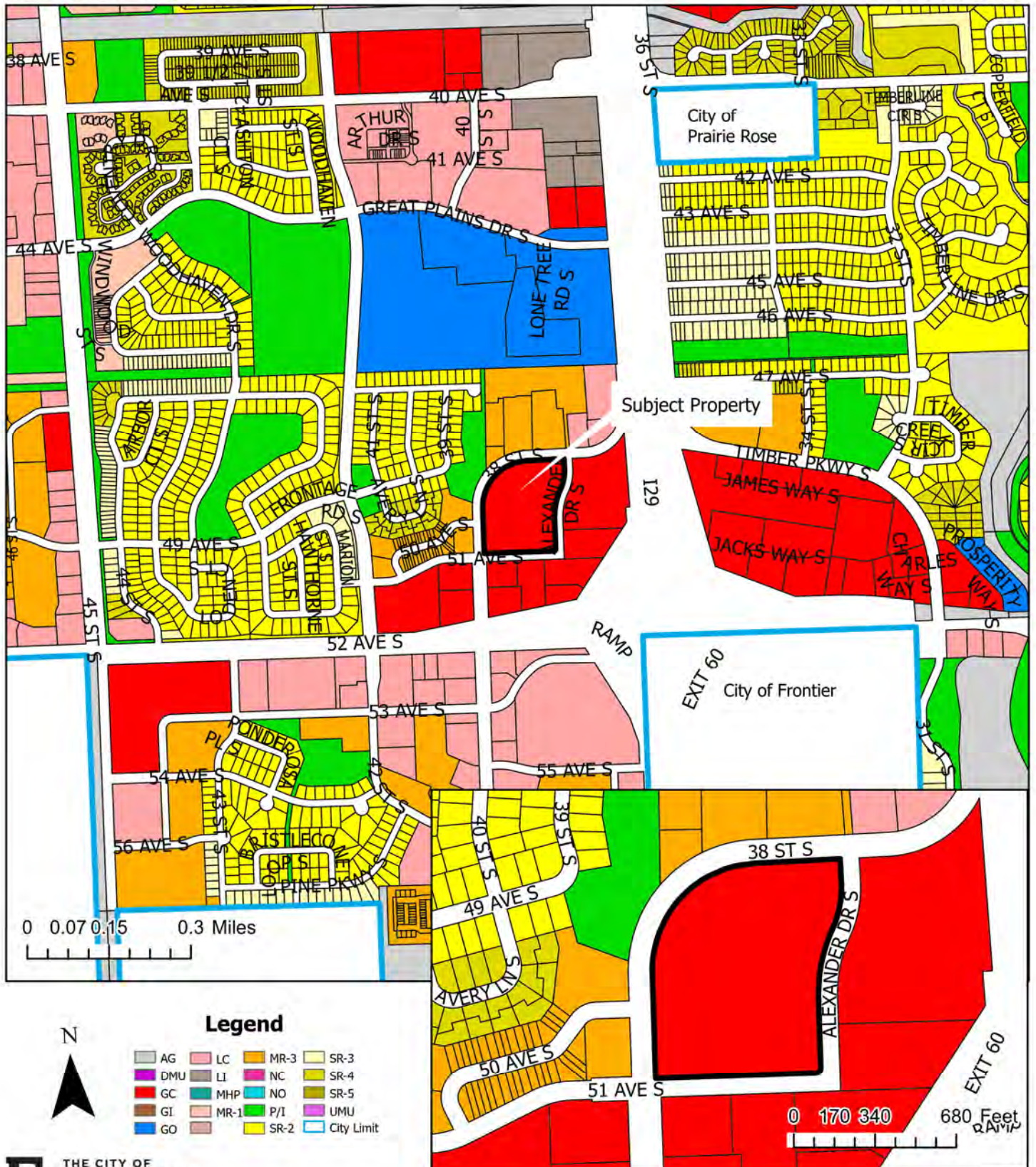
5080 38th Street South



Minor Subdivision

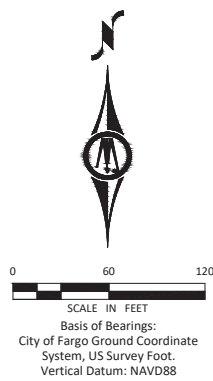
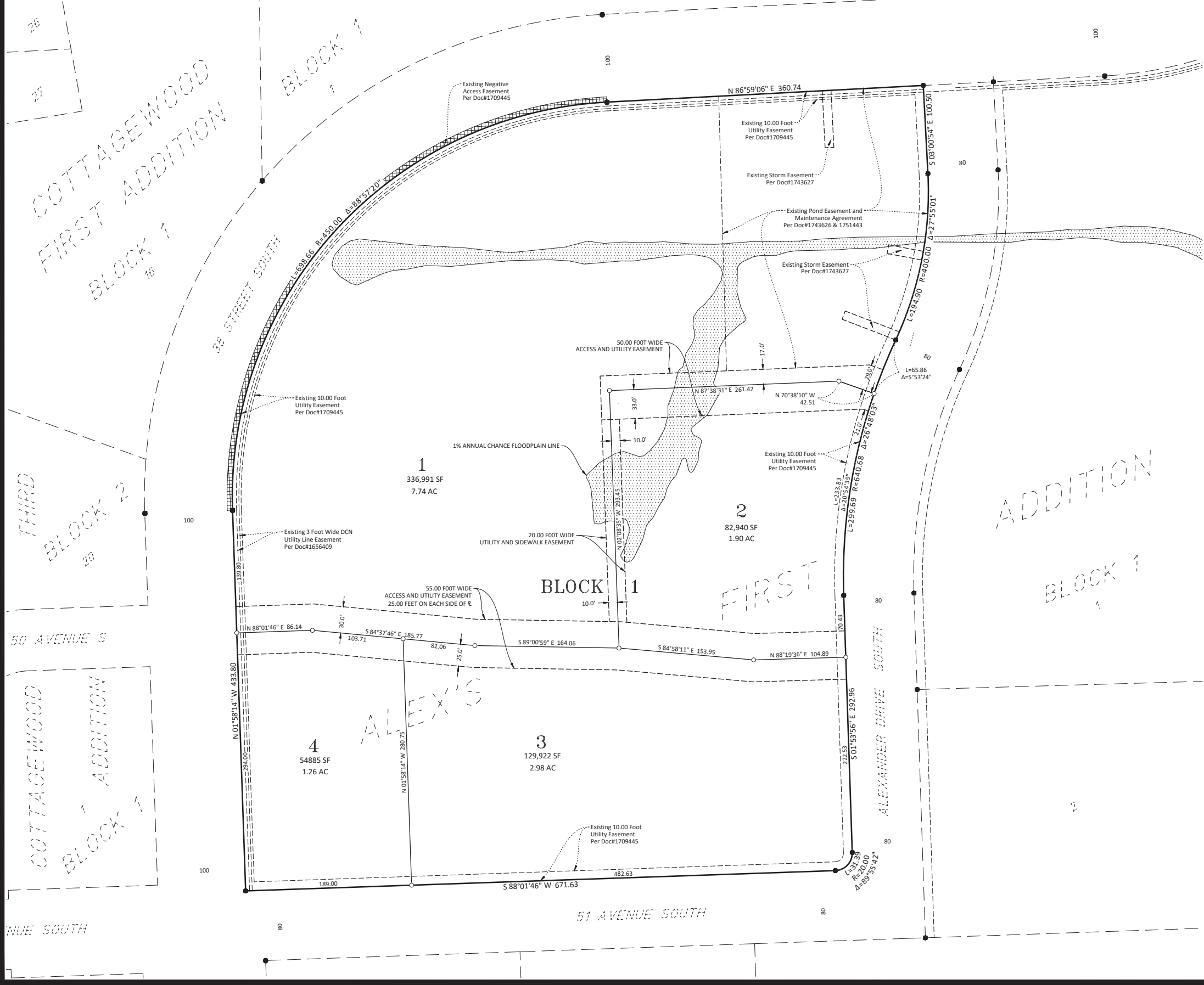
Alex's Second Addition

5080 38th Street South



ALEX'S SECOND ADDITION

A REPLAT OF LOT 1, BLOCK 2, ALEX'S FIRST ADDITION, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MINOR SUBDIVISION



LEGEND	
	5/8"x18" REBAR MONUMENT SET, CAP MARKED BY LIC. NO. LS-5900
	SUBJECT PROPERTY LINE
	EXISTING PROPERTY LINE
	EASEMENT LINE
	AREA WITHIN 100 YEAR FLOODPLAIN
	EXISTING NEGATIVE ACCESS EASEMENT

- EASEMENT OF RECORD**
1. Minnkota Power Cooperative, Inc. Transmission Line Easement filed by recorded January 4, 1978 Book R-7 of Misc., page 362 as document #530244.
 2. Cass County Electric Cooperative, Inc. Right of Way Easement recorded April 11, 1985 as document #629012.

