

**MEMORANDUM
PLANNING COMMISSION CASES SCHEDULED FOR
NOVEMBER 4th, 2025 PUBLIC HEARING**

Please see the list of items below, and the graphics that follow, of cases currently scheduled for the Tuesday, November 4th, 2025 Planning Commission public hearing.

The case planner contact information is below. Please contact the case planner if you have questions on these cases. Thank you.

Staff Contact Information—phone and e-mail:

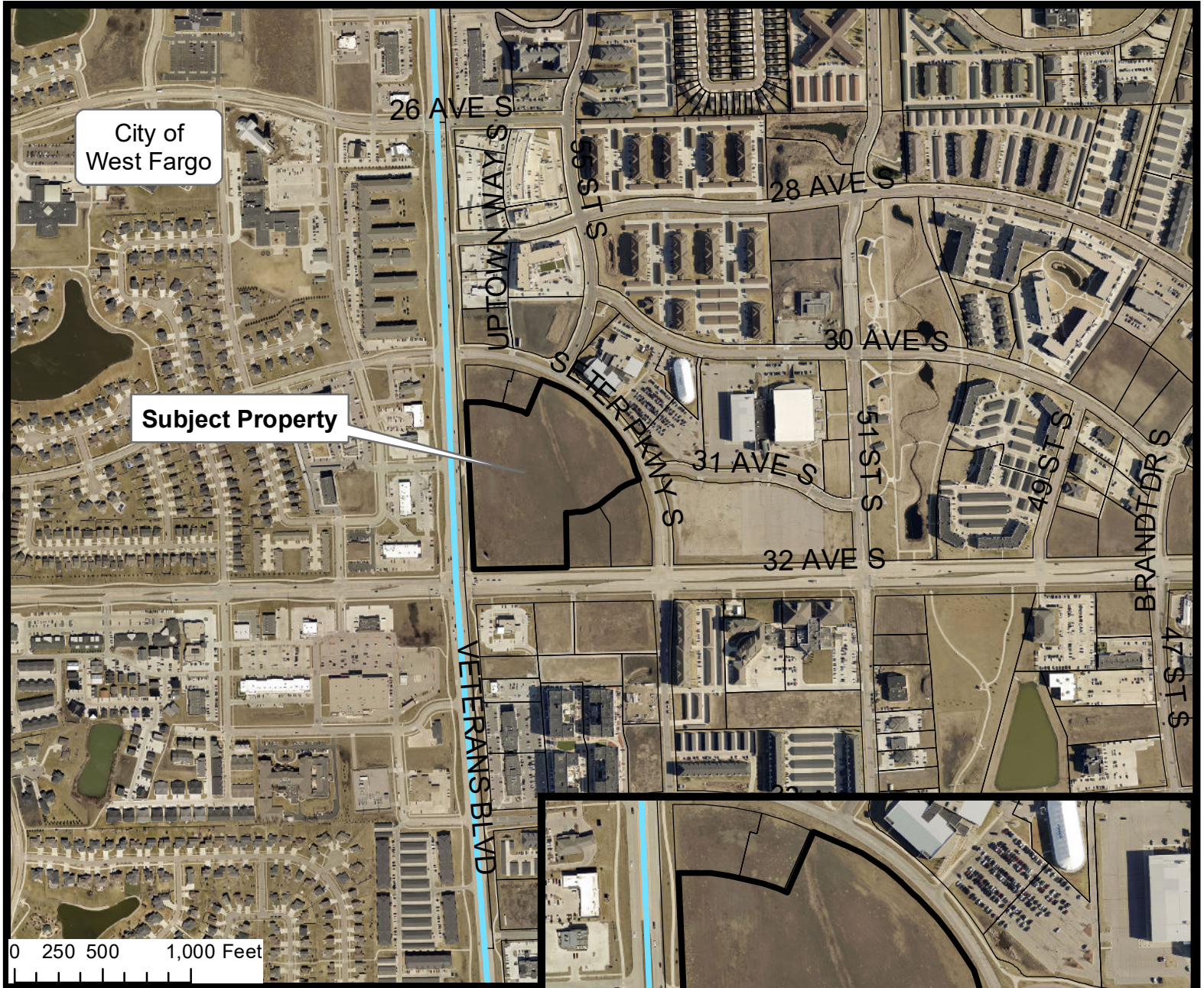
Donald Kress	(241-1473)	dkress@FargoND.gov
Maegin Elshaug	(476-4120)	melshaug@FargoND.gov
Kim Citrowske	(241-1475)	kcitrowske@FargoND.gov
Luke Morman	(476-6751)	lmorman@FargoND.gov
Alayna Espeseth	(476-4151)	aespeseth@FargoND.gov
Chelsea Levorsen	(476-4144)	clevorsen@FargoND.gov

1. An application requesting a Plat of **Urban Plains by Brandt Eighth Addition** (Minor Subdivision) a replat of Lot 3, Block 1, Urban Plains by Brandt Seventh Addition, City of Fargo, Cass County, North Dakota
Located at: 2975 Seter Parkway South.
Owner / Applicant: Urban Plains Land Company, LLC /Lowry Engineering, Inc.
Current Zoning: LC, Limited Commercial with conditional overlay no. 5413 No change proposed
Case Planner: Donald Kress
2. An application requesting a Plat of Plat of **Old Broadway Second Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Old Broadway Addition, to the City of Fargo, Cass County, North Dakota
Located at: 10A, 14, 16, and 22 Broadway North
Owner / Applicant: Global Development, LLC / Houston Engineering
Current Zoning: DMU, Downtown Mixed Use. No change proposed.
Case Planner: Donald Kress
3. An application requesting a Plat of **Champions Gate at Prairie Farms Third Addition** (Minor Subdivision) a replat of Lot 11, Block 1, Champion's Gate at Prairie Farms Second Addition, City of Fargo, Cass County, North Dakota
Located at: 5737 31st Street South
Owner / Applicant: Prairie Grove, Inc. / Houston Engineering
Current Zoning: SR-3, Single-Dwelling Residential. No change proposed.
Case Planner: Donald Kress

