FARGO PLANNING COMMISSION AGENDA
Tuesday, October 6, 2026 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of September 1, 2026

C: Public Hearing Items:

1. Hearing on an application requesting a Plat of **Horizon Second Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Horizon Addition, to the City of Fargo, Cass County, North Dakota. (Located at 11 12th Street North) (Rising Investments, LLC/MBN Engineering, Inc.) (dk)

2. Hearing on 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, to the City of Fargo, Cass County, North Dakota. (Located at 5401 44th Street South) (Rhodium 7, LLC/Houston Engineering, Inc.) (cl)

3. Hearing on an application requesting a Plat of **Alex's Second Addition** (Minor Subdivision) a replat of Lot 1, Block 2, Alex's First Addition, to the City of Fargo, Cass County, North Dakota. (Located at 5080 38th Street South) (KLC Holdings, LLC/Christianson Companies) (lm)

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at www.FargoND.gov/streaming. They are rebroadcast each Wednesday at 8:00 a.m. and Sunday at 8:00 a.m.; and are also included in our video archive at www.FargoND.gov/PlanningCommission.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Web site at www.FargoND.gov/planningcommission.

BOARD OF PLANNING COMMISSIONERS
MINUTES

Regular Meeting: **Tuesday, September 1, 2026**

The Regular Meeting of the Board of Planning Commissioners of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 3:00 p.m., Tuesday, September 1, 2026.

The Planning Commissioners present or absent were as follows:

Present: Scott Stofferahn, Art Rosenberg, Thomas Schmidt, Joseph Cecil, Amy Hass, Daniel Sundberg, Paul Gleye, Michael Betlock, Tracy Jordre

Absent: Maranda Tasa, Brett Shewey

Chair Rosenberg called the meeting to order.

Business Items:

Item A: Approve Order of Agenda

Member Gleye moved the Order of Agenda be approved as presented. Second by Member Stofferahn. All Members present voted aye and the motion was declared carried.

Item B: Minutes: Regular Meeting of August 4, 2026

Member Stofferahn moved the minutes of the August 4, 2026 Planning Commission meeting be approved. Second by Member Hass. All Members present voted aye and the motion was declared carried.

Item C: Public Hearing Items:

Item 1: Back 40 Addition

1a. Continued hearing on an application requesting a Zoning Change from AG, Agricultural to GC, General Commercial with a C-O, Conditional Overlay, LC, Limited Commercial with a C-O, Conditional Overlay, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional on the proposed Back 40 Addition. (Located at 3720 and 3734 64th Avenue South and 6711 and 6801 38th Street South) (Back 40, LLP/Goldmark Design and Development/City of Fargo): APPROVED

1b. Continued hearing on an application requesting a Plat of Back 40 Addition (Major Subdivision) a plat of a portion of the Northeast Quarter of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (Located at 3720 and 3734 64th Avenue South and 6711 and 6801 38th Street South) (Back 40, LLP/Goldmark Design and Development/City of Fargo): APPROVED

A Hearing had been set for July 7, 2026. At the July 7, 2026 meeting, the Hearing was continued to August 4, 2026. At the August 4, 2026 meeting, the Hearing was continued to this date and time.

Planning Coordinator Maegin Elshaug presented the staff report stating all approval criteria have been met and staff is recommending approval with contingency.

Discussion was held on the intersections at 64th Avenue and the Conditional Overlay.

Applicant representative Nate Vollmuth, Goldmark Design and Development, spoke on behalf of the application.

Additional discussion was held on the limited commercial lots and the residential lots.

Member Gleye moved the findings are recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zone Change from AG, Agricultural to GC, General Commercial with a C-O, Conditional Overlay, LC, Limited Commercial with a C-O, Conditional Overlay, MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and P/I, Public and Institutional, and 2) Subdivision Plat Back 40 Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06, Section 20-0906.F (1-4), and Section 20-0907 of the Land Development Code, and all other applicable requirements of the Land Development Code, contingent on the approval of the proposed Covey Ranch Third Addition zone change, subdivision and annexation, recordation of the plat, and securing of the necessary development infrastructure. Second by Member Stofferahn. On call of the roll Members Gleye, Betlock, Cecil, Schmidt, Jordre, Stofferahn, Hass, Sundberg, and Rosenberg voted aye. Absent and not voting: Members Tasa and Shewey. The motion was declared carried.

Item 2: Village West Fifth Addition

2a. Hearing on an application requesting a Zoning Change from MR-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1, Block 1 of the proposed Village West Fifth Addition. (4357 13th Avenue South) (Cheyenne Estates ND, LLC/PL&V, LLC/Horizon Real Estate Group. LLC): APPROVED

2b. Hearing on an application requesting a Plat of Village West Fifth Addition (Minor Subdivision) a replat of all of Lots 1-3, 6-8, and a portion of Lots 4 and 5, Block B, Replat of Part of Village West Second Addition, to the City of Fargo, Cass County, North Dakota. (4357 13th Avenue South; 1034, 1104, 1112, 1204 44th Street South; 1011, 1033, 1103, 1203, and 1211 43 ½ Street South) (Cheyenne Estates ND, LLC/PL&V, LLC/Horizon Real Estate Group. LLC): APPROVED

Planning Coordinator Donald Kress presented the staff report stating all approval criteria have been met and staff is recommending approval.

Member Hass moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zone Change from Mr-3, Multi-Dwelling Residential and GC, General Commercial to GC, General Commercial on Lot 1, Block 1, of the proposed Village West Fifth Addition, and 2) Subdivision Plat Village West Fifth Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the Standards of Article 20-06, Section 20-0907.B and C, Section 20-0906.F (1-4) of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Jordre. On call of the roll Members Schmidt, Betlock, Hass, Cecil, Sundberg, Gleye, Jordre, Stofferahn, and Rosenberg voted aye. Absent and not voting: Members Tasa and Shewey. The motion was declared carried.

Item 3: South Haven Third Addition
Hearing on an application requesting a Plat of South Haven Third Addition (Minor Subdivision) a replat of Lots 6-9, Block 1, South Haven Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 2549, 2581, 2603 and 2641 65th Avenue South) (Stanley L. Ryland and Patricia J. Ryland/Houston Engineering, Inc.): APPROVED

Mr. Kress presented the staff report stating all approval criteria have been met and staff is recommending approval.

Discussion was held on sidewalk location, the lot design, snow removal, and driveway locations.

Applicant representative Jimmy Tehan, Krueger Construction, spoke on behalf of the application.

Member Jordre moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Subdivision Plat South Haven Third Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Sections 20-0907.B and C of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Betlock. On call of the roll Members Gleye, Schmidt, Hass, Stofferahn, Sundberg, Jordre, Betlock, Cecil, and Rosenberg voted aye. Absent and not voting: Members Tasa and Shewey. The motion was declared carried.

Item 4: Urban Plains Medical Park Third Addition
4a. Hearing on an application requesting a Conditional Use Permit for an Alternative Access Plan on the proposed Urban Plains Medical Park Third Addition. (Located at 4767 and 4845 30th Avenue South) (Urban Plains Land Company, LLC/Houston Engineering):

4b. Hearing on an application requesting a Zoning Change from LC, Limited Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay on the proposed Urban Plains Medical Park Third

Addition. (Located at 4767 and 4845 30th Avenue South) (Urban Plains Land Company, LLC/Houston Engineering): APPROVED

4c. Hearing on an application requesting a Plat of Urban Plains Medical Park Third Addition (Minor Subdivision) a replat of Lot 5, Block 1, Urban Plains Medical Park Addition, and Lot 1, Block 1, Urban Plains Medical Park Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 4767 and 4845 30th Avenue South) (Urban Plains Land Company, LLC/Houston Engineering): APPROVED

Planner Chelsea Levorsen presented the staff report stating all approval criteria have been met and staff is recommending approval.

Discussion was held on parking.

Applicant representative Brian Pattengale, Houston Engineering, spoke on behalf of application.