NOTES

THIS PLAT LIES PARTIALLY WITHIN ZONE AE AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 38017C0787G, DATED JANUARY 16, 2015.

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED

BASE FLOOD ELEVATION: 905.7

BENCHMARK

CITY OF FARGO BENCHMARK 245029 LOCATED APPROXIMATELY 2,500 FEET EASTERLY OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. SOUTHEAST FLANGE BOLT OF FIRE HYDRANT. ELEVATION=909.42 NAVD88



ALEX'S SECOND ADDITION

A REPLAT OF LOT 1, BLOCK 2, ALEX'S FIRST ADDITION, TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
A MINOR SUBDIVISION

OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That KLC Holdings, LLC , owner of a parcel of land located in that part of the Southeast Quarter of Section 34, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, being more particularly described as follows:

Lot 1, Block 2, ALEX'S FIRST ADDITION, according to the recorded plat thereof, on file and of record in the office of the Recorder, Cass County, North Dakota.

Said tract of land contains 13.88 acres, more or less, and is subject to all easements, restrictions, reservations and rights of way of record, if any.

Said owner has caused the above described parcel of land to be surveyed and platted as "ALEX'S FIRST ADDITION" to the City of Fargo, Cass County, North Dakota and does hereby dedicate to the public for public use forever the access, utility and sidewalk easements as shown on this plat.

OWNER:
KLC Holdings, LLC

By: Kevin Christianson, President

State of North Dakota }
County of Cass SS

On this ____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Kevin Christianson, President, KLC Holdings, 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 KLC Holdings, LLC.

Notary Public

MORTGAGE HOLDER:
Starion Bank

By: Mike Wickham, Market President

State of North Dakota }
County of Cass SS

On this ____ day of _____, in the year 2026 before me, a notary public within and for said County and State, personally appeared Mike Wickham, Market President, Starion Bank, 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 Starion Bank.

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 SS

On this ____ day of _____, 2026, 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 _____, 2026.

Tom Knakmuhs, P.E., City Engineer

State of North Dakota }
County of Cass SS

On this ____ day of _____, in the year 2026, 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 Planing Commission this ____ day of _____, 2026.

Maranda R. Tasa, Planning Commission Chair

State of North Dakota }
County of Cass SS

On this ____ day of _____, in the year 2026, 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 _____, 2026.

