

# CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

## AGENDA

February 23, 2014

## PLANNING COMMISSION

Heritage Room in City Hall @ **6:00 P.M.**

- **Call to Order Public Hearing**

1. Public Hearing to hear comment on Zone Change Application submitted by PVJ, LLC / Lenny Badger and property owner Nancy Bischoff for property located Block 3 Lot 1 of Amended Plat of Lot 1 Block 2 of the Rose Meadow Subdivision, being a part of the E1/2 of Section 12, T150N, R99W, 20.01 acres. Applicant requests R-3 Medium Density Dwelling District with R-T Residential Townhome Overlay on currently zoned Agriculture land.
2. Public hearing to hear comment on Amended Plat Application submitted by Hunter's Run, LLC. / Jason Vedadi for property located Lots 3-6 of Hunter's Run Subdivision 2<sup>nd</sup> Addition NE1/4, Section 16, T150N, R98W, 4.696 acres, 5 lots. Applicant request a modification of internal lot lines of Lots 3-6.
3. Public hearing to hear comment on Zone Change Application submitted by McKenzie County and Sonia (Hegg) Thompson for property in Section 30, T150N R98W, 59.95 acres. Applicant requests 39.97 acres to I-Industrial from AG and 19.98 acres to CF-Community Facilities from AG. (Law Enforcement Center)
4. Public Hearing to hear comment on Preliminary Plat Application submitted by property owner Ellen Boyer and Gordon Weathers of Alliance Engineering for property located SE1/4NE1/4 Section 11, T150N, R99W, IT# 1165, 9.685 acres, 8 lots. (Spruce Estates)
5. Public hearing to hear comment on Zone Change Application submitted by property owner Ellen Boyer and Gordon Weathers of Alliance Engineering for property located SE/14NE1/4 Section 11, T150N, R99W, IT # 1165, 9.685 acres. Applicant requests R-2 Two Family Dwelling District for the purpose of 8 duplexes totaling 16 units.
6. Public Hearing to hear comment on Preliminary Plat Application submitted by property owner Curtis & Jennifer Sorenson by Steve Rude of AE2s for property located SE1/4 Section 21 Parcel # 20-00-14900 & NW1/4 Section 28 Parcel # 20-00-1900 T150N, R98W, 156+/- acres, 22 lots. (The Crossings South).
7. Public Hearing to hear comment on Zone Change Application submitted by property owner Curtis & Jennifer Sorenson and Bakken Development Solutions for property located SE1/4 Section 21, Parcel # 20-00-14900 & NW1/4 Section 28, Parcel # 20-00-1900, T150N, R98W. Applicant requests R-4 High Density Residential on 61.03 acres, C-1 Commercial District on 88.72 acres and CF-Community Facilities on 9.82 acres. All land previously zoned AG-Agriculture. 159.57 acres total. (The Crossings South)

8. Public Hearing to hear comment on Preliminary Plat Application submitted by McKenzie County and Sonia (Hegg) Thomson for property in Section 29 Parcel # 20-18-00200, Section 30 portion of Parcel # 20-00-21450 T150N, R98W, 59.95 acres. (Peace and Justice, Law Enforcement Center)
9. Public Hearing to hear comment on Simple Lot Split submitted by City of Watford City, Todd Kelley on property located Section 16, T150, R98W, Parcel # 82-73-00750 & 82-73-00852, 43.3 acres. For the purpose of creating three (3) lots from two (2) large parcels.

- **Close Public Hearing**
- **Call to Order Regular Meeting**
- **Minutes of January 26, 2014 Meeting**

121314

**Final Plat** - W No.2, LLC and Steve Rude with AE2s for property located Lots 2 & 3 Block 1 of the Crossings @ Watford City, Parcel #'s 82-23-03000, 82-23-00200, Section 22, T150N, R98W, 17.81 acres, 3 lots. Application request reconfiguration Lots 12, 13 & 14 of Block 1 the Crossings.

- **New Business:**
- **Review Building Permits:** Attached
- **Adjournment**

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Mildred Williams, Assistant City Planner

1.