Member Schmidt moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed 1) Zone Change from LC, Limited Commercial with a C-O, Conditional Overlay to MR-3, Multi-Dwelling Residential with a C-O, Conditional Overlay, and 2) Subdivision Plat Urban Plains Medical Park Third Addition, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024. Standards of Article 20-06, Section 20-0907.B and C and Section 20-0906.F (1-4) of the Land Development Code and all other applicable requirements of the Land Development Code, and that the findings and recommendations of staff accepted and the Conditional Use Permit for an Alternative Access Plan for a parking reduction, be approved as outlined within the staff report, as the proposal complies with Section 20-0909.D (1-6) of the Land Development Code, and all other applicable requirements of the Land Development Code, with the following conditions:

1. A minimum parking ratio of 2 parking spaces per unit shall be provided.

2. Accessory garage structures shall not provide more than 20 parking spaces.

3. Bicycle storage facilities shall be provided.

4. Future permits are generally consistent with the site plan provided in the September 2026 Planning Commission packet.

Second by Member Gleye. On call of the roll Members Cecil, Betlock, Jordre, Sundberg, Stofferahn, Schmidt, Gleye, Hass, and Rosenberg voted aye. Absent and not voting: Members Tasa and Shewey. The motion was declared carried.

Item 5: Christianson 32nd Avenue South Fourth Addition

Hearing on an application requesting a Zoning Change from GC, General Commercial with a C-O, Conditional Overlay, to GC, General Commercial with a C-O, Conditional Overlay on Christianson 32nd Avenue South Fourth Addition. (Located at 3102 and 3150 36th Street South) (Christianson Properties, LLC): APPROVED

Planner Luke Morman presented the staff report stating all approval criteria have been met and staff is recommending approval.

Discussion was held on sidewalk location.

Member Betlock moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed Zone Change from GC, General Commercial with a C-O, Conditional Overlay to GC, General Commercial with a C-O, Conditional Overlay, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, Section 20-0908.F (1-4) of the Land Development Code, and all other applicable requirements of the Land Development Code. Second by Member Hass. On call of the roll Members Jordre, Hass, Sundberg, Gleye, Cecil, Schmidt, Betlock, Stofferahn, and Rosenberg voted aye. Absent and not voting: Members Tasa and Shewey. The motion was declared carried.

Item D: Other Items:

Item 1: Annexation of approximately 49.78 acres of a portion of the Northeast Quarter of Section 10, Township 138 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. APPROVED

Ms. Elshaug presented the staff report stating all approval criteria have been met and staff is recommending approval with contingency.

Member Gleye moved to accept the findings and recommendations of staff and find that the proposed annexation of a portion of the Northeast quarter of Section 10, Township 138 North, Range 48 West, of the 5th Principal Meridian, Cass County, North Dakota to be consistent with the Fargo Growth Plan 2024, contingent on the approval of the proposed Covey Ranch Third Addition zone change, subdivision and annexation, recordation of the plats, and securing of the necessary development infrastructure. Second by Member Stofferahn. On call of the roll Members Cecil, Sundberg, Betlock, Gleye, Hass, Stofferahn, Jordre, Schmidt, and Rosenberg voted aye. Absent and not voting: Members Tasa and Shewey. The motion was declared carried.

Item 2: Land Development Code Update

Planning and Development Director Nicole Crutchfield provided a brief overview of the Land Development Code update meetings that occurred last week, and thanked members for attending. She provided an overview of next steps and noted the consultants would be returning at the end of October.

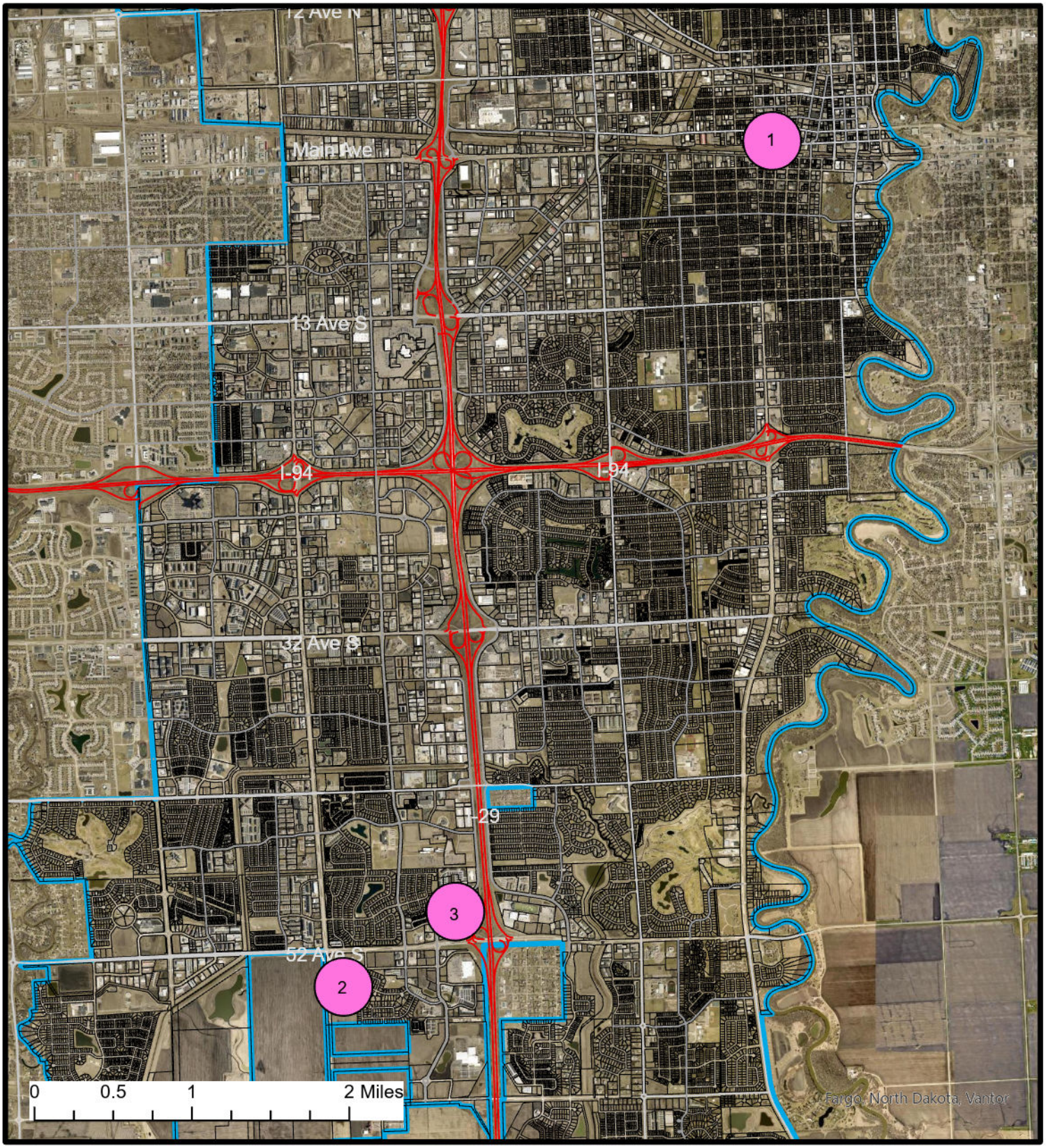
Planning and Development Assistant Director Mark Williams spoke on the topics of the meetings.

Discussion was held on case studies going through the draft code, working through details, doing things the right way, and moving forward.

Item 3: Staff Updates

Ms. Crutchfield shared that Covey Ranch Third Addition will be on the September 14 City Commission agenda.

The time at adjournment was 3:57 p.m.



THE CITY OF Fargo FAR MORE

Agenda Items Map
Fargo Planning Commission
October 6, 2026

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Agenda Items

1 - Horizon Second Addition
2 - The Pines at the District Eighth Addition
3 - Alex's Second Addition

Agenda Item #	1

City of Fargo Staff Report			
Title:	Horizon Second Addition	**Date:**	9/30/2026
Location:	11 12th Street North	**Staff Contact:**	Donald Kress, current planning coordinator
Legal Description:	Lot 1, Block 1, Horizon Addition, City of Fargo, Cass County, North Dakota		
Owner(s)/Applicant:	Central at the Horizon, LP / MBN Engineering, Inc.	**Engineer:**	MBN Engineering, Inc.
Entitlements Requested:	**Minor Subdivision** (Plat of **Horizon Addition,** a replat of Lot 1, Block 1, Horizon Addition, City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: October 6th, 2026		

Existing		**Proposed**
Land Use: Vacant (previous structure demolished in 2018)		**Land Use:** Multi-Dwelling Residential
Zoning: DMU, Downtown Mixed Use		**Zoning:** No change
Uses Allowed: DMU Allows detached houses, attached houses, duplexes, multi-dwelling structures, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, offices, off-premise advertising, commercial parking, retail sales and service, vehicle repair, limited vehicle service, and major entertainment events.		**Uses Allowed:** No Change
Maximum Lot Coverage Allowed: 100%		**Maximum Lot Coverage Allowed:** No change

Proposal:

The applicant requests one entitlement:

1. A minor subdivision, entitled **Horizon Addition,** a replat of Lot 1, Block 1, Horizon Addition, City of Fargo, Cass County, North Dakota

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: DMU commercial and multi-dwelling residential uses
- East: DMU with single-dwelling residences; mixed use commercial/multi-dwelling residential uses
- South: DMU with commercial and multi-dwelling residential uses
- West: DMU with bar/restaurant, wholesale, and retail uses

Area Plans:

The subject property is located within two plans.