Minor Subdivision

Urban Plains by Brandt Eighth Addition

2975 Seter Parkway South



Legend



Legend

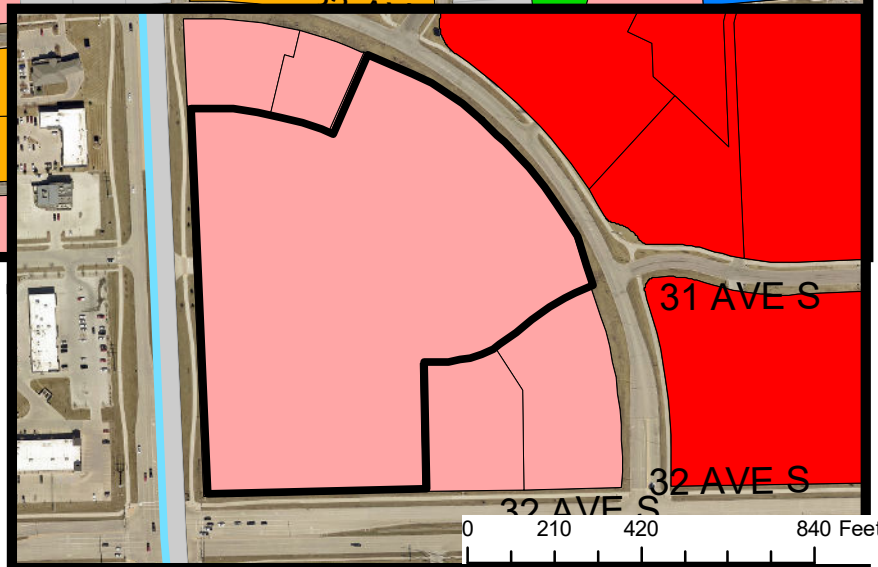
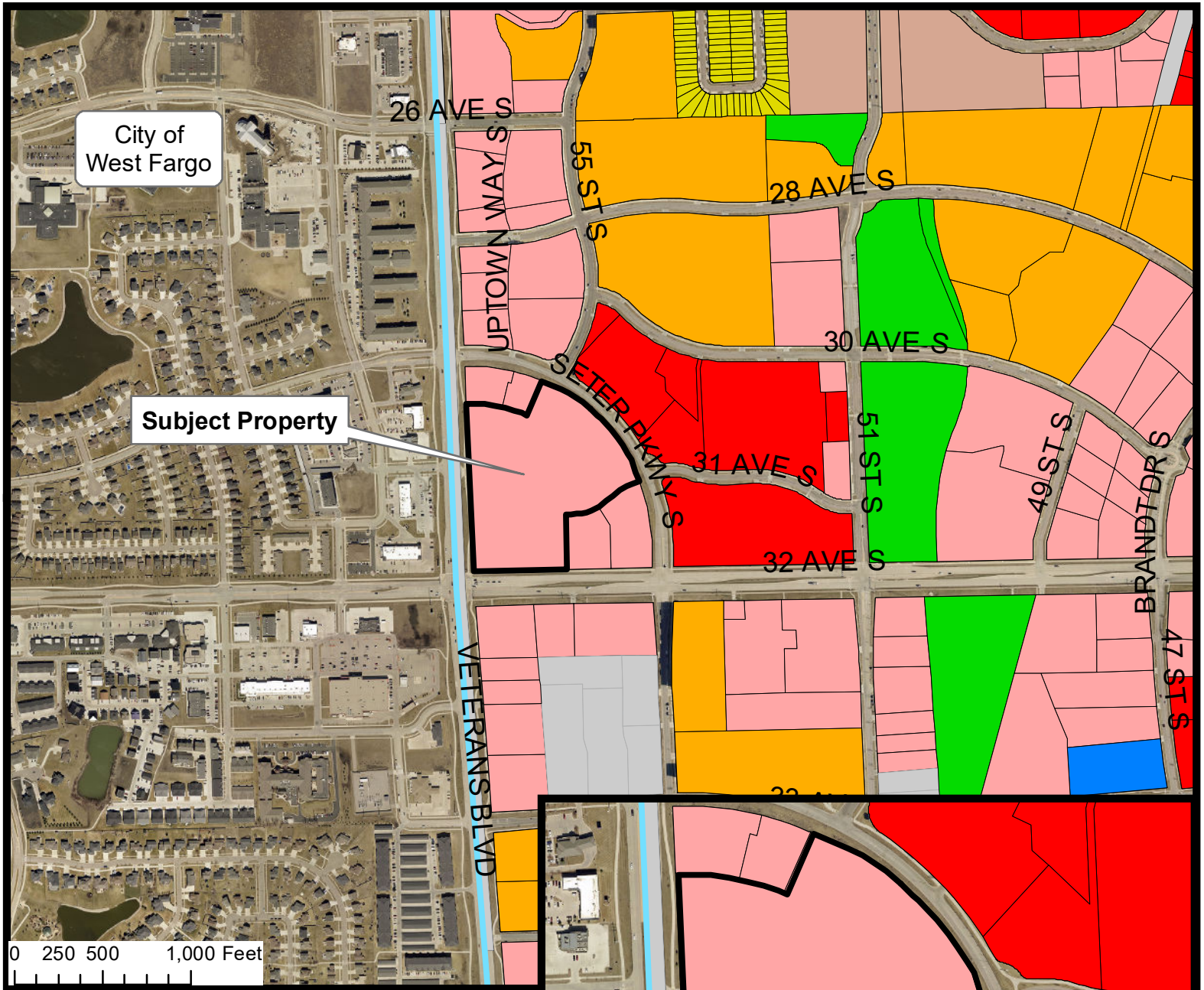


