

November 27th, 2018

PACES Lodging  
Attn: Nate Vollmuth  
4265 45<sup>th</sup> Street South, Suite 200  
Fargo, ND 58104

**Re: Timber Creek 10<sup>th</sup> Addition – Minor Subdivision and Zoning Change (Zoning Map Amendment)**

Dear Mr. Vollmuth:

Thank you for your minor subdivision application submitted on November 15, 2018. It is my understanding that you are seeking City approval to replat Lots 1-7, Block 1 of Timber Creek 3<sup>rd</sup> Addition, to be known as Timber Creek 10<sup>th</sup> Addition, a one block, fourteen lot minor subdivision. It is my further understanding that you are seeking city approval to rezone all of the proposed, Timber Creek 10<sup>th</sup> Addition from SR-2, Single-Dwelling Residential, to SR-4, Single-Dwelling Residential.

Your application is deemed incomplete. Please submit the items indicated in the **un-checked boxes** below by December 7, 2018 for your application to be considered complete:

Zone change application:

1.  \$300.00 Filing Fee

Subdivision application:

1.  \$600.00 Filing Fee Major Subdivision/ \$350.00 Filing Fee Minor Subdivision
2.  Preliminary Plat
3.  Proposed Amenities Plan (Major Subdivisions Only)
4.  Clear Title Opinion reflection ownership by applicant(s)
5.  Proof of paid-up taxes in the form of a receipt from the County; or reference to such in Title Opinion (*Title opinion notes taxes on Lots 4, 5, and 6 for 2016 and 2017 are not paid*)
6.  Copy of Letter to Special Assessment Coordinator
7.  Additional items specific to your project
  - a.
  - b.
  - c.

Your application is tentatively scheduled to be heard at the January 3, 2019 Planning Commission public hearing.

The Planning Commission meeting will be held in the City Commission Room of City Hall, 200 3<sup>rd</sup> Street North, Fargo, and begins at 3:00 PM. You and/or a representative of the application are required to attend the hearing.

Your case has been assigned to Donald Kress. I can be reached at [DKress@FargoND.gov](mailto:DKress@FargoND.gov) or by calling (701) 241-1473. I will coordinate any comments from other city departments that will be reviewing your application. If you have any questions about your application, please contact your case planner.