The Downtown In Focus plan's future land use map of identifies this area as intended for "Mixed Use" development. The property is zoned DMU, Downtown Mixed Use, which allows mixed-use development.

The Fargo Growth Plan 2024 designates the place type of the subject property as "Downtown/Core." The current zoning of DMU, Downtown mixed use, is consistent with this place type.

(continued on next page)

Context

Schools: The subject property is located within the Fargo School District, specifically within the Roosevelt/Horace Mann Elementary, Ben Franklin Middle and North High schools.

Neighborhood: The subject property is located within the Downtown neighborhood.

Parks: Island Park, located at 502 1st Avenue South, is approximately 0.4 mile southeast of the subject property, and provides amenities of basketball court, tennis courts, handball, grills and picnic tables, playground, cross country ski trails, recreational trails, rentals and a swimming pool.

Pedestrian / Bicycle: A separated bike lane is adjacent to the subject property along NP Avenue.

MATBus: Route 13 runs east along NP Avenue. The nearest stop to the subject property is approximately one block east on the south side of NP Avenue.

- Route 13 runs from 32nd Avenue North to NP Avenue, mainly along 10th Street North and University Drive North, and connects at the Ground Transportation Center.

Routes 15 and 18 run west along 1st Avenue North. The nearest stop to the subject property is approximately on block to the northeast on the north side of 1st Avenue North.

- Route 15 connects Downtown to West Acres and 45th Street South, mainly by way of 13th Avenue South, University Drive South, 10th Street South;
- Route 18 connects Downtown to 52nd Avenue South, mainly by way of 25th Street South, 32nd Avenue South, and 42nd Street South.

Staff Analysis:

The Horizon Addition was before the Planning Commission on May 5th, 2026; approved by the City Commission on June 22nd, 2026, and recorded July 1st, 2026. That plat included a 10-foot wide private utility easement (PUE) along the 11th Street North, NP Avenue North, and 12th Street North property frontages.

The Horizon Addition is in the DMU, Downtown Mixed Use zoning district. This district has no setbacks; buildings can be built to the property line.

After the plat was recorded, and as the review of the proposed multi-dwelling residential building went forward, it was determined that the PUE would compromise the ability to build to the property line, which was how the multi-dwelling building was designed. That is, the building cannot be built over the PUE.

After discussion between City staff and the developer, it was determined that the way to resolve this situation was to allow existing utilities to be relocated to the adjacent City right of way, and remove the PUE. It is the City's standard practice that easements that are created by a subdivision plat, such as this PUE, can be modified or vacated only by replatting.

There is no other change between the original Horizon Addition and proposed Horizon Second Addition other than the vacation of the PUE.

Minor Subdivision

The LDC stipulates that the following criteria is met before a minor subdivision can be approved

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**
   This subdivision is intended to replat the existing lot to remove the public utility easement. The Fargo Growth Plan 2024 designates the place type of the subject property as "Downtown/Core." The Downtown In Focus plan's future land use map of identifies this area as intended for "Mixed Use" development. The subject property is zoned DMU, Downtown Mixed Use. This zoning is consistent with the designations of both plans. This zoning allows the proposed multi-dwelling residential development. No zone change is proposed. In accordance with Section 20-0901.F of

the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, staff has received no comments or inquiries on the application. **(Criteria Satisfied)**

2. **Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**
   As no new public improvements are being created by this plat, an amenities plan was not required. Any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed plat of the **Horizon Second Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Downtown in Focus Plan, Sections 20-0907 B and C and Standards of Article 20-06 of the Land Development Code, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: October 6th, 2026

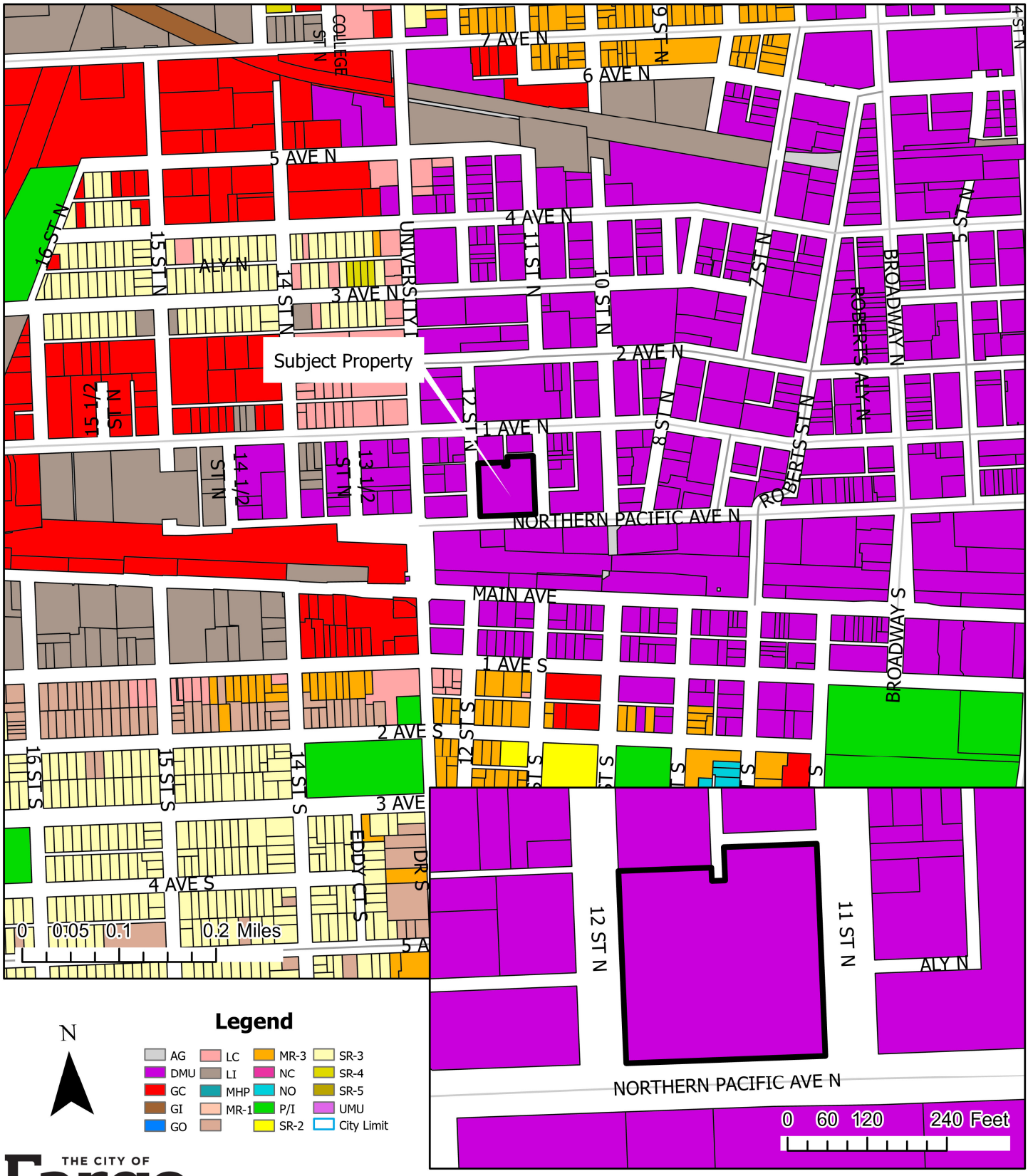
Attachments:

