



City of Grand Forks
 Staff Report
 Planning & Zoning Commission – May 6, 2026
 City Council – May 18, 2026

Item 3-10 (Final) – Minor Replat Request	
Title: Replat of Lot 1, Block 1, Grand Valley First Addition	
Location: 1707 62 nd Avenue South	
Current Legal Description: Lot 1, Block 1, Grand Valley First Addition	
Proposed Legal Description: Replat of Lot 1, Block 1, Grand Valley First Addition	
Applicant: CPS, Ltd.	Owner: Crary Development, Inc.
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Planning & Community Development Director
Purpose: Plat 12 lots for the development of single-family residential.	

Staff Recommendation
Recommending final approval of the Replat of Lot 1, Block 1, Grand Valley First Addition, subject to conditions shown on attached review copy.

Application Status
May 6, 2026 (Public Hearing) - Planning and Zoning Commission:
May 18, 2026 - City Council Action:

Existing	Proposed
Land Use: Vacant	Land Use: Single-family residential
Zoning: Grand Valley PUD – R-3 uses	Zoning: No change
Uses Permitted: All uses permitted within R-3 district	Uses Permitted: No change

Context
Adjacent Zoning Districts: PUD R-3, PUD R-1, & A-2
Adjacent Streets: S 20 th St & 62 nd Ave S
Adjacent Bike/Ped Facilities: Off-road shared use paths along 62 nd Ave S & S 20 th St
Adjacent CAT Routes: None.

Background and Discussion

- The request is a minor replat to plat 12 lots for the development of single-family residential units. The remaining area, Lot N, will be developed in the future.
- The replat includes the establishment of a 10-foot private drainage easement along the rear lot lines of the 12 proposed lots to accommodate stormwater drainage generated from the lots. It also includes the establishment of a 35-foot utility and sidewalk easement parallel to Lot M to provide pedestrian access to the development.
- Staff is recommending approval of the plat subject to conditions shown on the attached review copy.

Notices

Grand Forks Herald Public Hearing Notice Published: April 22, 2026

Comments Received: None at time of posting.

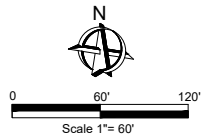
Findings of Fact

- Replat meets subdivision regulations.
- Minor Plat requires final approval by the Planning and Zoning Commission and City Council

Attachments

- Proposed replat with Tech Changes noted

REPLAT OF LOT 1, BLOCK 1, GRAND VALLEY FIRST ADDITION TO THE CITY OF GRAND FORKS, NORTH DAKOTA



- LEGEND**
- PLAT BOUNDARY LINE
 - PROPERTY LINE
 - EXISTING LOT LINE
 - EXISTING EASEMENT LINE
 - EASEMENT BY PLAT LINE
 - SECTION LINE
 - QUARTER LINE
 - SIXTEENTH LINE
 - MONUMENT FOUND
 - MONUMENT SET
 - ACCESS CONTROL LINE
 - SPOT GROUND ELEVATION (NAVD '88) +835.1

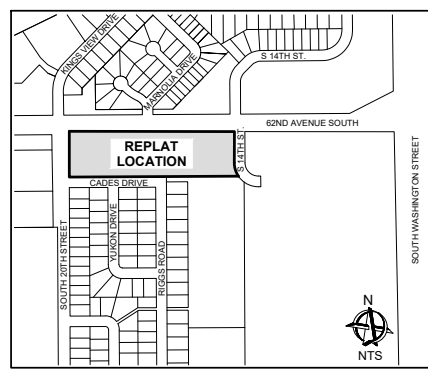
- NOTES:**
- BASIS OF BEARING IS BASED ON THE PLAT OF GRAND VALLEY FIRST ADDITION.
 - ALL DISTANCES SHOWN ARE GROUND DISTANCES, MULTIPLY BY 0.999907960 TO CONVERT PLATTED DISTANCES SHOWN TO STATE PLANE GRID DISTANCES.
 - DRAINAGE EASEMENT IN LOT N TO BENEFIT LOTS A - M, BLOCK 1.
 - DRAINAGE EASEMENT IN LOT E TO BENEFIT LOTS A - D, & F - N, BLOCK 1.
 - DRAINAGE EASEMENT IN LOT C TO BENEFIT LOTS A - B, & D - N, BLOCK 1.
 - DRAINAGE EASEMENT IN LOT D TO BENEFIT LOTS A - C, & E - N, BLOCK 1.