Respectfully,

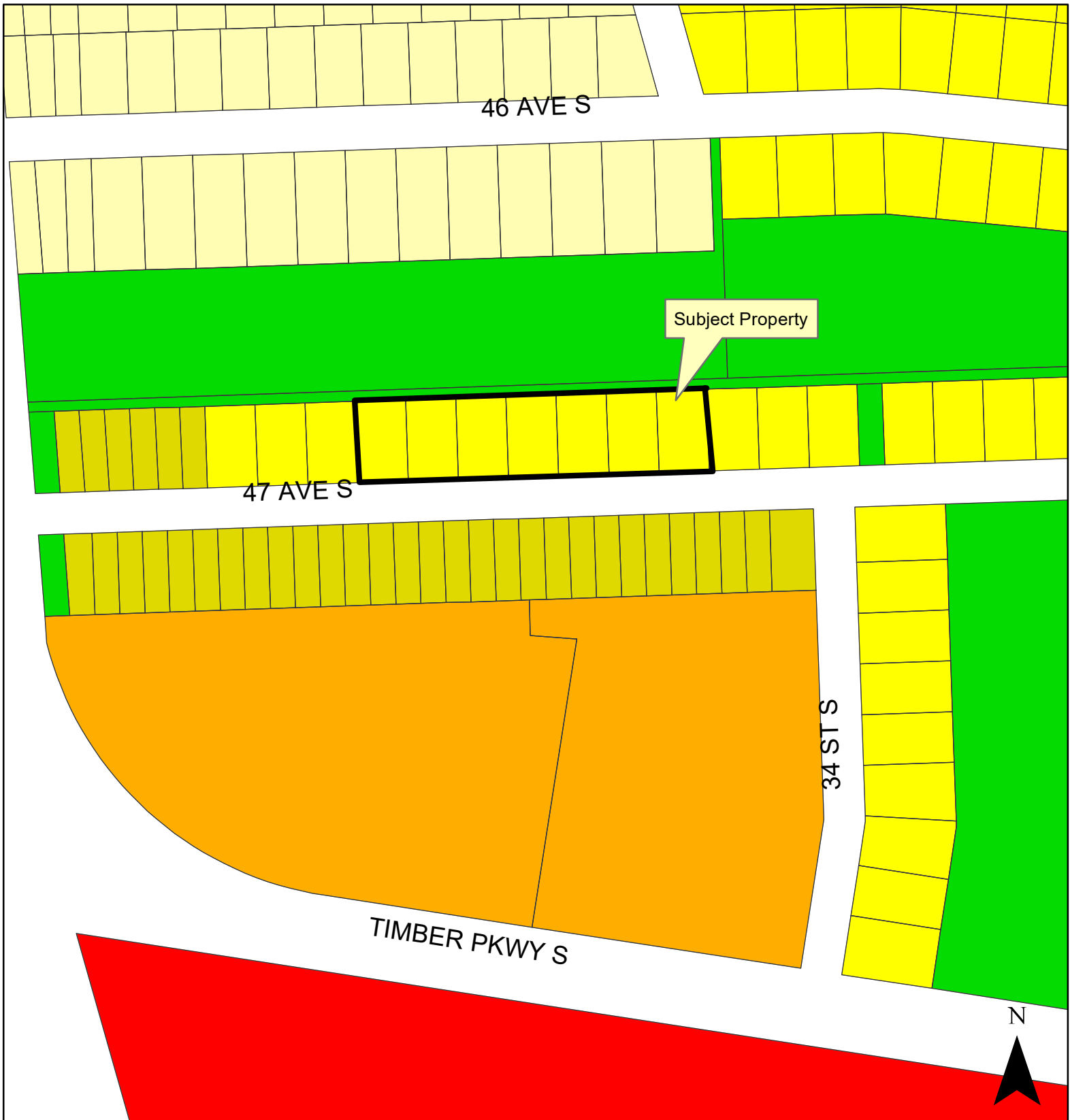
  
Donald Kress  
Current Planning Coordinator

cc: Project File

# Plat (Minor) and Zone Change (SR-2 to SR-4)

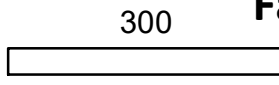
## Timber Creek 10th Addition

3509, 3495, 3483, 3469, 3457,  
3445, 3431 47th Avenue South



**Legend**

AG	DMU	LC	MHP	SR-2
GGC	GL	MR-1	NO	SR-3
GO	MR-2	MR-3	P/I	SR-4
			UML	SR-5
				City Limits



Fargo Planning Commission

January 3, 2019

# Plat (Minor) and Zone Change (SR-2 to SR-4)

## Timber Creek 10th Addition

3509, 3495, 3483, 3469, 3457,  
3445, 3431 47th Avenue South





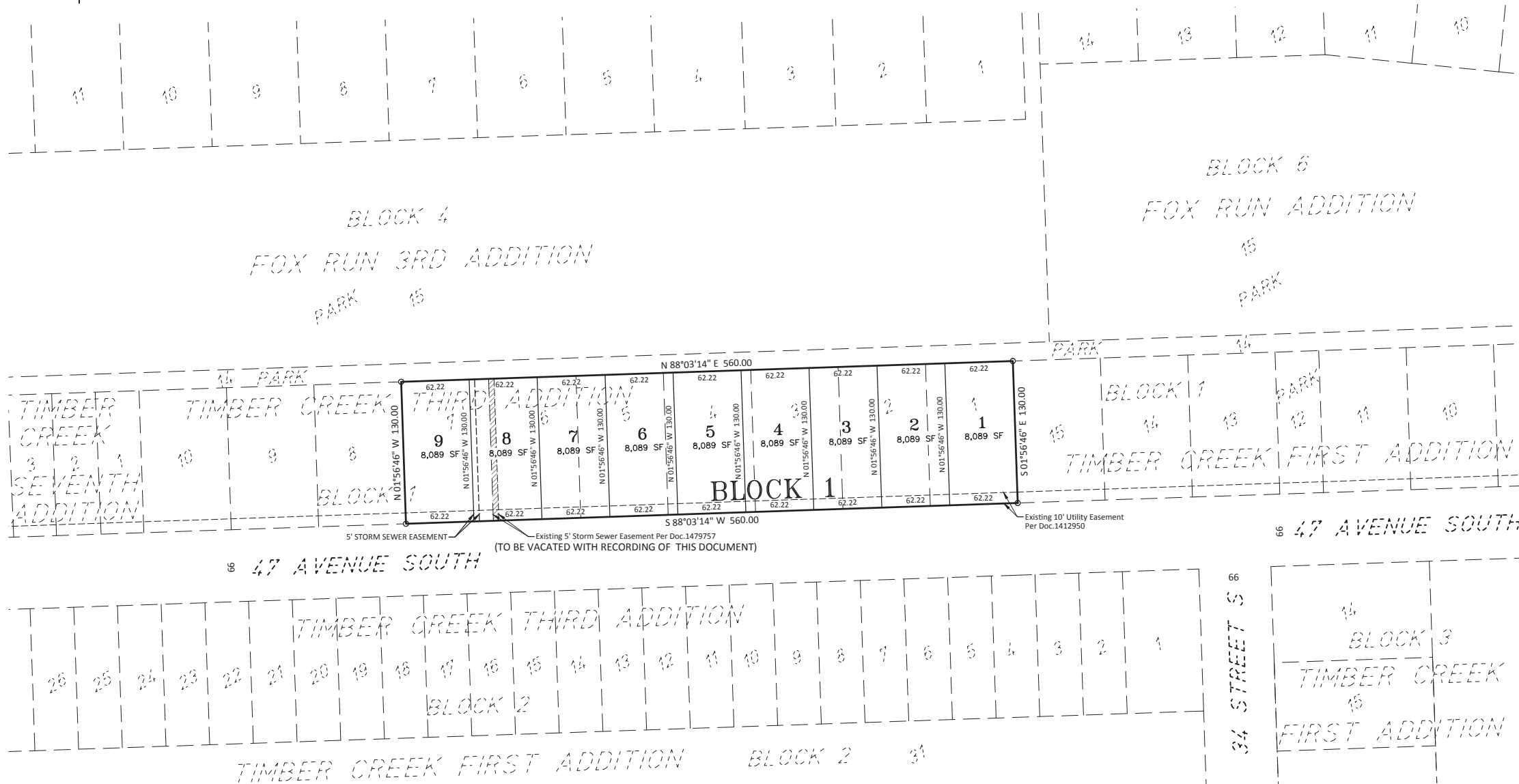
SCALE IN FEET  
0 60 120

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF FARGO GROUND CONTROL SYSTEM THE SOUTH LINE OF BLOCK 1, TIMBER CREEK THIRD ADDITION IS ASSUMED TO BEAR SOUTH 88°03'14" WEST

# TIMBER CREEK TENTH ADDITION

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6 & 7, BLOCK 1 OF TIMBER CREEK THIRD ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA (A MINOR SUBDIVISION)

LEGEND	
○	5/8" x 18" LONG REBAR, MONUMENT SET CAP MARKED BY LIC. NO. LS-6703
●	MONUMENT FOUND
—	SUBJECT PROPERTY LINE
- - - -	EXISTING PROPERTY LINE
- - - - -	EASEMENT LINE
	EXISTING STORM SEWER EASEMENT TO BE VACATED



### OWNERS DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That PLC Investments, LLC a North Dakota Limited Liability Company as owner of a parcel of land located in the Southwest Quarter of Section 35, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6 and 7, Block 1, of TIMBER CREEK THIRD ADDITION to the City of Fargo, according to the record plat thereof on file in the office of the County Recorder, Cass County, North Dakota.

Containing 72,800 square feet or 1.671 acres more or less.

Said owner has caused the above described parcel of land to be surveyed and platted as "TIMBER CREEK TENTH ADDITION" to the City of Fargo, Cass County, North Dakota and do hereby dedicate to the City of Fargo the 5' Storm Sewer Easement in Lot 8 as shown on this plat for the purpose so stated and do hereby vacate the Existing 5' Storm Sewer Easement in Lot 8 as shown for vacation on this plat.