1. Zoning map
2. Location map
3. Preliminary plat

Minor Subdivision

Horizon Second Addition

11 12th Street North



THE CITY OF Fargo
FAR MORE

Fargo Planning Commission
October 6, 2026

Minor Subdivision

Horizon Second Addition

11 12th Street North



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Legend

City Limit

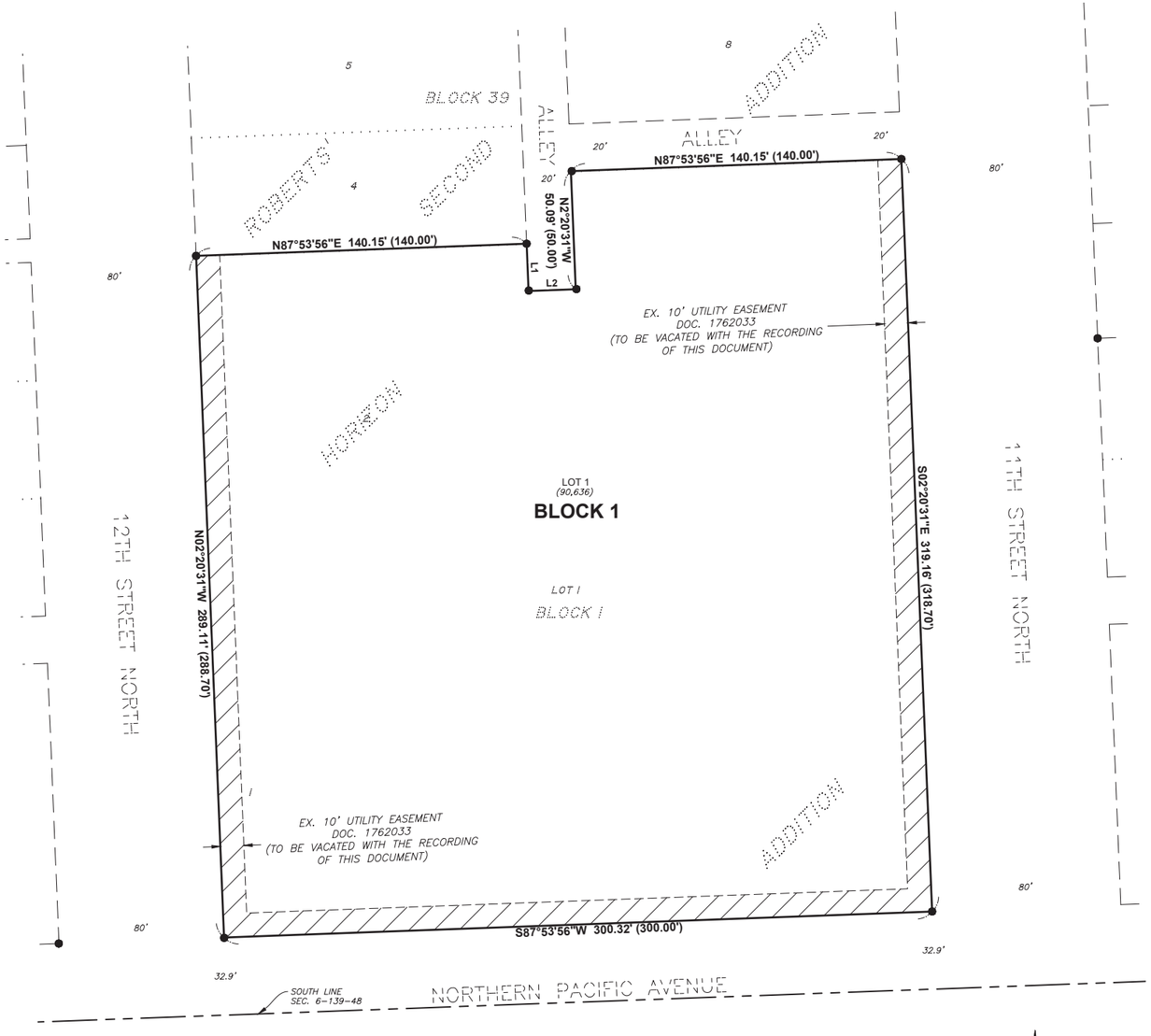
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
October 6, 2026

Plot Date & Time: 19 August 2026 3:03 PM

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)



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 _____)
)ss
County of _____)

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)
) 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: _____

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: _____

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)
) SS
County of Cass)

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)
) SS
County of Cass)

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: _____

NOTES

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

LEGEND

- FOUND MONUMENT
- (5,000) PLAT LOT AREAS (SQ. FT.)
- EASEMENTS VACATED BY THIS PLAT
- SURVEYED/PLAT BOUNDARY
- ORIGINAL PLATTED LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- (R) RECORDED BEARING/DISTANCE

N
0 30
SCALE IN FEET
BEARINGS BASED ON THE CITY OF FARGO GROUND COORDINATE SYSTEM (DEC. 1992)

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

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

SHEET 1 OF 1

Agenda Item #	2

City of Fargo Staff Report			
Title:	The Pines at the District Eighth Addition	**Date:**	09-29-2026
Location:	5401 44th Street South	**Staff Contact:**	Chelsea Levorsen, Planner
Legal Description:	Lot 1, Block 8, The Pines at the District Addition		
Owner(s)/Applicant:	Rhodium 7, LLC	**Engineer:**	Houston Engineering
Entitlements Requested:	**Minor Subdivision** (Plat of **The Pines at the District Eighth Addition,** a replat of Lot 1, Block 8, The Pines at the District Addition, to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: October 6, 2026		

Existing		**Proposed**
Land Use: Undeveloped		**Land Use:** Medical Office
Zoning: LC, Limited Commercial w/ C-O (4688)		**Zoning:** No Change
Uses Allowed: colleges, community service, daycare centers of unlimited size, health care facilities, parks and open space, religious institutions, safety services, basic utilities, offices, ~~off premise advertising signs~~, commercial parking, retail sales and service, self-service storage, ~~vehicle repair~~, limited vehicle service, and certain telecommunications facilities. (C-O's restrict land uses noted above)		**Uses Allowed:** no change, C-O will carry through
Maximum Building Coverage: 55%		**Maximum Building Coverage:** No Change

Proposal:

The applicant requests one entitlement:

1. A minor subdivision, entitled **The Pines at the District Eighth Addition,** a replat of Lot 1, Block 8, The Pines at the District Addition, to the City of Fargo, Cass County, North Dakota

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: GC, General Commercial with C-O 4688, Undeveloped
- East: MR-3, Multi-Dwelling Residential, Undeveloped
- South: MR-3, Multi-Dwelling Residential with C-O 5455, Undeveloped
- West: AG, Agriculture, Unplatted, Fargo's Extra Territorial Jurisdiction

Area Plans:

Fargo Growth Plan 2024 designates the subject property as a "Urban Neighborhood" place type, The proposed land use (medical office) and the existing zoning of LC, Limited Commercial are both consistent with the Growth Plan place type designation.

Context:

Schools: The subject property is located within the Fargo School District, specifically within the Kennedy Elementary, Carl Ben Eielson Middle and South High schools.

Parks: The subject property is located approximately 3/4th of a mile from the Fargo Parks Sports Complex, located at 6100 38th Street South. The facility provides 45+ community events per year. Indoor amenities include; eight basketball courts, one full sized turf field, two sheets of ice, six pickleball courts, an elevated walking track, six multi-purpose rooms, four party rooms, and three community rooms.

Additionally, The Pines Park, located at 5371 42nd Street South, is located approximately ½ mile from the subject property. Park amenities include; a playground, grill, picnic tables, recreational trails, and a shelter.

Pedestrian / Bicycle: The subject property is located adjacent to 45th Street South, which provides a shared-use path that connects to the metro area bikeway system.

Neighborhood: The subject property is included in The District Neighborhood.

MATBUS Route: MATBUS route 18 has a stop on the North side of the 52nd Avenue Walmart, just over a mile from the subject property. MATBUS route 18 provides service to Downtown, area shelters and hospitals, Hornbacher's grocery store, and Microsoft.

Staff Analysis:

MINOR SUBDIVISION

This subdivision will replat one 6.108-acre lot into two lots, entitled **The Pines at the District Eighth Addition.** The applicant has stated that plans for the proposed Lot 2 include development of a medical/orthodontic office. There are currently no plans for the proposed Lot 1. The applicant will be required to submit for a new construction building permit prior to construction.