Fargo Planning Commission
November 4, 2025

Minor Subdivision

Urban Plains by Brandt Eighth Addition

2975 Seter Parkway South



Legend

AG	LC	MHP	SR-2
DMU	LI	NC	SR-3
GC	MR-1	NO	SR-4
GO	MR-2	P/I	SR-5
	MR-3	UMU	City Limits

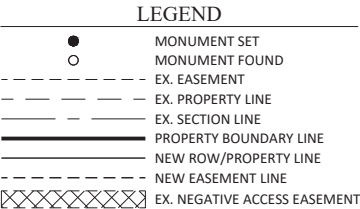
Legend

City Limits



Fargo Planning Commission
November 4, 2025

A REPLAT OF LOT 3 BLOCK 1 OF URBAN PLAINS BY BRANDT SEVENTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)



DATE OF SURVEY: JULY 10, 2025
BASIS OF BEARING: CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992, US SURVEY FEET
VERTICAL DATUM: NAVD88

1. ALL DISTANCES ARE GROUND DISTANCES



FOR RECORDING PURPOSES ONLY

URBAN PLAINS BY BRANDT EIGHTH ADDITION
A REPLAT OF LOT 3 BLOCK 1 OF URBAN PLAINS BY BRANDT SEVENTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA
(A MINOR SUBDIVISION)

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT URBAN PLAINS LAND COMPANY, LLC, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3, BLOCK 1, URBAN PLAINS BY BRANDT SEVENTH ADDITION TO THE CITY OF FARGO, CASS COUNTY, NORTH DAKOTA

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS URBAN PLAINS BY BRANDT EIGHTH ADDITION TO THE CITY OF FARGO, CASS COUNTY NORTH DAKOTA. SAID URBAN PLAINS BY BRANDT EIGHTH ADDITION, CONSISTS OF 5 LOTS AND 1 BLOCKS, AND CONTAINS 16.20 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

BY: _____
MICHAEL VANNET, PRESIDENT

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL VANNET, PRESIDENT OF URBAN PLAINS LAND COMPANY, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS URBAN PLAINS BY BRANDT EIGHTH ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.
DATED THIS _____ DAY OF _____, 2025.

COLE A. NESET,
REGISTERED LAND SURVEYOR
ND REG. LS-7513

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: CASS STATE: NORTH DAKOTA

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

TOM KNAKMUHS, PE
CITY ENGINEER

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

TIMOTHY J MAHONEY
MAYOR

STEVEN SPRAGUE
CITY AUDITOR

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

CITY PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF FARGO IS HEREBY APPROVED THIS _____ DAY OF _____ 2025.

ROCKY SCHNEIDER
CHAIRMAN PLANNING COMMISSION

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____
MY COMMISSION EXPIRES: _____

