City of Grand Forks
Staff Report
Planning & Zoning Commission – August 5, 2026
City Council – August 17, 2026

Item 3-3 (Final) – Minor Replat Request	
Title: Replat of Lots 10-16, Block 50, Alexander & Ives Addition	
Location: 1101-1111 N 5th St & 514 11th Ave N	
Current Legal Description: Lots 10-16, Block 50, Alexander & Ives Addition	
Proposed Legal Description: Replat of Lots 10 Thru 16, Block 50, Alexander & Ive's Addition	
Applicant: Pribula Engineering on behalf of owner.	**Owner:** Clyde Varnson
Prepared By: Andrew Folson, Intern Planner	**Submitted By:** Ryan Brooks, Planning & Community Development Director
Purpose: Combine lots for sale & development	

Staff Recommendation
Recommending final approval of the Replat of Lots 10-16, Block 50, Alexander & Ives Addition.

Application Status
August 5, 2026 (Public Hearing) - Planning and Zoning Commission:
August 17, 2026 (Public Hearing) - City Council Action:

Existing	Proposed
Land Use: Vacant	**Land Use:** No Change
Zoning: B-3	**Zoning:** No Change
Uses Permitted: All uses permitted within B-3	**Uses Permitted:** No Change

Context
Adjacent Zoning Districts: R-4, I-2, I-1, & B-1
Adjacent Streets: N 5th St, 11th Ave N, & N Washington St
Adjacent Bike/Ped Facilities: None
Adjacent CAT Routes: Bus route 1 & 2

Consistency with 2050 Land Use Plan
• Request and proposed land use aligns with the City's 2050 Land Use Plan.

Background and Discussion
• This request is to combine Lots 10-16, Block 50, Alexander & Ives Addition for sale and development of commercial space. • Replat cleans up old parcel boundaries into one lot and parcel going forward, cleaning up title work for the property as well. • Zoning of the property is B-3. • Staff is recommending approval of the plat.

Notices
Grand Forks Herald Public Hearing Notice Published: July 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 map • Vicinity Map •

TECH NOTES 7-16-2026

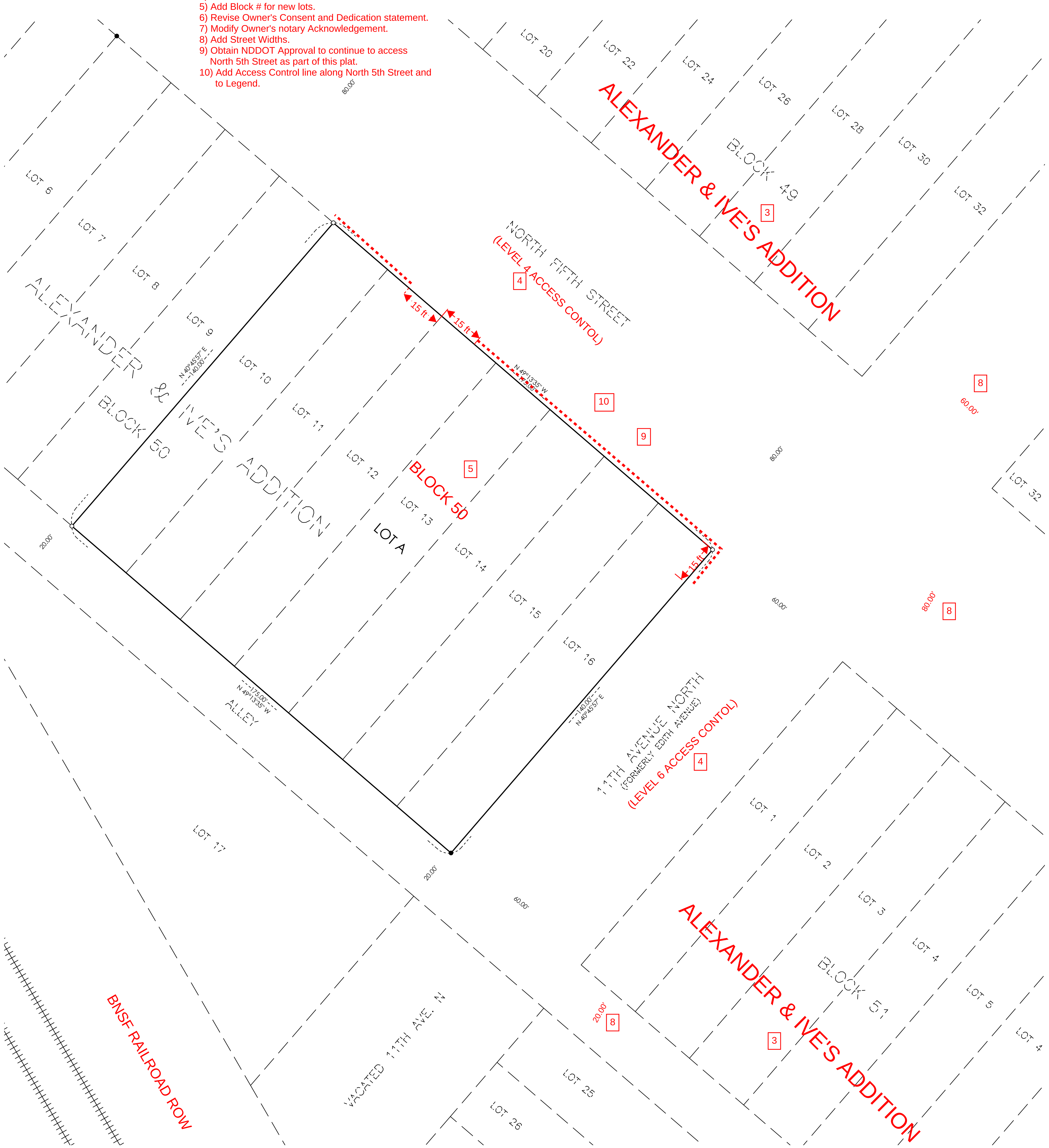
1) Provide Title Commitment for all parcels and verify owners name on Owners Consent and Dedication.
2) Add signature block and notary acknowledgement for Travis Horney per Contract for Deed Doc # 854156.
3) Add Subdivision Names to surrounding Blocks
4) Add Street Access Control Levels
5) Add Block # for new lots.
6) Revise Owner's Consent and Dedication statement.
7) Modify Owner's notary Acknowledgement.
8) Add Street Widths.
9) Obtain NDDOT Approval to continue to access North 5th Street as part of this plat.
10) Add Access Control line along North 5th Street and to Legend.