An updated amenities plan will be required. This plat will establish negative access easements along all of 45th Street South, along 225' of 54th Avenue South, and 130' of 56th Avenue South. Negative access easement will prohibit vehicular access to the site.

ZONING

The subject property is zoned LC, Limited Commercial with a conditional overlay. The Conditional Overlay will carry through with this subdivision. The Conditional Overlay requires higher design standards, separate vehicle and pedestrian circulation, and restricts some land uses.

Minor Subdivision

The LDC stipulates that the following criteria are met before a minor plat can be approved:

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.**
   The proposed development is a permitted use within the LC, Limited Commercial zoning district. This zoning is consistent with the "Urban Neighborhood" place type of the Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff have received one inquiry regarding the subject property. No objection or concerns were noted. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments.
   (Criteria Satisfied)

2. **Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**
   While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles. Staff has determined that an amenities plan is not required. **(Criteria Satisfied)**

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the plat of **The Pines at the District Eighth Addition**, as outlined in the staff report, as the proposal complies with the Fargo Growth Plan 2024, Standards of Article 20-06, Section 20-0907.B. and C and Section 20-0906. F (1-4) of the LDC, and all other applicable requirements of the LDC."

Planning Commission Recommendation: October 6th, 2026

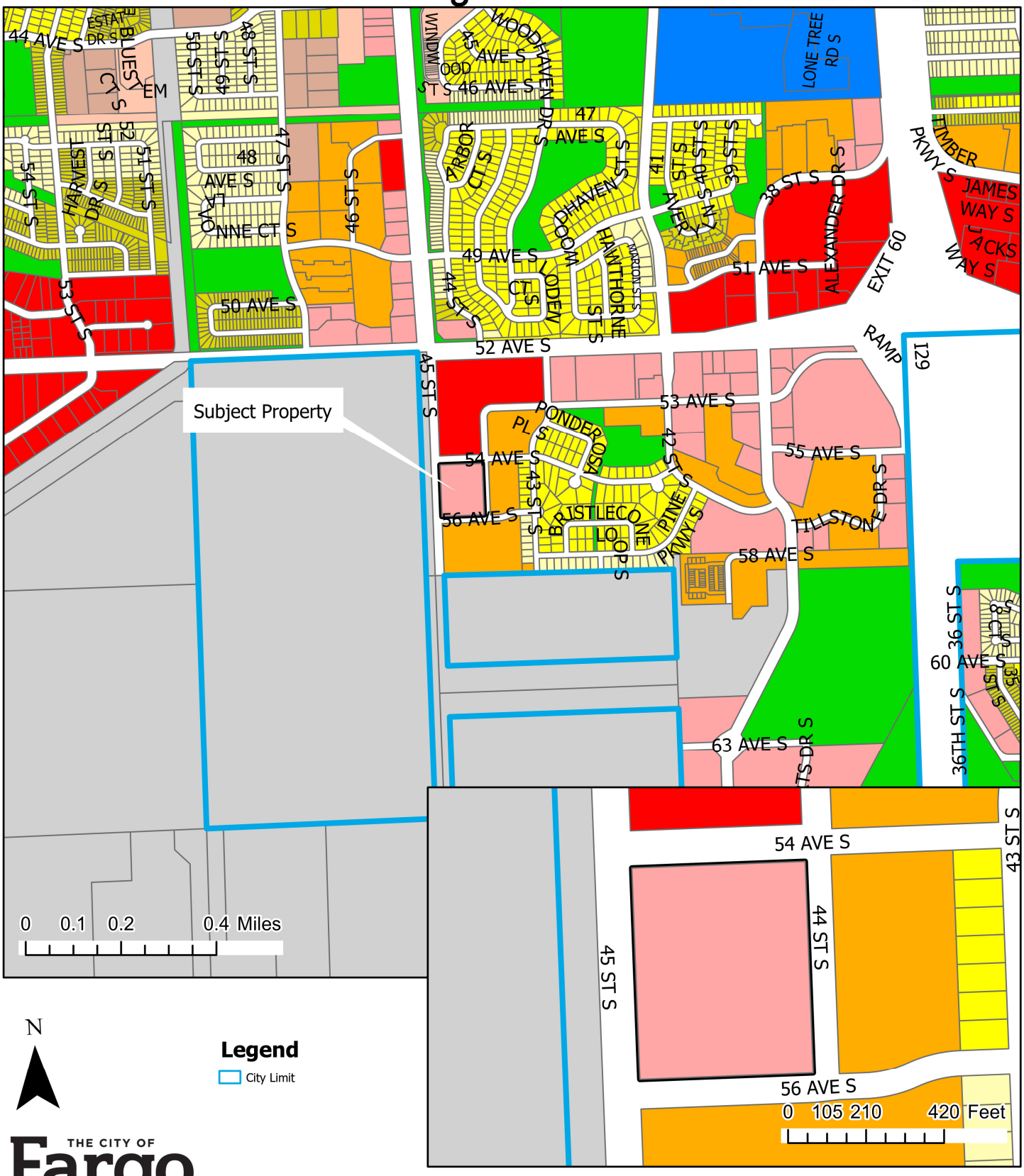
Attachments:

1. Zoning map
2. Location map
3. Preliminary plat

Minor Subdivision

The Pines at the District Eighth Addition

5401 44th Street South

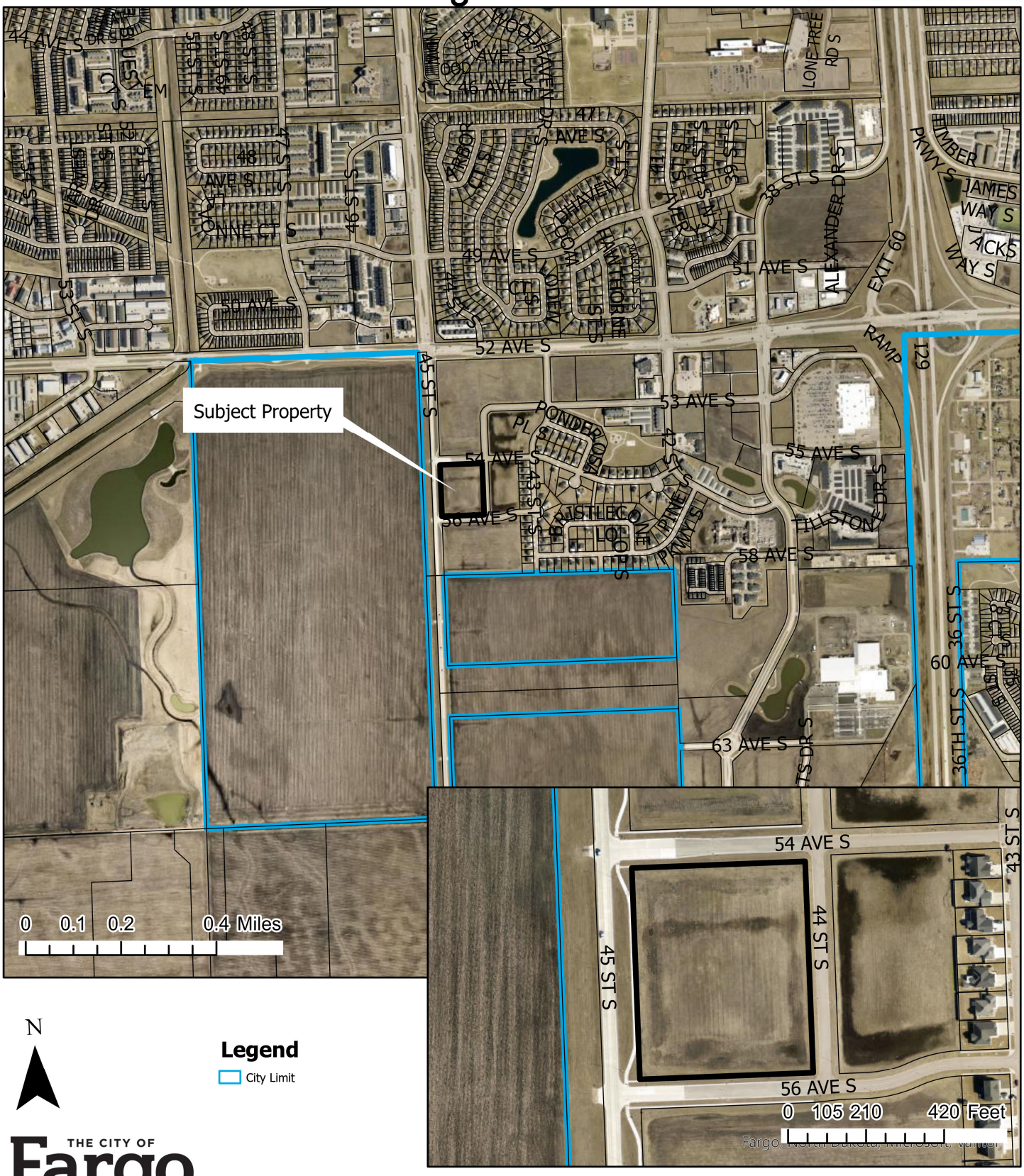


Fargo Planning Commission
October 6, 2026

Minor Subdivision

The Pines at the District Eighth Addition

5401 44th Street South



N

Legend

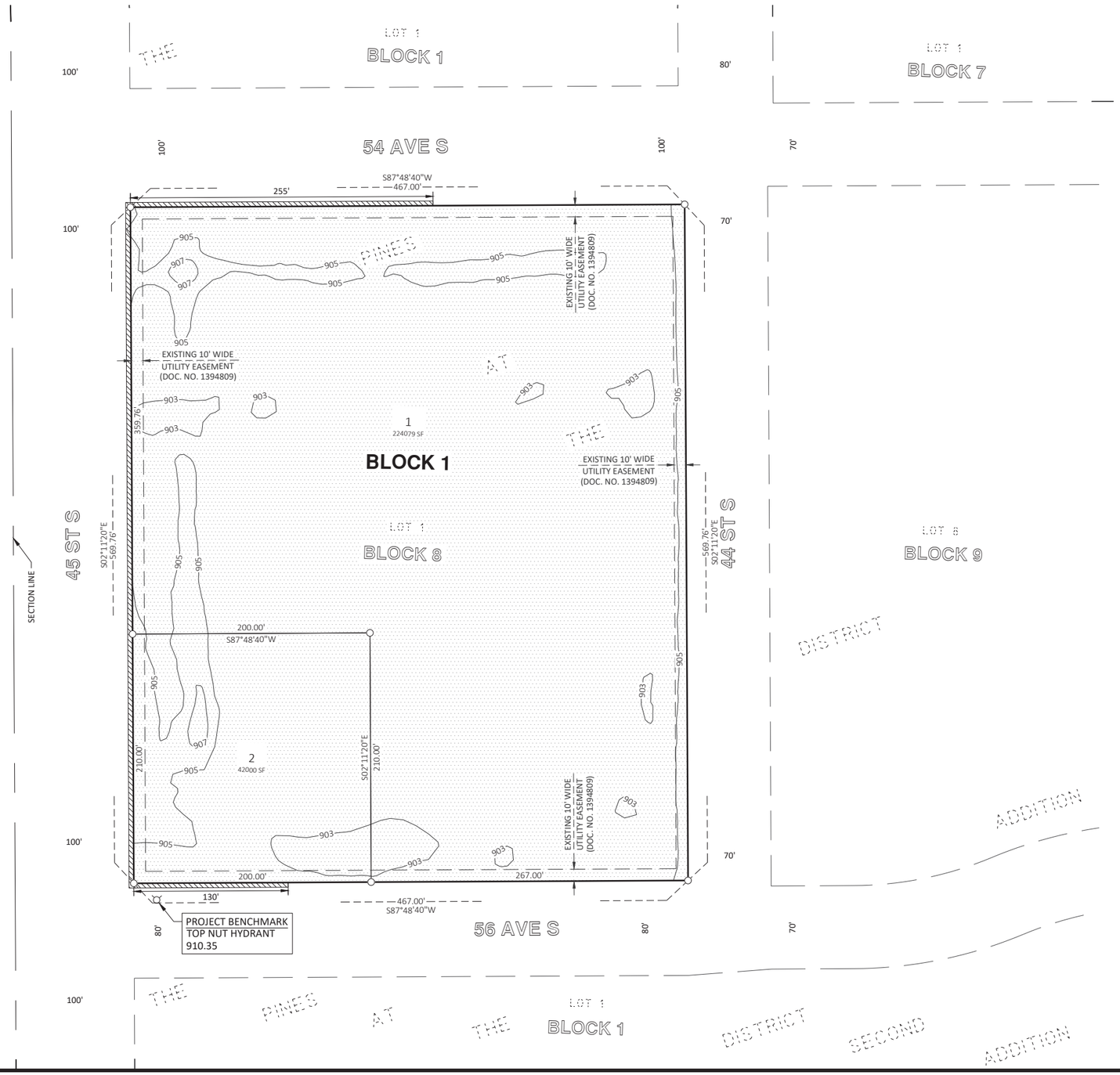
City Limit

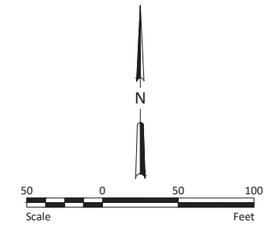
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
October 6, 2026

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
NEW NEGATIVE ACCESS EASEMENT	
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.

PRELIMINARY PLAT

HOUSTON ENGINEERING, INC.

Sheet 1 of 2
Project No. 7489-0146

H:\JBN\7400\7489\7489_0146\CAD\Plat\7489-0146 The Pines at the District Eighth Addition.dwg

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, and do hereby dedicate to the public, for public use, the negative access easement as shown on the plat.

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 _____

HOUSTON ENGINEERING, INC.

Sheet 2 of 2
Project No. 7489-0146

H:\JBN\7400\7489\7489_0146\CAD\Plat\7489-0146 The Pines at the District Eighth Addition.dwg

PRELIMINARY PLAT

Agenda Item #	3

City of Fargo Staff Report			
Title:	Alex's Second Addition	**Date:**	10/1/2026
Location:	5080 38th Street South	**Staff Contact:**	Luke Morman, Planner
Legal Description:	Lot 1, Block 2, Alex's First Addition		
Owner(s)/Applicant:	KLC Holdings, LLC / Christianson Companies	**Engineer:**	Bolton & Menk
Entitlements Requested:	**Minor Subdivision** (Replat of Lot 1, Block 2, Alex's First Addition to the City of Fargo, Cass County, North Dakota)		
Status:	Planning Commission Public Hearing: October 6th, 2026		

Existing		**Proposed**
Land Use: Undeveloped		**Land Use:** Undeveloped
Zoning: GC, General Commercial with Conditional Overlay Ord. No. 4636		**Zoning:** No change
Uses Allowed: Allows colleges, community service, daycare centers of unlimited size, ~~detention facilities~~, health care facilities, parks and open areas, religious institutions, safety services, basic utilities, ~~adult establishments~~, office, ~~off-premise advertising signs~~, commercial parking, outdoor recreation and entertainment, retail sales and service, self-service storage, ~~vehicle repair~~, limited vehicle service, and certain telecommunication facilities. *Conditional Overlay Ord. No. 4636 provides building and site design standards and restricts portable signs, industrial service, manufacturing and production, warehouse and freight movement, and aviation/surface transportation in addition to the uses with a strike-through above.*		**Uses Allowed:** No change *Conditional Overlay Ord. No. 4636 will carry through to this subdivision.*
Maximum Building Coverage Allowed: 85%		**Maximum Lot Coverage Allowed:** No change

Proposal:

The applicant requests approval of one entitlement:

1. A minor subdivision to be known as **Alex's Second Addition,** a replat of Lot 1, Block 2, Alex's First Addition to the City of Fargo, Cass County, North Dakota

This project was reviewed by the City's Planning and Development, Engineering, Public Works, and Fire Departments ("staff"), whose comments are included in this report.

Surrounding Land Uses and Zoning Districts:

- North: MR-3, Multi-Dwelling Residential, with a C-O, Conditional Overlay; multi-dwelling structures
- East: GC, General Commercial, with a C-O, Conditional Overlay; retail sales and service and health club

- South: GC, General Commercial, with a C-O, Conditional Overlay; undeveloped, retail sales and service, and self-service storage
- West: MR-3, Multi-Dwelling Residential; attached housing and P/I, Public and Institutional; parks and open areas.