Minor Subdivision

Old Broadway Second Addition

10A, 14, 16, and 22 Broadway North

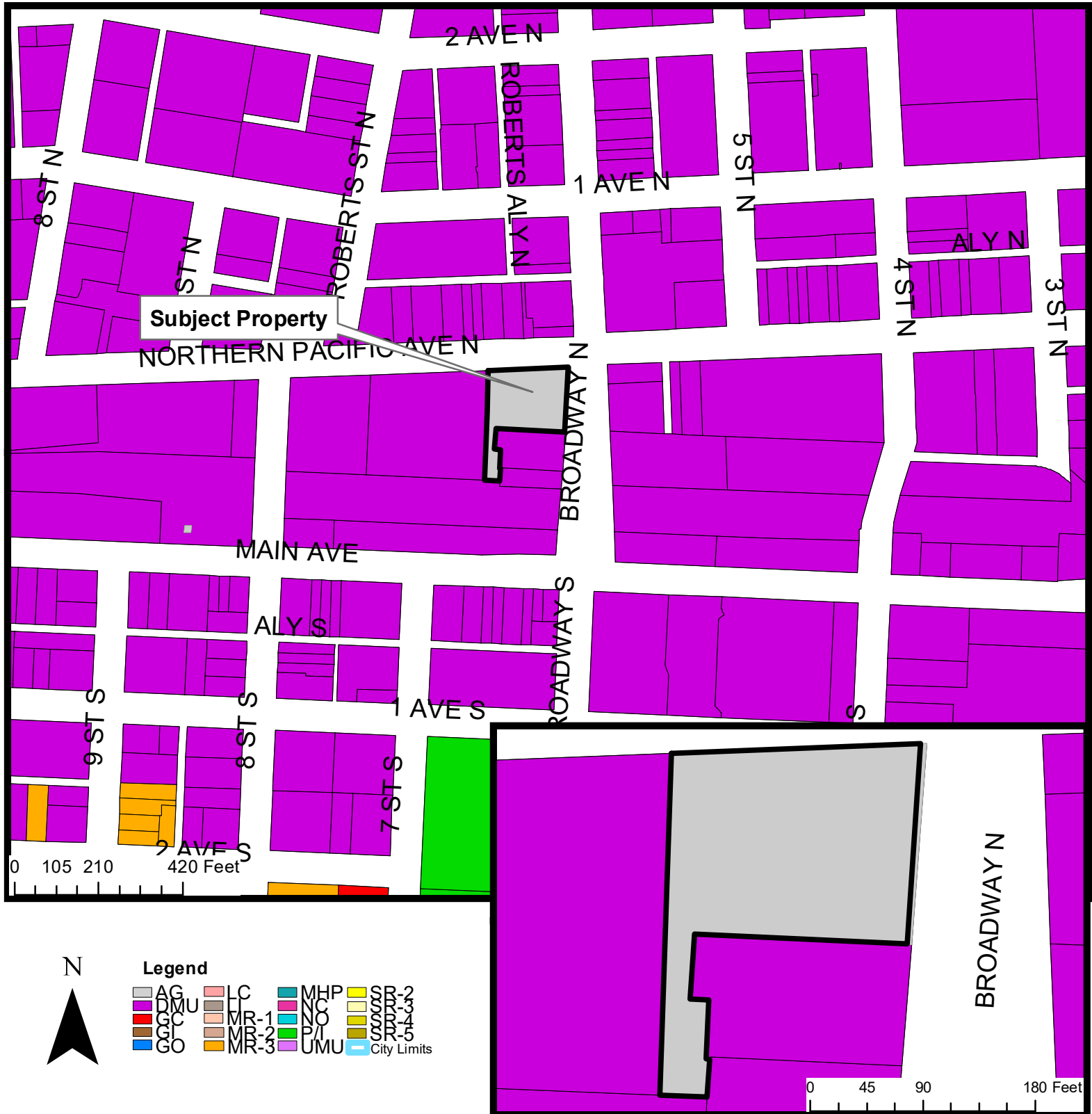


Fargo Planning Commission
November 4, 2025

Minor Subdivision

Old Broadway Second Addition

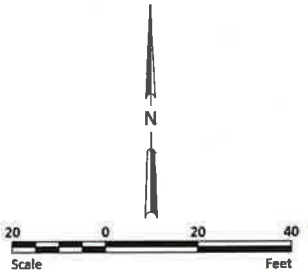
10A, 14, 16, and 22 Broadway North



Fargo Planning Commission
November 4, 2025

OLD BROADWAY SECOND ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF OLD BROADWAY ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE OR BRASS PLUG SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
PLATTED LOT LINE	—————
EXISTING EASEMENT LINE	- - - - -
EXISTING PROPERTY LINE	—————
EXISTING TRACT BOUNDARY	—————
EXISTING INGRESS/EGRESS EASEMENTS (DOCS. 986863, 1034258 & 1034259)	—————

BEARINGS SHOWN ARE BASED ON THE
CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992.

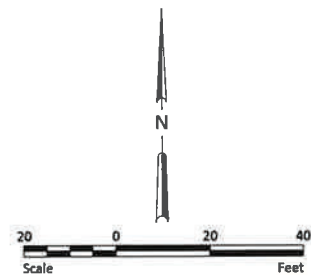
Line Table		
Line #	Length	Direction
L21	2.88	N87°41'17"W

PRELIMINARY PLAT

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OLD BROADWAY SECOND ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF OLD BROADWAY ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



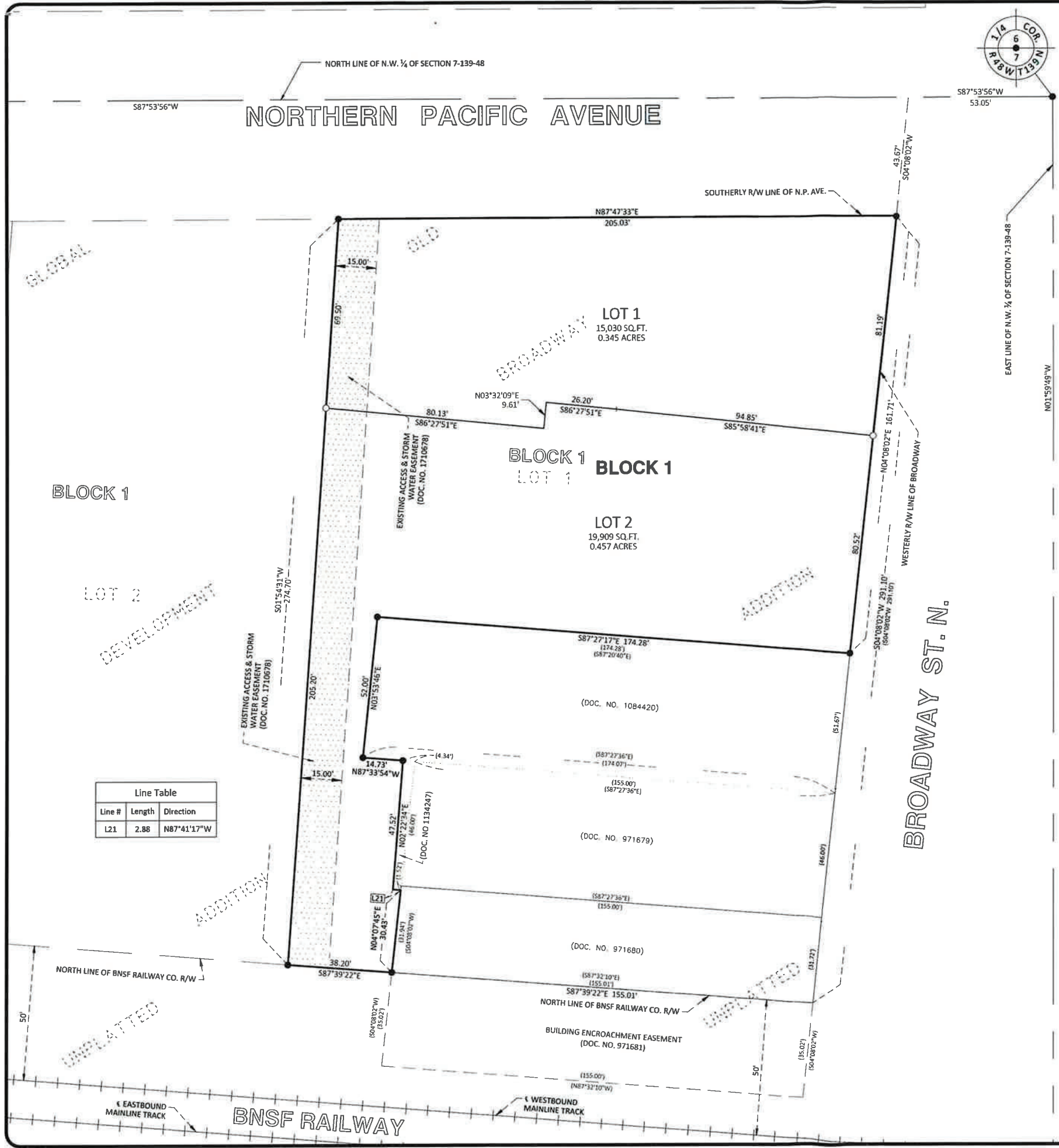
LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE OR BRASS PLUG SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—
PLATTED LOT LINE	- - -
EXISTING EASEMENT LINE	- - -
EXISTING PROPERTY LINE	- - -
EXISTING TRACT BOUNDARY	- - -
EXISTING ACCESS & STORM WATER EASEMENT (DOC. NO. 1710678)	[Pattern]

