



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

Item 3-11 (Final) – Minor Replat Request	
Title: Replat of Lot 12, Block 11, Traill’s Addition	
Location: 514 3 rd Avenue South	
Current Legal Description: Lot 12, Block 11, Traill’s Addition	
Proposed Legal Description: Replat of Lot 12, Block 11, Traill’s Addition	
Applicant: CPS, Ltd.	Owner: AMA Investments
Prepared By: Sierra Johnson, Planner	Submitted By: Ryan Brooks, Planning & Community Development Director
Purpose: Split lot into two lots to allow for the sale of individual properties.	

Staff Recommendation
Recommending final approval of the Replat of Lot 12, Block 11, Traill’s 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: Residential units	Land Use: No change
Zoning: R-4 Multiple-Family Residence District	Zoning: No change
Uses Permitted: All uses permitted within R-4 district	Uses Permitted: No change

Context
Adjacent Zoning Districts: R-4
Adjacent Streets: Cottonwood St, 3 rd Ave S
Adjacent Bike/Ped Facilities: None.
Adjacent CAT Routes: Routes 3, 4, 6, & 10

Background and Discussion

- The request is a minor replat to split the existing lot. Currently, two separate residential structures exist on one lot. In order to allow for the sale of the individual properties, a lot split is required so they each reside on their own lot.
- Section 18-0210(6)(B) requires that lots for single-family dwellings be at least 6,000 square feet and have a lot depth of at least 100 feet. The proposed lot split would create two lots that do not meet either of these requirements. Specifically, Lot A would be 3,545 square feet and 70.48 feet by 50.30 feet. Lot B would be 3,546 square feet and 70.47 feet by 50.32 feet. The approval of the replat also approves the undersized lot areas and lot depths.
- 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: One call from a neighbor was received and was supportive of the separation of the lot to allow for the individual homes to be purchased.

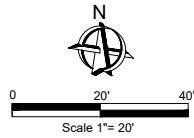
Findings of Fact

- 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 12, BLOCK 11, TRAILL'S ADDITION TO GRAND FORKS D.T.



LEGEND

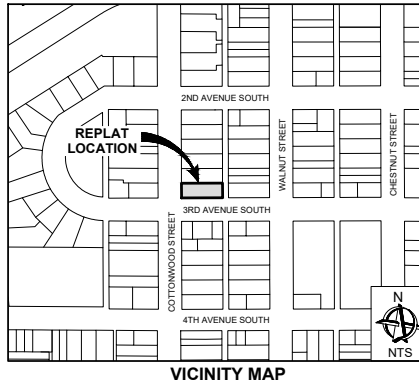
- PLAT BOUNDARY LINE
- PROPERTY LINE
- EXISTING LOT LINE
- SURVEY LINE
- MONUMENT FOUND
- MONUMENT SET 5/8" Dia, 18" Min. Length
Rebar W/ Cap Stamped
7590
- MONUMENT BOX
- SPOT GROUND ELEVATION (NAVD '88) +835.1
MEASURED MEA.

NOTES:

- ALL BEARINGS ARE GRID BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM - NORTH ZONE OF 1983 (NAD83) (2011).
- ALL DISTANCES SHOWN ARE GROUND DISTANCES. MULTIPLY BY 0.999904468 TO CONVERT PLATTED DISTANCES SHOWN TO STATE PLANE GRID DISTANCES.
- ALL FOUR MONUMENTS SET IN WELL BOXES AT THE INTERSECTIONS OF 2ND AVE. SO., 3RD AVE. SO., COTTONWOOD ST. AND WALNUT ST. TO MONUMENT THE CORNERS OF SEVERAL BLOCKS IN TRAILL'S ADDITION, INCLUDING ALL 4 CORNERS OF BLOCK 11, WERE FOUND AND SURVEYED AS PART OF THE FIELD SURVEY FOR THIS PROPERTY. DISTANCES BETWEEN THESE MONUMENTS MEASURED APPROXIMATELY 2 FEET LONGER THAN THOSE DISTANCES SHOWN FOR BLOCK 11, AND THE ADJACENT BLOCKS, ON THE ORIGINAL PLAT OF TRAILL'S ADDITION. THE LENGTHS OF ALL SIDES OF BLOCK 11, AND THE LOTS WITHIN BLOCK 11, HAVE BEEN PROPORTIONATELY ADJUSTED TO ACCOUNT FOR THESE DIFFERENCES BETWEEN THE RECORD AND FIELD MEASURED DISTANCES.

REFERENCE RECORDED DOCUMENTS:

- R1 TRAILL'S ADDITION, DOC. NO. MSA - 66.



OWNERS CONSENT & DEDICATION:

We the undersigned, being all the owners and lien holders of the land replatted herein as "Replat of Lot 12, Block 11, Traill's Addition" to Grand Forks D.T., 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 thereon, including all sewers, culverts, bridges, water distribution lines, sidewalks, and other improvements on or under such street, 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 & Utility 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 0.16 acres more or less.