# Zone Change Application

Submitted by PVJ, LLC. and Lenny Badger  
for Nancy Bischoff

**LAND USE APPLICATION pg. 1 of 2**  
Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: <u>2-4-15</u>	APPLICATION NUMBER:
<u>ZONE CHANGE</u>	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>2-23-15</u> CC: <u>3-2-15</u>
CONDITIONAL USE PERMIT	FEE: <u>\$3000.00</u>	ADVERTISE DATE: <u>2-11 + 2-18-15</u>
VARIANCE	RECEIPT #: <u>CHK# 158</u>	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE: <u>12 T15N</u>	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Nancy Bischoff  
 APPLICANT: PVJ, LLC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Lenny Badger  
 ADDRESS: 3455 Cliff Shadows Pkwy., Ste. 220  
 CITY: Las Vegas STATE: NV ZIP CODE: 89129  
 TELEPHONE: (702) 242-4949 EMAIL: lbadger@fcglv.com

ASSESSOR'S PARCEL NUMBER(S):  
 LEGAL DESCRIPTION: Block 3 Lot 1 of the Amended Plat of Lot 1, Block 2 of the Rose Meadow Subdivision, being a part of the E1/2 of Section 12, Township 150N, Range 99W, 5th P.M., McKenzie County, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Main St. N./Rose Lane  
 GROSS/NET ACREAGE: 20.01 PRESENT ZONE CLASSIFICATION: Agriculture  
 DESIRED ZONE CLASSIFICATION: R-3 w/ R-T overlay CURRENT LAST USE: Agriculture

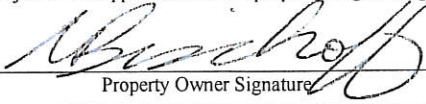
DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

We are requesting that the subject parcel be rezoned from Agriculture to Medium-Density Residential District (R-3) with the Townhome Residential District (R-T) overlay.

DESCRIBE THE SOURCE OF WATER/SEWER: Watford City Utilities Do you have a will serve letter  YES  NO

**LAND USE APPLICATION pg. 2**  
Watford City Planning Department

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

  
Property Owner Signature

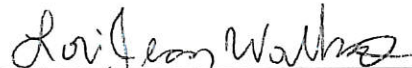
Nancy Bischoff  
Print of Type Owner Name

**NOTARY**

State of Minnesota  
County of Scott

This instrument was acknowledged before me on February 3, 2015 by Nancy Bischoff  
Date Name of Person



  
Signature of Notarial Officer

**Documents Required for Submitting Land Use Applications**

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 <sup>6</sup>	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$525 + publishing costs
Zone Change	1	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$300
Variance	1	1	1		1 <sup>8</sup>	1 <sup>11</sup>		1		\$300
Vacation and Abandonment	1		1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 <sup>11</sup>		1		Refer to Fee Schedule