BEARINGS SHOWN ARE BASED ON THE
CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992.

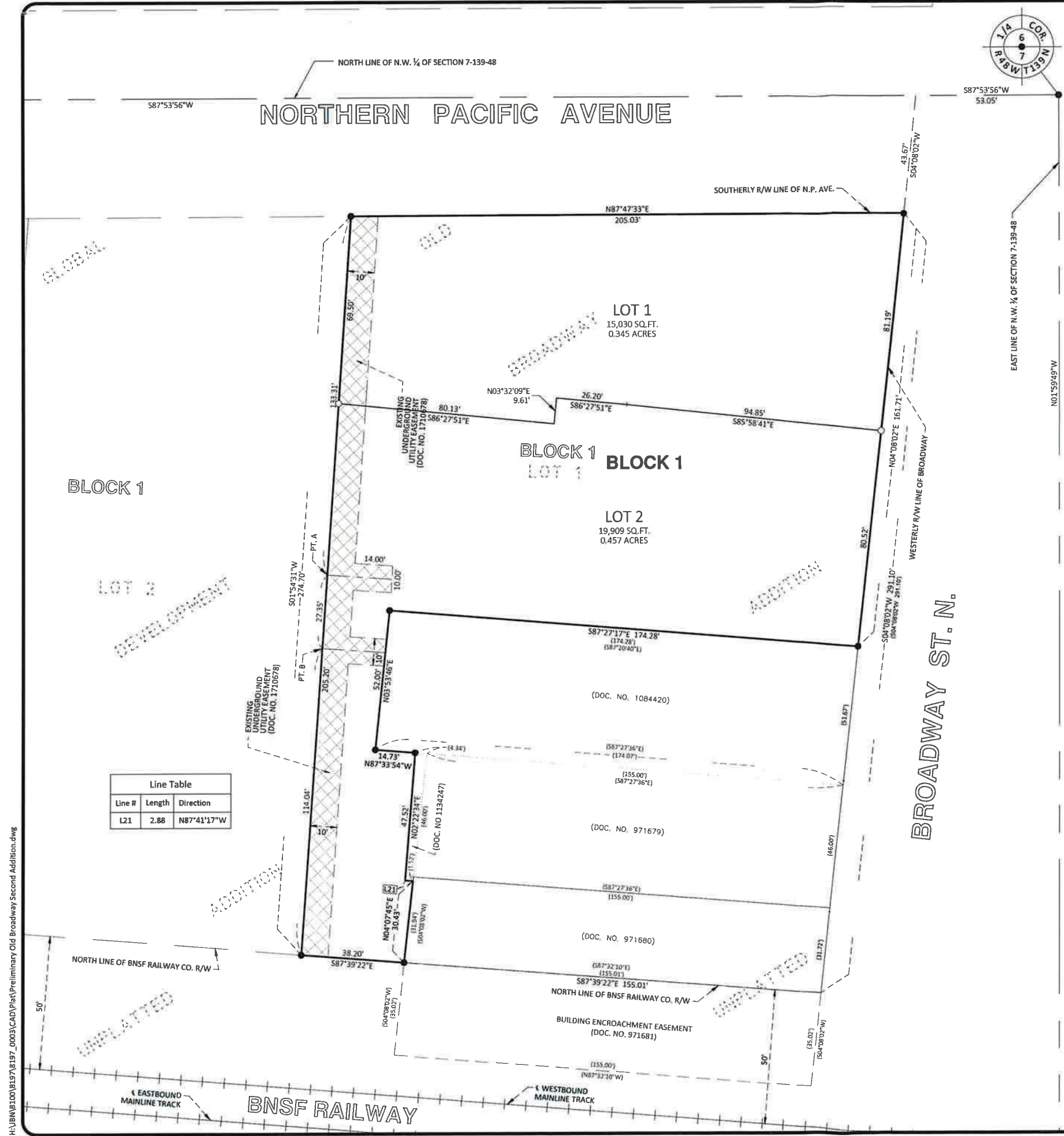
Line Table		
Line #	Length	Direction
L21	2.88	N87°41'17"W