Joshua A. Boschee, Mayor

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

State of North Dakota }
County of Cass SS

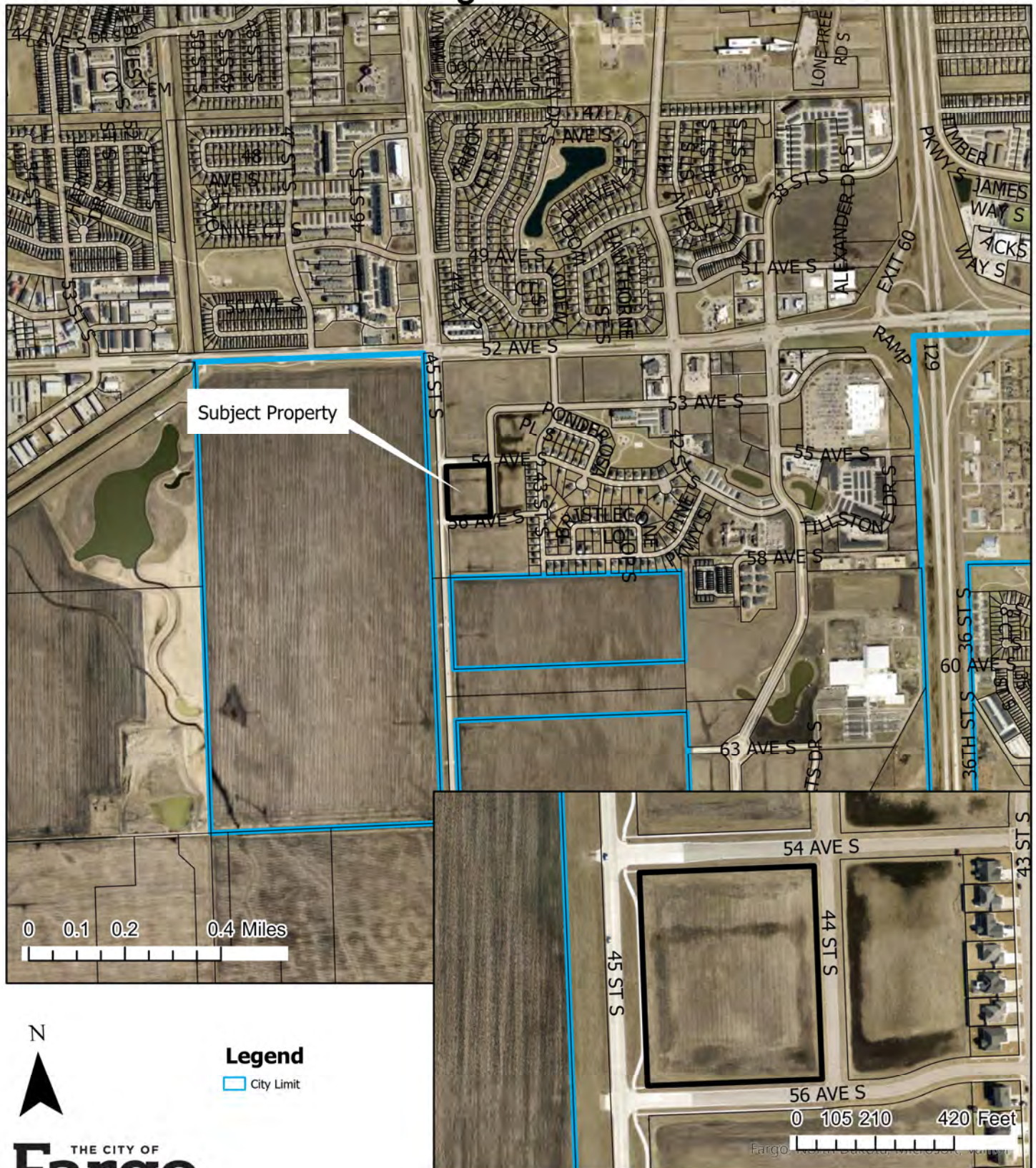
On this ____ day of _____, in the year 2026, before me, a notary public within and for said County and State, personally appeared Joshua A. Boschee, Mayor, and Angie Bear, known to me to be the persons who are described in and who executed the foregoing instrument, and acknowledged that they executed the same ad their free act and deed on behalf of the City of Fargo.