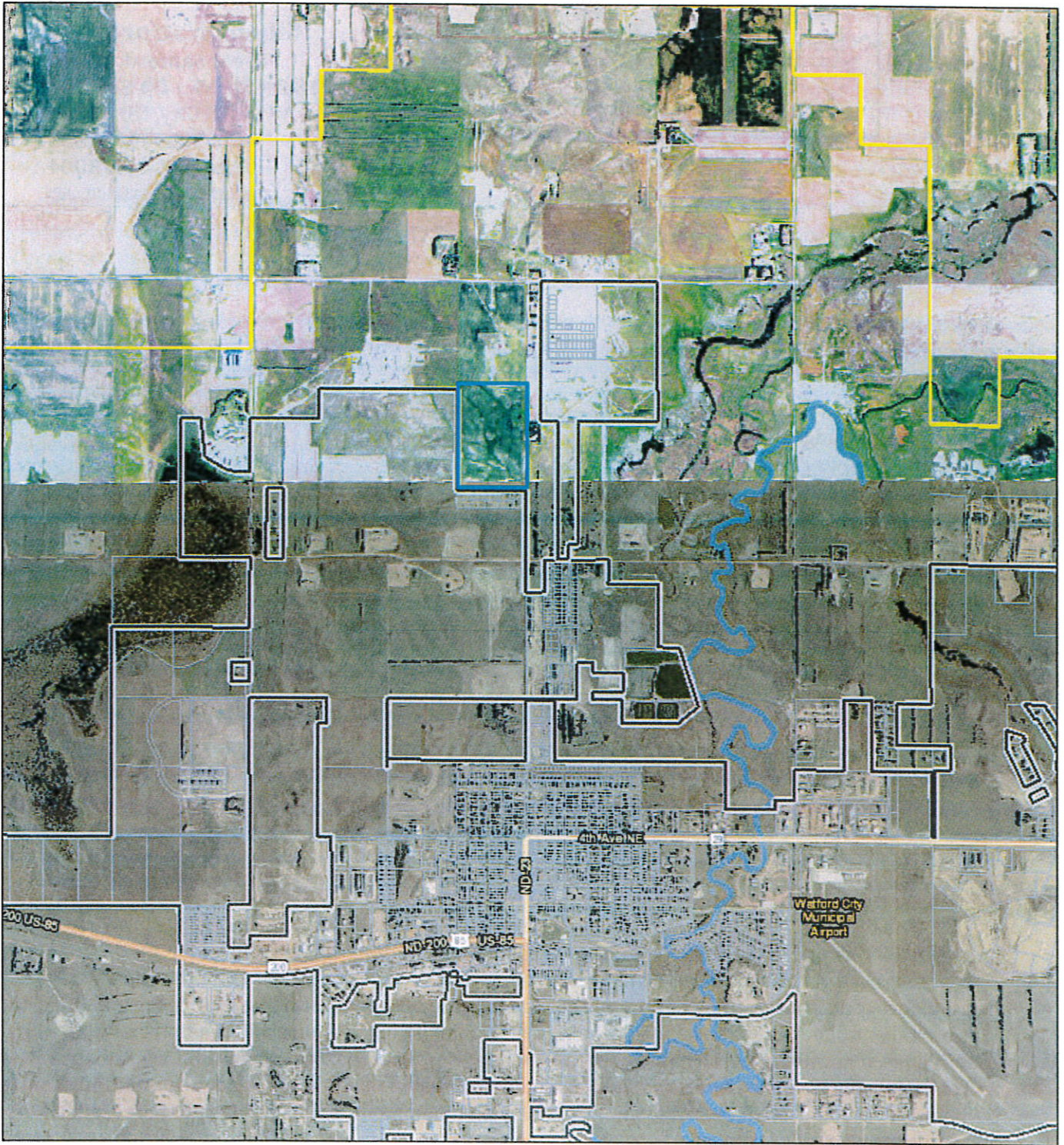
Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications  
\*Plus all sign costs

**Procedures for Filing Land Use Applications:**

- After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30<sup>th</sup> calendar day.
- The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- Site Development Plan Application is required on all Conditional Use Applications.

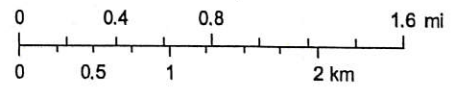


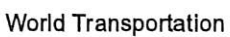


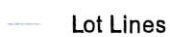

# PVJ, LLC



February 17, 2015

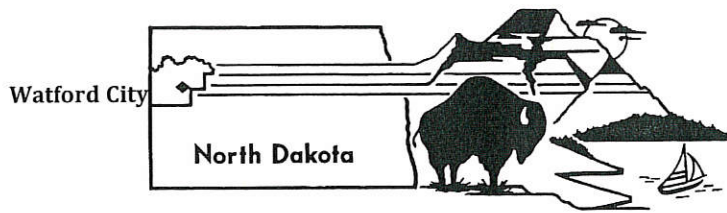
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-  World Transportation
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Lot Lines
-  Cherry Creek

Parcels Data from McKenzie County

GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



**City of Watford City**  
 Brent Sanford, Mayor  
 213 2<sup>nd</sup> St., NE / PO Box 494  
 Watford City, ND 58854  
 Ph. 701- 444- 2533  
 Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

February 17, 2015

**STAFF REPORT**  
**ZC-3-2015 ZONE CHANGE**

Applicant  
 PVJ, LLC Lenny Badger  
 3455 Cliff Shadows Pkwy, Ste. 220  
 Las Vegas, NV 89129

Property Owners  
 Nancy Bischoff

Property Address: Main St N and Rose Lane

Zone Change Requested: Request Zone Change from Ag to R3 with RT overlay

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

Discussion: Article XXVI, Section 1 of the Watford City Zoning Ordinance states that “A proposal for an amendment or a change in zoning may be initiated by the City Council, by the Planning Commission, or upon application of the owner of the property affected.”

-The property is located just north of 17<sup>th</sup> Ave and West of Main Street. Property currently being developed by Lenny Badger is directly adjacent to the south. Property contains 20.01 acres.