REPLAT OF LOTS 10 THRU 16, BLOCK 50, ALEXANDER & IVE'S ADDITION

TO THE CITY OF GRAND FORKS, GRAND FORKS COUNTY, NORTH DAKOTA

(PRELIMINARY PLAT)

DATE: 7-15-2026

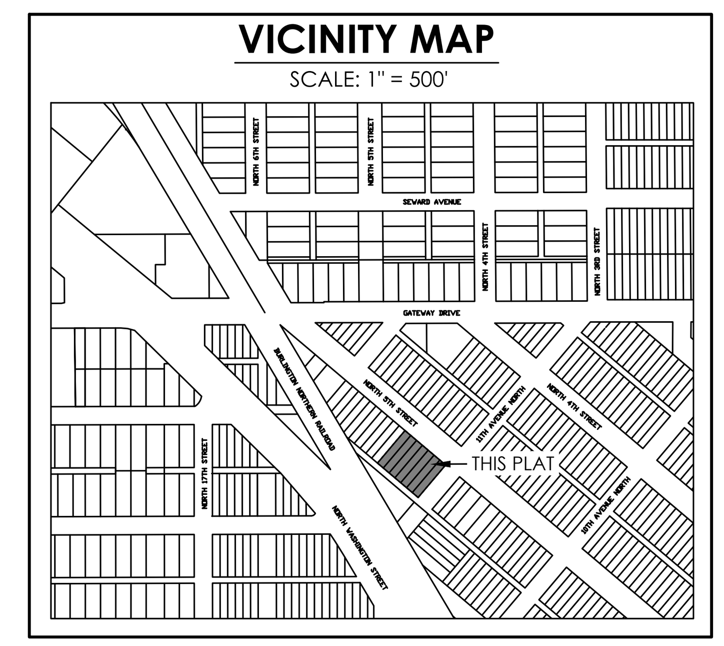


LEGEND

MONUMENT FOUND
SET MONUMENT (1/2 Dia. 18" Min. Length Rebar W/ Cap Stamped 8587)
EXTERIOR BOUNDARY LINE
EXISTING LOT LINE
ACCESS CONTROL LINE 10

VICINITY MAP

SCALE: 1" = 500'



OWNERS CONSENT AND DEDICATION

We, the undersigned, certify that we are all of the owners and lien holders of the land platted herein as the "REPLAT OF LOTS 10 THRU 16, BLOCK 50, ALEXANDER & IVE'S ADDITION", to the City of Grand Forks, Grand Forks County, North Dakota being a replat of Lots 10 thru 16, Block 50, Alexander & Ive's Addition to the City of Grand Forks, Grand Forks County, North Dakota.

6 We do voluntarily consent to the execution of said plat and dedicate the streets, alleys, open spaces, slope easements, firelane easements, utility easements, drainage easements, bikeways, ~~bridges~~ and public grounds as shown thereon, including 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 public use forever. We agree not to vacate any portion of this plat without consent of the Planning and Zoning Commission and the City of Grand Forks. We consent to any access control to the property designated on the plat and further agree to prohibit any and all ingress or egress across those lot lines designated hereon as having "access control."

OWNER (LOTS 10 THRU 16, BLOCK 50, ALEXANDER & IVE'S ADDITION

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Clyde Varnson

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

On this ____ day of ________________, 2026, before me, personally appeared Clyde Varnson known or proved to me to be the person described in and who executed the foregoing document and acknowledged to me he executed the same. 7

Notary Public, Grand Forks County, ND
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 the ______ day of ______________, 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 are set the hands and seals of the President and 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 that on this ______ day of ______________, 2026, before me personally appeared Steve Wasvick, President and Meggen Sande, Secretary of the City of Grand Forks Planning and Zoning Commission and acknowledged consent and dedication to have been executed at the direction and on behalf of the City of Grand Forks Planning and Zoning Commission.

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; has accepted the dedication of all streets, alleys, and other public ways shown hereon, has accepted the dedication of all parks and other public areas shown hereon.

attest: Maureen Storstad, City Auditor

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that 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:______________

CITY ENGINEER APPROVAL

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

Christian Danielson, City Engineer

STATE OF NORTH DAKOTA)
COUNTY OF GRAND FORKS)

Be it known that on this ______ day of ______________, 2026, before me personally appeared Christian Danielson, City Engineer 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:______________

SURVEYOR'S CERTIFICATE

I, Nicholas P. Pribula, Registered Land Surveyor in the State of North Dakota, do hereby certify this map is a true and complete survey made by me or under my direct supervision and all dimensions, angles, and bearings are correct as shown and all monuments will be set as shown.

Nicholas P. Pribula, Registered Land Surveyor
North Dakota Registration, Number 8587

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 Nicholas P. Pribula, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

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