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PRELIMINARY PLAT
ADDITIONAL DETAIL - EXISTING EASEMENTS

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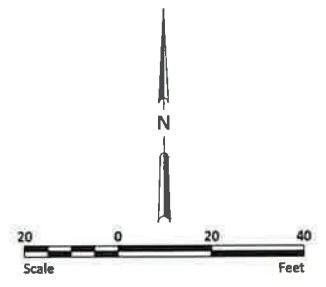


Line Table		
Line #	Length	Direction
L21	2.88	N87°41'17"W



OLD BROADWAY SECOND ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF OLD BROADWAY ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA



LEGEND	
IRON MONUMENT FOUND	●
1/2" I.D. PIPE OR BRASS PLUG SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
PLATTED LOT LINE	—————
EXISTING EASEMENT LINE	- - - - -
EXISTING PROPERTY LINE	—————
EXISTING TRACT BOUNDARY	—————
EXISTING UNDERGROUND UTILITY EASEMENT (DOC. NO. 1710678)	XXXXX

BEARINGS SHOWN ARE BASED ON THE
CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992.

PRELIMINARY PLAT
ADDITIONAL DETAIL - EXISTING EASEMENTS

OLD BROADWAY SECOND ADDITION
A MINOR SUBDIVISION
BEING A REPLAT OF OLD BROADWAY ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Global Development, L.L.C., aka Global Development LLC, a North Dakota limited liability company, is the owner and proprietor of the following described tract of land:

Lot 1, Block 1, OLD BROADWAY ADDITION to the City of Fargo, Cass County, North Dakota.

And that said party has caused the same to be surveyed and platted as **OLD BROADWAY SECOND ADDITION** to the City of Fargo, Cass County, North Dakota.

OWNER:
Global Development, L.L.C.

Warren Ackley, Vice President

State of _____)
County of _____) ss

On this _____ day of _____, 20____ before me personally appeared Warren Ackley, Vice President of Global Development, L.L.C., a North Dakota limited liability company, 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 said limited liability company.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this _____ day of _____, 20____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, 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 as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this _____ day of _____, 20____.

Tom Knakmuhs, PE, City Engineer

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Tom Knakmuhs, PE, Fargo City Engineer, 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 as City Engineer.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this _____ day of _____, 20____.

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Maranda R. Tasa, Chair, Fargo Planning Commission, 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 _____, 20____.

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

State of North Dakota)
County of Cass) ss

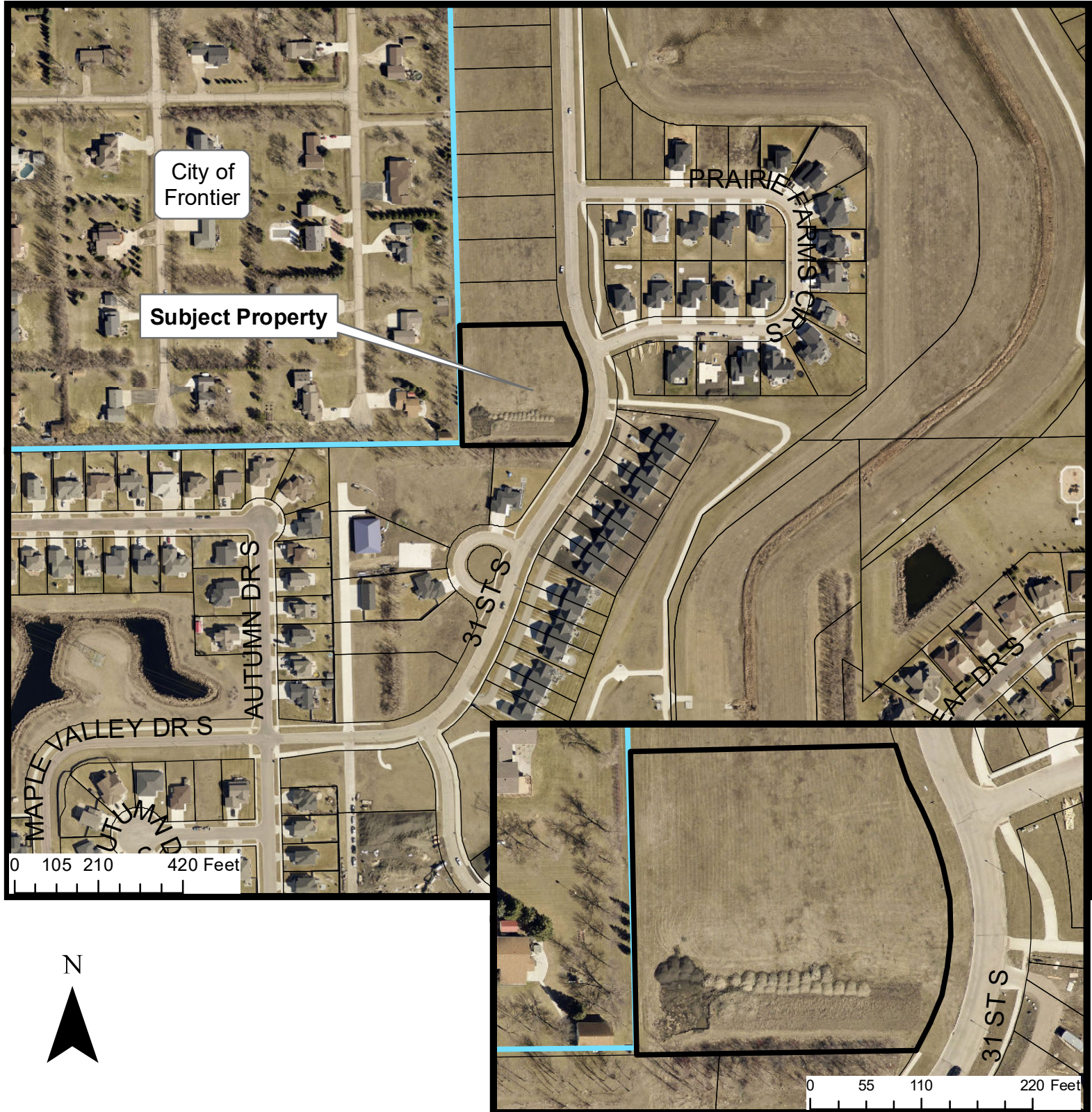
On this _____ day of _____, 20____, before me personally appeared Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of Fargo.