Notary Public

Minor Subdivision

The Pines at the District Eighth Addition

5401 44th Street South

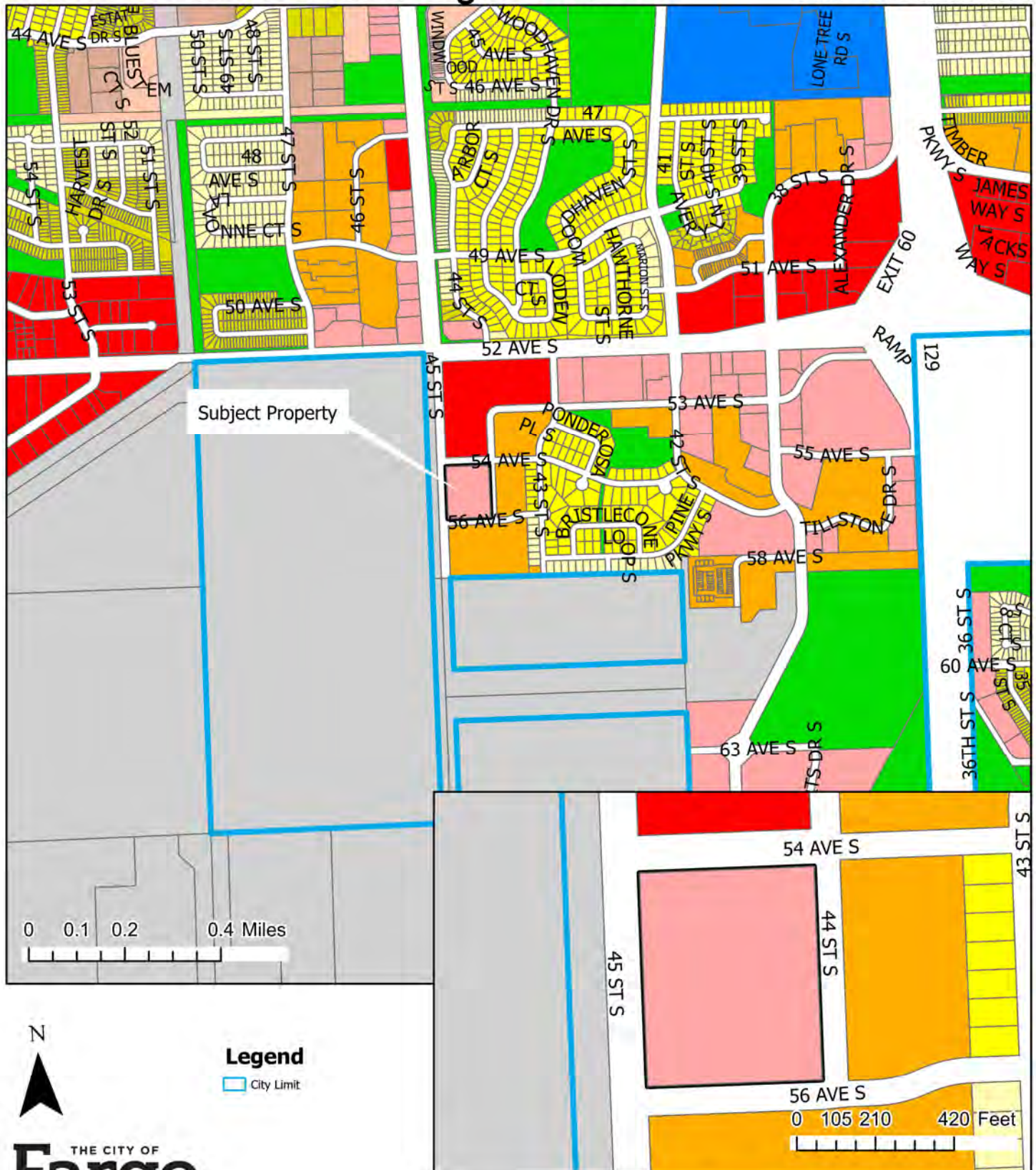


Fargo Planning Commission
October 6, 2026

Minor Subdivision

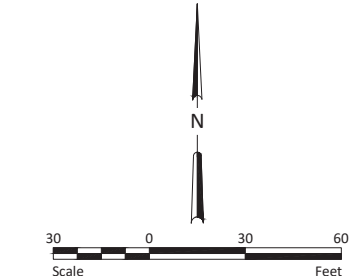
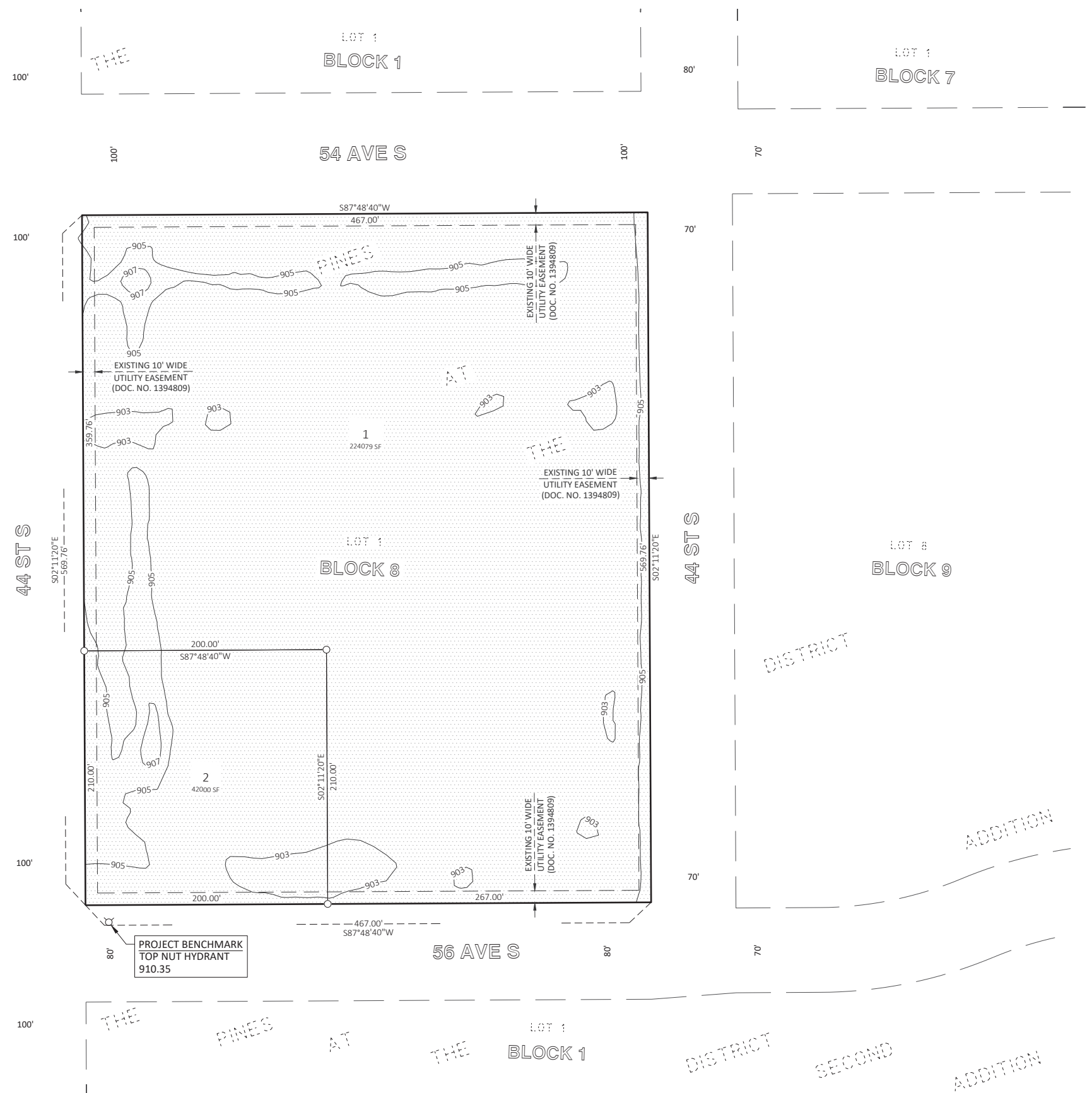
The Pines at the District Eighth Addition

5401 44th Street South



THE PINES AT THE DISTRICT EIGHTH ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 8, THE PINES AT THE DISTRICT 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	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	-----
EXISTING LOT LINE	-----
EXISTING UTILITY EASEMENT	-----
ELEVATION CONTOUR (NAVD 1988)	----- 907 -----
AREA WITHIN ZONE AE - FEMA 100-YEAR FLOODPLAIN	▨

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.
 2. A PORTION OF THE PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0786G DATED JAN. 16, 2015.
 3. BASE FLOOD ELEVATION = 905.7' (NAVD 1988)
 4. AREAS WITHIN FEMA ZONE AE ARE ONLY DEPICTED WITHIN THE BOUNDARY OF THIS PLAT.
 5. ELEVATION CONTOURS ARE ONLY SHOWN WITHIN FEMA ZONE AE.

THE PINES AT THE DISTRICT EIGHTH ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 8, THE PINES AT THE DISTRICT ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Rhodium 7, LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Lot 1, Block 8, The Pines at The District Addition to the City of Fargo, Cass County, North Dakota.

Said tract contains 6.108 acres, more or less.

And that said party has caused the above described tract of land to be surveyed and replatted as **THE PINES AT THE DISTRICT EIGHTH ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:

Rhodium 7, LLC
By: Syndica, LLP, its Manager

By: _____
Austin J. Morris, Partner

State of North Dakota)
) ss
County of Cass)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Austin J. Morris, a Partner of Syndica, LLP, a North Dakota limited liability partnership, Manager of Rhodium 7, LLC, a North Dakota limited liability company, on behalf of the limited liability partnership.

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 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 Fargo City Engineer.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

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

Arthur S. Rosenberg, Chair
Fargo Planning Commission

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Arthur S. Rosenberg, 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)
) ss
County of Cass)

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 _____