

February 4, 2019

Sitka Investments LLC
ATTN: Jon Youness
4631 40th Avenue South, Suite 150
Fargo, ND 58103

Re: Madelyn's Meadows Second Addition – Major Subdivision and Zone Change

Dear Mr. Youness:

Thank you for your major subdivision and zone change applications submitted on January 17, 2019. It is my understanding that you are seeking City approval to replat Lot 9, Block 3, Madelyn's Meadows First Addition, to be known as Madelyn's Meadows Second Addition, a five block, 77 lot major subdivision. It is my further understanding that you are seeking City approval to rezone all of the proposed Madelyn's Meadows Second Addition from AG, Agricultural to SR-4, Single Dwelling Residential.

Your application is deemed **incomplete**. Please submit the items indicated in the **un-checked** boxes below by, February 12, 2019 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 - **PLAT NEEDS SECOND SHEET—SIGNATURE PAGE**
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
6. Copy of Letter to Special Assessment Coordinator

Your application is tentatively scheduled to be heard at the March 5, 2019 Planning Commission public hearing, contingent on submitting the materials noted above required to complete your application by February 12, 2019.

At this time, the Planning Commission meeting is scheduled to be held in the City Commission Room at the **NEW** City Hall, 225 4th Street North, Fargo, and begins at 3:00 PM. You and/or a representative of the application are required to attend the hearing.

Please note you will need to provide a mylar signed by all owners, mortgage holders, and contract for deed vendees, if any, at or prior to the Planning Commission hearing.

Your case has been assigned to Donald Kress. He can be reached at Dkress@FargoND.gov or by calling 701-241-1473. He 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,



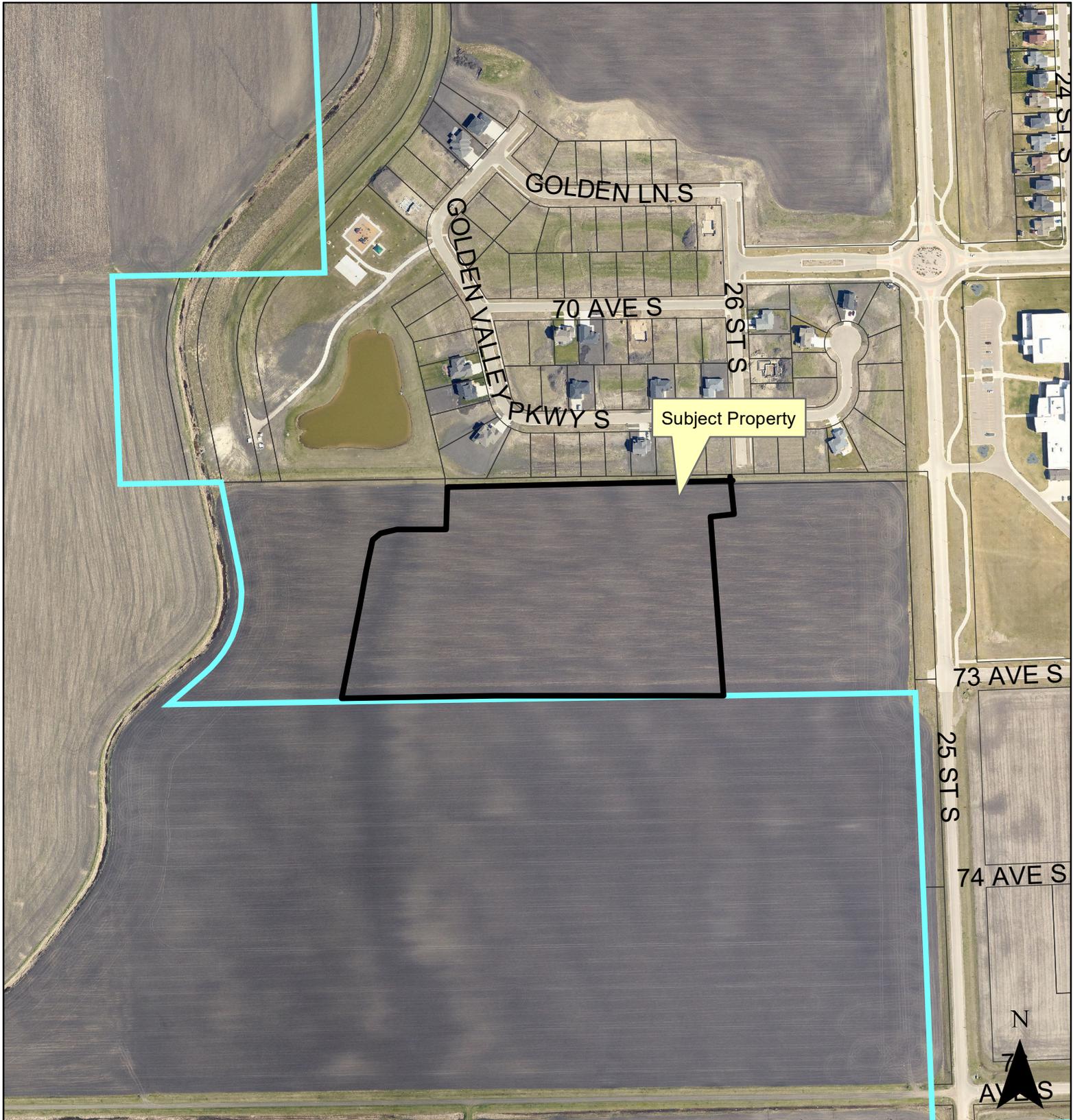
Donald Kress
Current Planning Coordinator

cc: Sitka Investments, LLC, 4650 38th Street South, Suite 110, Fargo, ND 58103
Project File