Area Plans:

The Fargo Growth Plan 2024 designates the area of the subject property as "Mixed Commercial Office and Residential" place type. Primary uses include commercial/retail, distribution, warehousing, wholesaling, offices, and flex buildings. Secondary uses include flex warehouse and multi-family residential. The existing zoning and proposed development are consistent with this land use designation. No zone change is proposed.

Context:

Schools: The subject property is located within the Fargo School District and is served by Kennedy Elementary, Carl Ben Eielson Middle, and Fargo South High schools.

Neighborhood: The subject property is located within the Woodhaven neighborhood.

Parks: Cottagewood Park, located at 4896 38th Street South, is within a quarter of a mile northeast of the subject property and provides amenities of a grill, picnic table, playground for ages 5-12, recreational trails and a shelter.

Pedestrian / Bicycle: There is a shared use path within Cottagewood Park, along the south property lines of the Microsoft campus, the north side of 38th Street South, the west side of 42nd Street South, and the north side of 52nd Avenue South. These paths are within a quarter of a mile from the subject properties and are components of the metro area bikeway system.

MATBUS Route: The subject property is not served by a MATBUS route.

Staff Analysis:

The proposed plat will change the existing one lot into a four-lot minor subdivision entitled Alex's Second Addition.

Easements

On the requested subdivision, two private drives are proposed to run east to west. Virginia Way is a 50-foot wide access and utility easement that connects lots 1 and 2 to Alexander Drive South. Johanna Way is a 55-foot wide access and utility easement that connects 38th Street South to Alexander Drive South and runs along all four proposed lots. Negative access easements are added along 51st Avenue South and on the edges of Johanna Way to restrict access per the Fargo Transportation Plan. Additionally, a 20-foot wide utility and sidewalk easement is being placed on a portion of the shared property lines of lots 1 and 2. All other existing easements will carry through with this subdivision.

Amenities Plan

Staff is coordinating with the applicant to create an amenities plan that addresses stormwater management and details of the proposed private drive, Johanna Way. The amenities plan specifies parking restrictions, pavement width, and sidewalks for Johanna Way.

Minor Subdivision

The LDC stipulates that the following criteria are met before a minor subdivision can be approved:

1. **Section 20-0907.B.3 of the LDC stipulates that the Planning Commission recommend approval or denial of the application, based on whether it complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land**

Development Code. Section 20-0907.B.4 of the LDC further stipulates that a Minor Subdivision Plat shall not be approved unless it is located in a zoning district that allows the proposed development and complies with the adopted Area Plan, the standards of Article 20-06 and all other applicable requirements of the Land Development Code.
The current zoning is GC, General Commercial with a C-O, Conditional Overlay, and no zone change is proposed. This zoning is consistent with the "Mixed Commercial Office and Residential" place type of the Fargo Growth Plan 2024. In accordance with Section 20-0901.F of the LDC, notices of the proposed plat have been sent out to property owners within 300 feet of the subject property. To date, Planning staff has received no inquiries about the project. The project has been reviewed by the city's Planning, Engineering, Public Works, Inspections, and Fire Departments. These departments have found that the plat meets the standards of Article 20-06 and other applicable requirements of the Land Development Code.
(Criteria Satisfied)

2. **Section 20-0907.C.4.f of the LDC stipulates that in taking action on a Final Plat, the Board of City Commissioners shall specify the terms for securing installation of public improvements to serve the subdivision.**
While this section of the LDC specifically addresses only major subdivision plats, staff believes it is important to note that any improvements associated with the project (both existing and proposed) are subject to special assessments. Special assessments associated with the costs of the public infrastructure improvements are proposed to be spread by the front footage basis and storm sewer by the square footage basis as is typical with the City of Fargo assessment principles.
(Criteria Satisfied)

Staff Recommendation:

Suggested Motion: "To accept the findings and recommendations of staff and move to recommend approval to the City Commission of the proposed plat of the **Alex's Second Addition**, as outlined within the staff report, as the proposal complies with the Fargo Growth Plan 2024, the standards of Article 20-06, Section 20-0907.B.and C of the Land Development Code, and all other applicable requirements of the Land Development Code."

Planning Commission Recommendation: October 6th, 2026

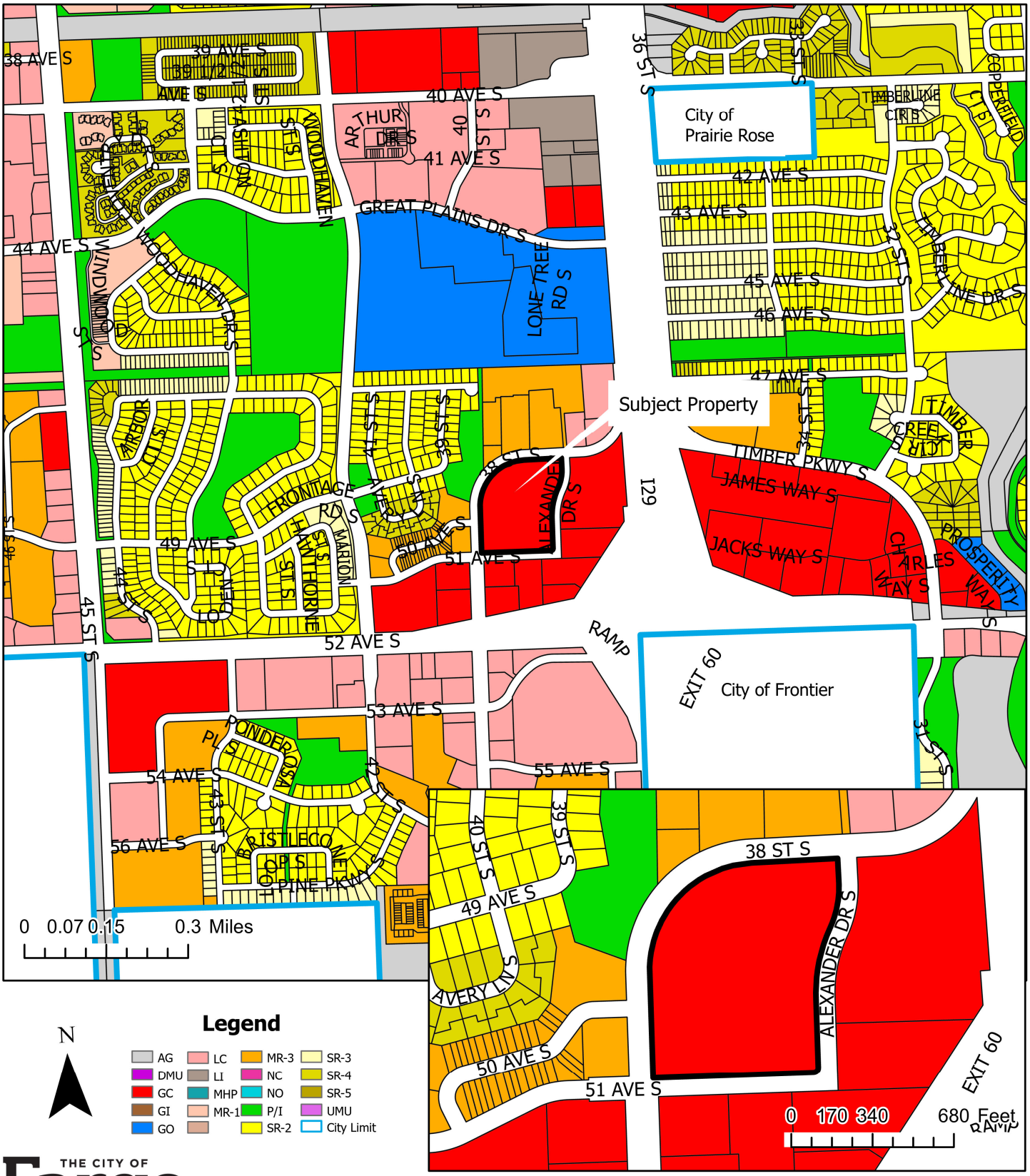
Attachments:

1. Zoning Map
2. Location Map
3. Preliminary Plat

Minor Subdivision

Alex's Second Addition

5080 38th Street 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

N

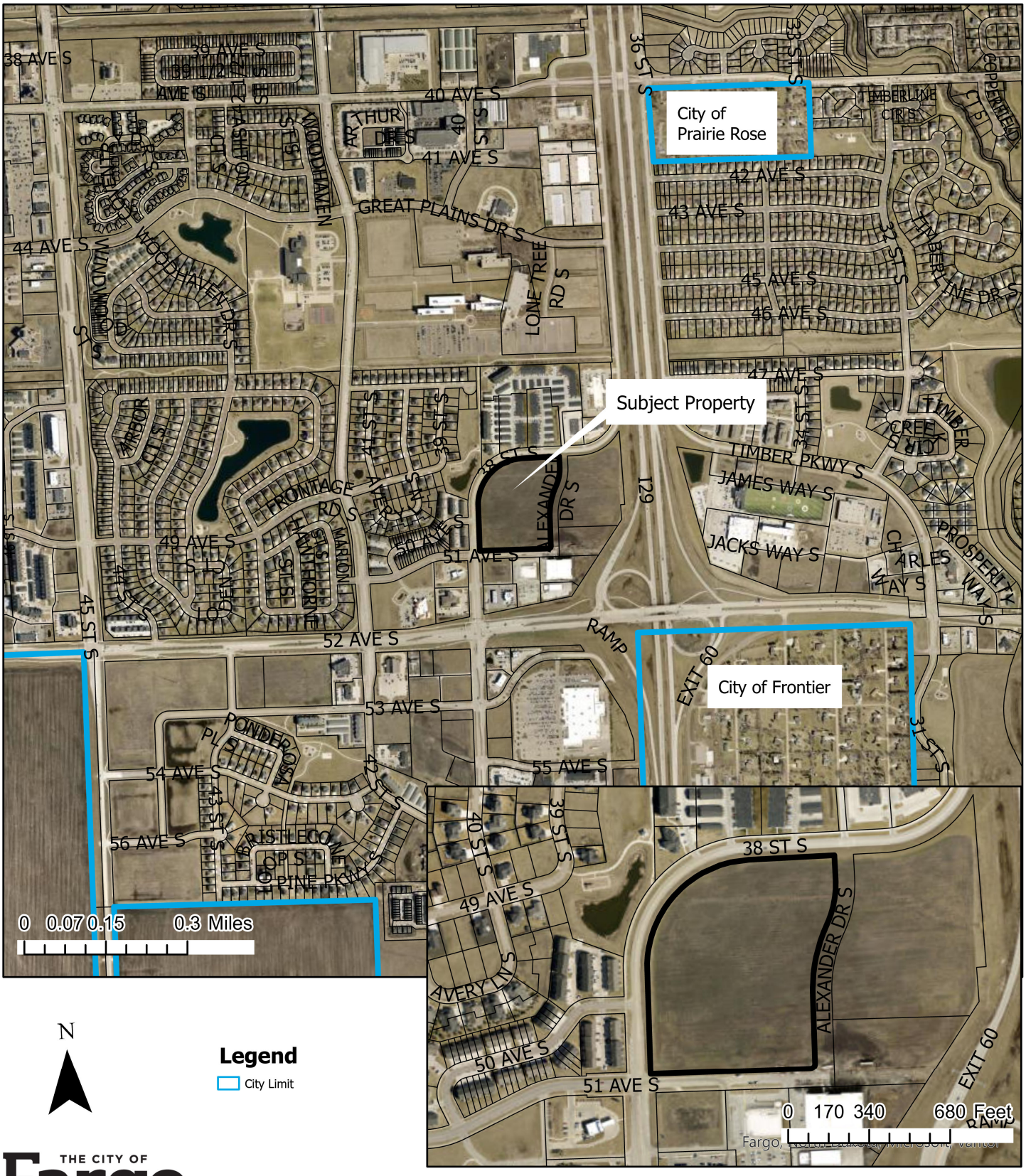
THE CITY OF Fargo FAR MORE

Fargo Planning Commission
October 6, 2026

Minor Subdivision

Alex's Second Addition

5080 38th Street South

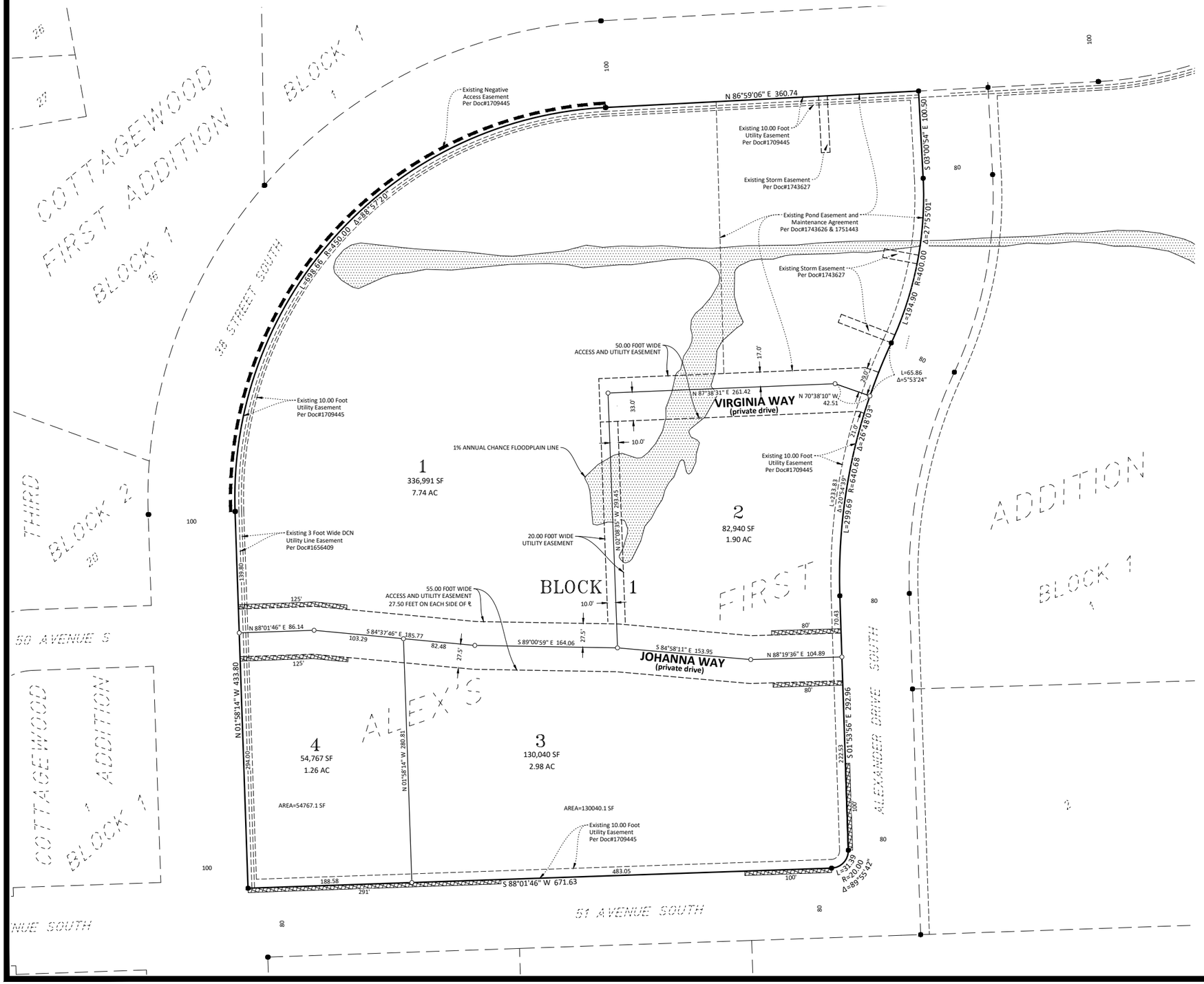


THE CITY OF Fargo FAR MORE

Fargo Planning Commission
October 6, 2026

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



0 60 120
SCALE IN FEET

Basis of Bearings:
City of Fargo Ground Coordinate System, US Survey Foot.
Vertical Datum: NAVD88

LEGEND

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

NEGATIVE ACCESS EASEMENT
"Negative Access Easement, as noted on this plat, is a 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".

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

PREPARED BY:
BOLTON & MENK

SMT 09/30/26 144990-PLTP1-ALEX_SECOND_ADDITION.dwg

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 and utility 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

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

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.

_____ Date:_____
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

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

PREPARED BY:
BOLTON & MENK

SMT 09/30/26 144990-PLTP1-ALEX_SECOND_ADDITION.dwg