-The existing property is **currently zoned as AG (agricultural)**. The applicant is **asking that the property be rezoned from AG to 20.01 acres of R3 with RT overlay. This zoning would be a continuation of the exact zoning of the property being developed directly south of this 20.01 acres.**

-The site is within City ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

-The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city’s zone change request.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West: Zoning -	Ag/R2/R3, Watford City
Use -	Agriculture and medium density residential.
South: Zoning -	R3/RT, Watford City
Use -	Medium Residential with Townhome Overlay
North: Zoning -	Ag, McKenzie County
Uses -	Agriculture
East: Zoning -	AG, McKenzie County
Uses -	Agricultural

**Comprehensive Zoning Plan and Zoning Comparison:**

*The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant for R3 (Medium Density Residential with Townhome Overlay) is intended for the purpose of allowing low density multi-family dwellings along with compatible single-family and two-family dwellings and some community facilities.*

Site Development

*Access: The property will be accessible from North Main Street*

*Sewer: There are currently no existing city sanitary sewer mains within the property.*

*Water: There are currently no existing city water mains within the property.*

*Analysis: The proposed zoning of R3 with RT Overlay is consistent with the zoning of the property directly to the south.*

Recommendation:

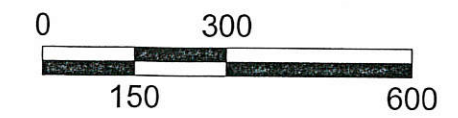
It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by PVJ, LLC contingent on the following conditions:

1. The developer must submit generalized building plans for any development on the property.
2. Site plan be submitted before any development is started on this property.


Contact:

Seth Sampson, Assistant City Planner





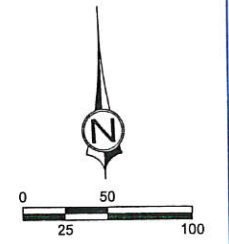
SCALE: 1" = 300'

PROPOSED ZONING	
	R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT WITH AN R-T TOWNHOME RESIDENTIAL DISTRICT OVERLAY

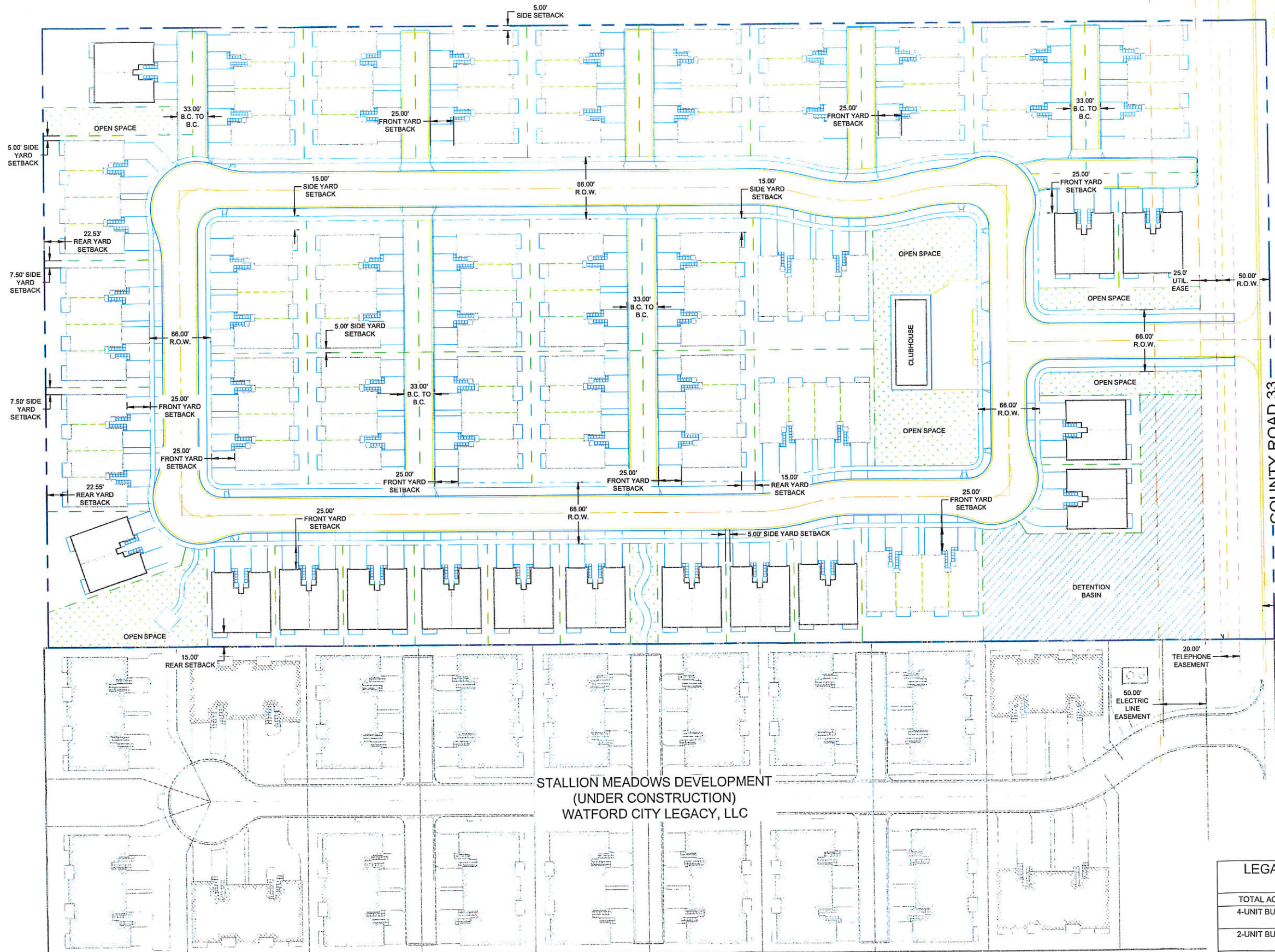
**ZONING EXHIBIT**  
 PROPOSED LOT 1, BLOCK 3 OF  
 THE AMENDED PLAT OF LOT 1, BLOCK 2  
 OF THE ROSE MEADOW SUBDIVISION