OWNER: PLC Investments, LLC

By: Kevin Christianson, President

State of North Dakota }  
County of Cass }

On this \_\_\_ day of \_\_\_\_\_, in the year 2019 before me personally appeared Kevin Christianson, President, PLC 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 PLC Investments, LLC

Notary Public

Mortgagee: First International Bank & Trust

By: Brian Hagen, East Market President

State of North Dakota }  
County of Cass }

On this \_\_\_ day of \_\_\_\_\_, in the year 2019 before me personally appeared Brian Hagen, East Market President, First International Bank & Trust, 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 First International Bank & Trust

Notary Public

### CITY OF FARGO ENGINEERING DEPARTMENT APPROVAL

Approved by City Engineer this \_\_\_ day of \_\_\_\_\_, 2019.

Brenda E. Derrig, City Engineer

State of North Dakota }  
County of Cass }

On this \_\_\_ day of \_\_\_\_\_, in the year 2019 before me personally appeared Brenda E. Derrig, 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.

Notary Public

### CITY OF FARGO PLANNING COMMISSION APPROVAL

Approved by the City of Fargo Planning Commission this \_\_\_ day of \_\_\_\_\_, 2019.

Shara Fischer, Planning Commission Chair

State of North Dakota }  
County of Cass }

On this \_\_\_ day of \_\_\_\_\_, in the year 2019 before me personally appeared Shara Fischer, 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 \_\_\_\_\_, 2019.

Timothy J. Mahoney, Mayor

Attest: Steven Sprague, City Auditor

County of Cass }  
State of North Dakota }

On this \_\_\_ day of \_\_\_\_\_, in the year 2019 before me 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

### SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Gregg Stroeing, 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.

Gregg Stroeing, Professional Land Surveyor  
North Dakota License Number LS-6703

State of North Dakota }  
County of Cass }

On this \_\_\_ day of \_\_\_\_\_, in the year 2019 before me personally appeared Gregg Stroeing, 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



preliminary