Plat (Major) and Zone Change (AG to SR-4)

Madelyn's Meadows 2nd Addition

7269 25 Street South



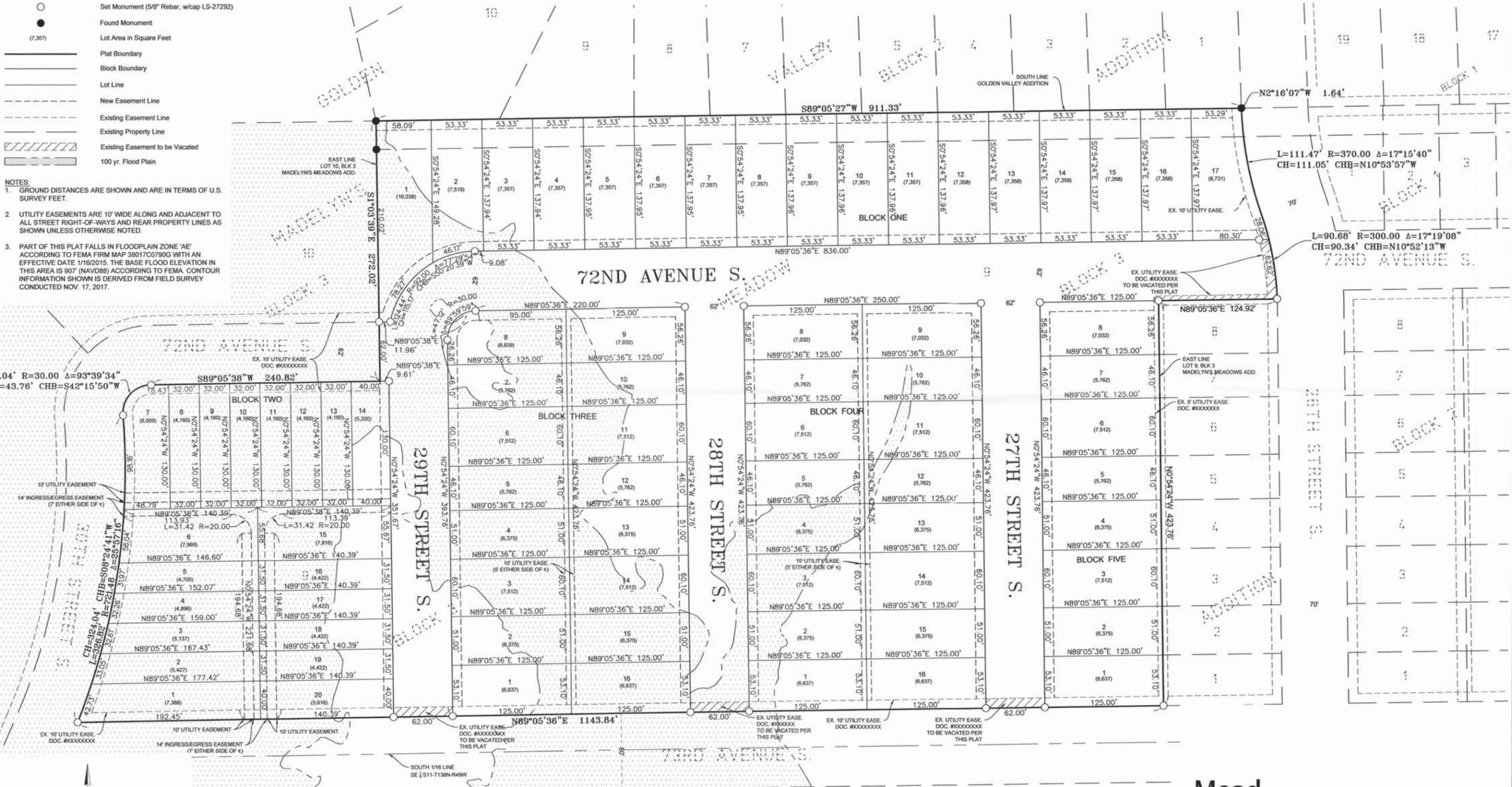
MADelyn'S MEADOW SECOND ADDITION

BEING A RE-PLAT OF THE LOT 9, BLOCK 3, MADelyn'S MEADOWS FIRST ADDITION
TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MAJOR SUBDIVISION)

LEGEND

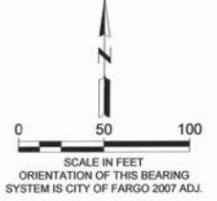
- Set Monument (5/8" Rebar, wicap LS-27292)
- Found Monument
- (7,357) Lot Area in Square Feet
- Plat Boundary
- Block Boundary
- Lot Line
- - - - New Easement Line
- - - - Existing Easement Line
- - - - Existing Property Line
- ▨ Existing Easement to be Vacated
- ▨ 100 yr. Flood Plain

- 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 FEMA FIRM MAP 38017C0790G WITH AN EFFECTIVE DATE 1/16/2015. THE BASE FLOOD ELEVATION IN THIS AREA IS 907 (NAVD88) ACCORDING TO FEMA. CONTOUR INFORMATION SHOWN IS DERIVED FROM FIELD SURVEY CONDUCTED NOV. 17, 2017.



PRELIMINARY

Mead & Hunt
 Phone: 701-566-6450
 meadhunt.com
 PROJECT NO. 4637000-190431
 SHEET 2 OF 2



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