AMA Investments, LLC
Owner of Lot 12, Block 11, Traill's Addition

Adam Anvarinia, President
STATE OF NORTH DAKOTA SS
COUNTY OF GRAND FORKS

On this _____ day of _____, 2026, before me, a Notary Public in and for said County and State, personally appeared Adam Anvarinia, President of AMA Investments, LLC, to be the person described in and who executed the foregoing instrument to me known and acknowledged that they said limited liability company 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) SS
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 herein on this _____ day of _____, 2026.

Attest: _____
Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA) SS
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 herein 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 we 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) SS
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.

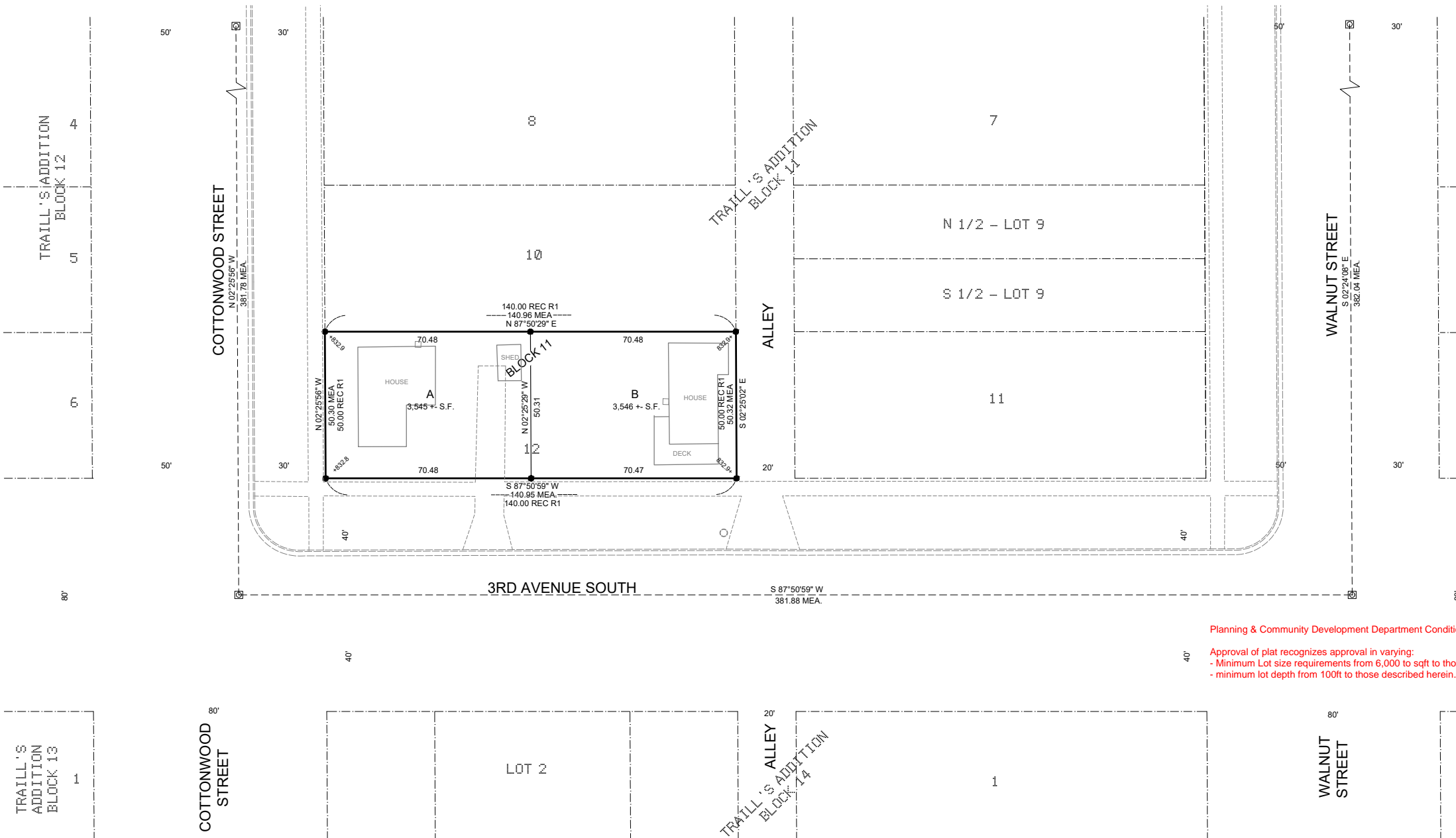
Ryan Link, North Dakota Registered
Professional Land Surveyor No. 7590

STATE OF NORTH DAKOTA) SS
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.
 - 3) Correct Owners Certificate.



Planning & Community Development Department Conditions:

- Approval of plat recognizes approval in varying:
- Minimum Lot size requirements from 6,000 to sqft to those described herein.
- minimum lot depth from 100ft to those described herein.