Notary Public: _____

Minor Subdivision

Champions Gate at Prairie Farms Third Addition

5737 31 Street South



Legend

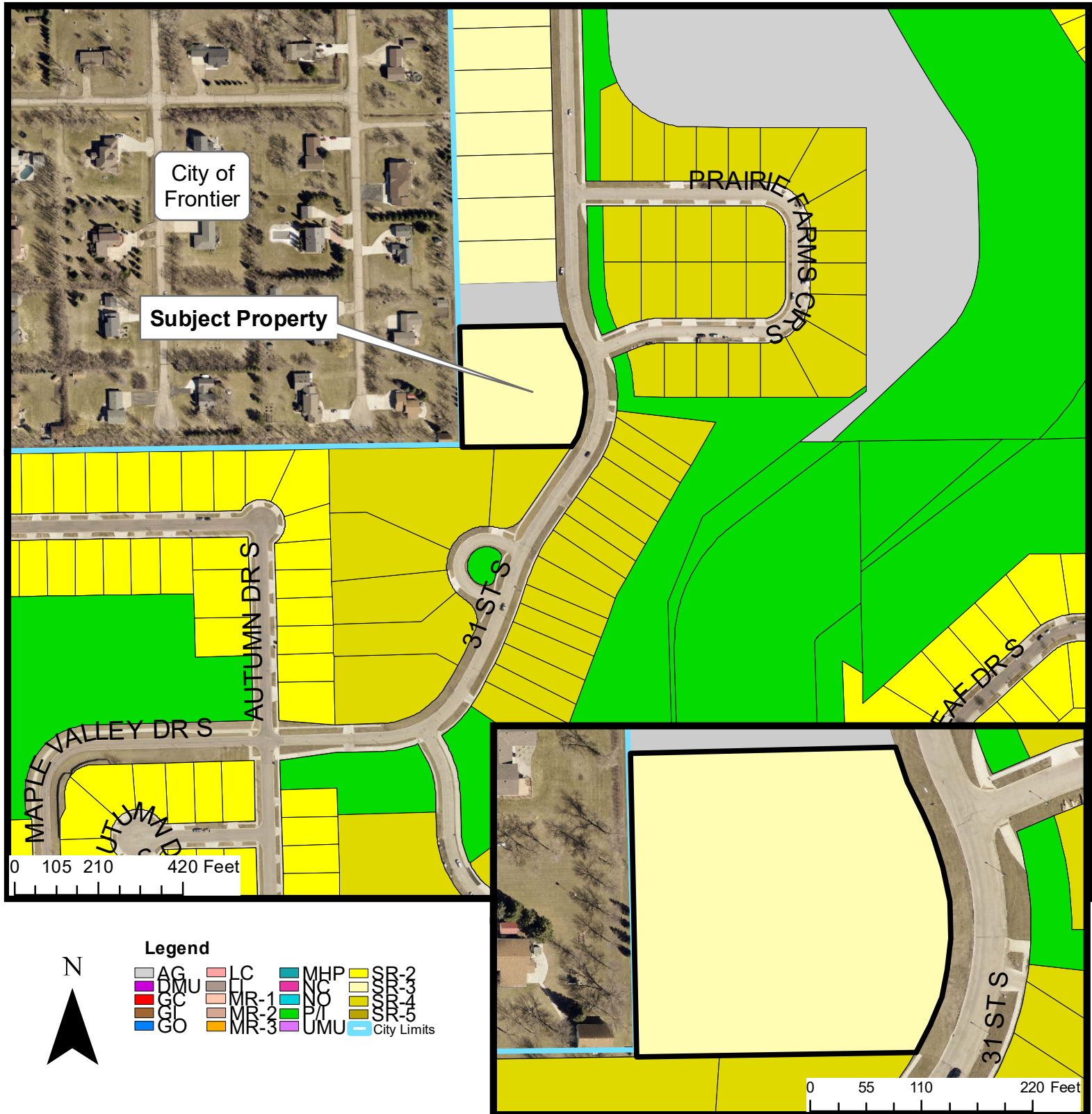
 City Limits

Fargo Planning Commission
November 4, 2025

Minor Subdivision

Champions Gate at Prairie Farms Third Addition

5737 31 Street South



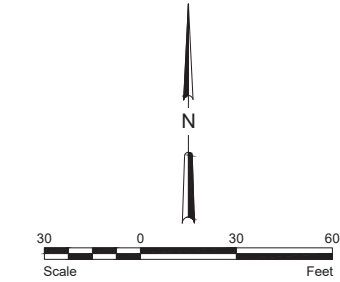
Legend
City Limits

Fargo Planning Commission
November 4, 2025

CHAMPIONS GATE AT PRAIRIE FARMS THIRD ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOT 11, BLOCK 1, CHAMPIONS GATE AT PRAIRIE FARMS SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	58.69	240.00	14°00'39"	N20°10'27"W	58.54