REFERENCE RECORDED DOCUMENTS:

R1 GRAND VALLEY FIRST ADDITION, DOC. NO. 827362.

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	106.02	180.00	33°44'57"	S 19°32'14" E	104.49



OWNERS CONSENT & DEDICATION:

We the undersigned, being all the owners and lien holders of the land replatted herein as "Replat of Lot 1, Block 1, Grand Valley First Addition" to the City of Grand Forks, North Dakota, do hereby voluntarily consent to the execution of said replat and do dedicate the streets, alleys, park, open spaces, fire lane easements, bikeways and pedestrian walk-ways, drainage ditches and public grounds, as shown herein, including all sewers, culverts, bridges, water distribution lines, sidewalks, and other improvements on or under such streets, alleys, parks and public grounds, whether such improvements are shown or not to the public use forever. We agree not to vacate any portion of this plat without the consent of the Planning and Zoning Commission and the City of Grand Forks. We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, sidewalk, drainage or other public utility lines or services under, on or over these certain strips of land designated herein as "Drainage Easements", "Sidewalk and Utility Easements", "Bikepath and Pedestrian Easements" and "Utility Easements". We consent to any access control to the property designated on said replat and further agree to prohibit any and all ingress or egress across those lot lines designated herein as having "Access Control". Containing 9.72 acres more or less.

Crary Development, Inc.
Owner of Lot 1, Block 1, Grand Valley First Addition

Tim Crary, President

STATE OF NORTH DAKOTA
COUNTY OF GRAND FORKS

On this _____ day of _____, 2026, before me, a Notary Public in and for said County and State, personally appeared Tim Crary, President of Crary Development, Inc., to be the person described in and who executed the foregoing instrument to me known and acknowledged that they said Corporation executed the same as their free act and deed.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires: _____

CITY ENGINEER APPROVAL:

On this _____ day of _____, 2026, I TBD, City Engineer for Grand Forks, North Dakota, hereby certify that I have reviewed the attached subdivision and find that it meets applicable design criteria as specified by City Ordinance and the North Dakota Century Code.

TBD, City Engineer

STATE OF NORTH DAKOTA
COUNTY OF GRAND FORKS

Be it known on this _____ day of _____, 2026, before me personally appeared TBD City Engineer of the City of Grand Forks, North Dakota, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires: _____

CITY COUNCIL APPROVAL:

The City of Grand Forks, North Dakota has approved the subdivision of land shown hereon on this _____ day of _____, 2026.

Attest:
Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA
COUNTY OF GRAND FORKS

Be it known on this _____ day of _____, 2026, before me personally appeared Maureen Storstad, City Auditor of the City of Grand Forks, and acknowledged the execution and signing of the above certificate.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires: _____

PLANNING AND ZONING COMMISSION APPROVAL:

The subdivision of land shown hereon has been approved by the Planning and Zoning Commission of the City of Grand Forks on _____, 2026, in accordance with the laws of the State of North Dakota, ordinances of the City of Grand Forks, and regulations of said Planning and Zoning Commission. In witness thereof set the hands and seals of the President and the Secretary of the Planning and Zoning Commission of the City of Grand Forks.

President: Steve Wasvick
Secretary: Meggen Sande

STATE OF NORTH DAKOTA
COUNTY OF GRAND FORKS

Be it known on this _____ day of _____, 2026, before me personally appeared Steve Wasvick, President and Meggen Sande, Secretary of the Grand Forks Planning and Zoning Commission and acknowledged consent and dedication to have been executed at the direction and on behalf of the Grand Forks Planning and Zoning Commission.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires: _____

SURVEYOR'S CERTIFICATE:

I hereby certify that this map is a true and complete survey made by me or under my direct supervision on _____, 2026, and that all dimensions, angles and bearings are correct as shown, and that all monuments will be set as shown.

Ryan Link, North Dakota Registered
Professional Land Surveyor No. 7590

STATE OF NORTH DAKOTA
COUNTY OF GRAND FORKS

On this _____ day of _____, 2026, before me a Notary Public, personally appeared Ryan Link, and acknowledged the execution and signing of the above certificate of Registered Professional Surveyor to be his voluntary act and deed.

Notary Public, Grand Forks County
State of North Dakota
My Commission Expires: _____

Tech Notes 4/27/2026
1) Provide Title Commitment for all parcels and verify owners name on Owners Consent and Dedication.
2) Provide for consent of others holding interest in plat property.