LEGEND

IRON MONUMENT FOUND	●
1/2" I.D. PIPE SET	○
MEASURED BEARING	N00°00'00"E
PLAT BEARING	(N00°00'00"E)
MEASURED DISTANCE	100.00'
PLAT DISTANCE	(100.00')
PLAT BOUNDARY	—————
NEW LOT LINE	—————
NEW UTILITY EASEMENT	-----
EXISTING LOT LINE	-----
EXISTING UTILITY EASEMENT	-----
AREA WITHIN ZONE AE - FEMA 100-YEAR FLOODPLAIN	
EXISTING NEGATIVE ACCESS EASEMENT	

BEARINGS SHOWN ARE BASED ON THE
CITY OF FARGO GROUND COORDINATE
SYSTEM, DECEMBER 1992.

- NOTES:**
1. NEGATIVE ACCESS EASEMENT, AS NOTED ON THIS PLAT, IS AN EASEMENT DEDICATED AS PART OF THE RIGHT-OF-WAY DEDICATION WHICH EASEMENT DENIES DIRECT VEHICULAR ACCESS TO A STREET OR PUBLIC WAY FROM THE LOT OR LOTS ADJACENT TO SUCH STREET OR WAY. THE NEGATIVE ACCESS EASEMENT IS NOT A STRIP OF LAND OF ANY CERTAIN WIDTH, BUT IS A LINE COTERMINOUS WITH THE BOUNDARY OF THE ADJACENT LOT OR LOTS.
 2. A PORTION OF THE PROPERTY IS SITUATED IN ZONE AE (100-YEAR FLOODPLAIN) AS DEPICTED ON FEMA FIRM PANEL 38017C0787G, DATED JAN. 15, 2015; AS MODIFIED BY LOMR-F CASE NO. 16-08-0054A, DATED NOV. 17, 2015.
 3. BASE FLOOD ELEVATION = 906.7' (NAVD 1988)
 4. ZONE AE ONLY DEPICTED WITHIN THE BOUNDARY OF THIS PLAT. EXISTING GROUND ELEVATIONS WITHIN THE DEPICTED ZONE AE ARE BETWEEN ELEVATION 906.0 AND 907.0 (NAVD88 - 2020 METRO-AREA LIDAR COLLECT). NO EVEN-FOOT COUNTOURS EXIST WITHIN THIS DEPICTED BOUNDARY - ELEVATION CONTOURS ARE NOT DEPICTED.

H:\JUN6800\6867\6867_0055\CADD\Plat\Champions Gate at Prairie Farms Third Addition.dwg

CHAMPIONS GATE AT PRAIRIE FARMS THIRD ADDITION

A MINOR SUBDIVISION
BEING A REPLAT OF LOT 11, BLOCK 1, CHAMPIONS GATE AT PRAIRIE FARMS SECOND ADDITION
TO THE CITY OF FARGO,
CASS COUNTY, NORTH DAKOTA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: That Prairie Grove, Inc., a North Dakota corporation,
is the owner and proprietor of the following described tract of land:

Lot 11, Block 1, Champions Gate at Prairie Farms Second Addition to the City of Fargo, Cass
County, North Dakota.

Said tract contains 2.069 acres, more or less.

And that said party does hereby vacate the access and utility easement and the storm sewer easement
as designated for vacation on this plat; has caused the same to be surveyed and replatted as
CHAMPIONS GATE AT PRAIRIE FARMS THIRD ADDITION to the City of Fargo, Cass County, North
Dakota; and does hereby dedicate to the public, for public use, the storm sewer easement and the
negative access easements; and does hereby dedicate to the current and future owners of the Lots
within this plat the access easement shown on this plat.

OWNER:

Prairie Grove, Inc.

Ole Rommesmo Jr., President

State of _____)
County of _____) ss

On this _____ day of _____, 20____ before me personally appeared
Ole Rommesmo Jr., President of Prairie Grove, Inc., 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 said Corporation.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North
Dakota, do hereby certify that this plat is a true and correct representation of the survey of
said subdivision; that the monuments for the guidance of future surveys have been located or
placed in the ground as shown.

Dated this _____ day of _____, 20____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Curtis A.
Skarphol, Professional Land Surveyor, 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 as
his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

Approved by the Fargo City Engineer this _____ day of _____, 20____.

Tom Knakmuhs, PE, City Engineer

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____ before me personally appeared Tom
Knakmuhs, PE, Fargo City Engineer, 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 as
Fargo City Engineer.

Notary Public: _____

FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of Fargo Planning Commission this _____ day of
_____, 20____.

Maranda R. Tasa, Chair
Fargo Planning Commission

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared
Maranda R. Tasa, Chair, Fargo Planning Commission, 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 _____, 20____.

Timothy J. Mahoney, Mayor

Attest: _____
Steven Sprague, City Auditor

State of North Dakota)
County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared
Timothy J. Mahoney, Mayor, City of Fargo; and Steven Sprague, City Auditor, City of Fargo,
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: _____