SHEET  
**1** OF **1**

**CIVIL**  
  
**SCIENCE**  
 INFRASTRUCTURE, INC.  
 222 AIRPORT ROAD  
 WILLISTON, ND 58801  
 701.774.8200



SCALE: 1" = 50'  
 (SCALE ONLY VALID FOR 24"x36" PAPER)



STALLION MEADOWS DEVELOPMENT  
 (UNDER CONSTRUCTION)  
 WATFORD CITY LEGACY, LLC

**SITE CONCEPT EXHIBIT**  
 LEGACY HIGHLANDS NORTH  
 WATFORD CITY, NORTH DAKOTA

LEGACY HIGHLANDS NORTH CONCEPT PLAN		
TOTAL ACREAGE		20 ACRES
4-UNIT BUILDINGS	25	7365 SF (W / PATIO)
2-UNIT BUILDINGS	15	3970 SF (W / PATIO)
CLUBHOUSE	1	3000 SF
OPEN SPACE REQUIRED		32703 SF
OPEN SPACE PROVIDED		43554 SF
OPEN SPACE COVERAGE		5.00 %

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 PATH: L:\PROJECTS\ACTIVE 2016\414236.00 - LEGACY HIGHLANDS NORTH\16-01-29 SITE CONCEPT EXHIBIT.DWG

# PVJ, LLC

3455 CLIFF SHADOWS PKWY. STE. 220 LAS VEGAS, NV 89129 (702) 242-4949

February 4, 2015

Curtis Moen, City Planner  
City of Watford City  
Department of Planning & Zoning  
112 2<sup>nd</sup> Ave. NE  
Watford City, ND 58854

**Re: Justification Letter – Zone Change for Legacy Highlands North**

Dear Mr. Moen,

The Legacy Highlands North development is a proposed residential community abutting the west side of N. Main St., approximately 1,320 feet north of 17<sup>th</sup> Ave. NE, and comprises the southernmost 20 acres of the mapped Rose Meadow Subdivision. The site is situated immediately north of our 10-acre Stallion Meadows (a.k.a., Legacy Highlands) development, which is currently under construction,

The site is located within the City of Watford City's recently expanded Extra Territorial Area. A simple lot split plat to create the 20-acre parcel was approved and an application for annexation of the aforementioned parcel had a successful first reading by the Watford City Council on February 2, 2015.

Like Stallion Meadows, which is currently being developed with a very attractive and exceedingly high quality slab-on-grade, wood frame constructed four-plex product, Legacy Highlands North will be developed with a like product but with a mix that includes similar four-plex residences and equally attractive duplex residences. The product mix will enhance visual diversity within the development and improve the ability for the site design engineering to accommodate the site's rolling topography.

Access/Streets. Physical and legal access to the property will be from North Main Street and via an internal loop road for internal traffic circulation. N. Main Street is planned as a minor urban arterial.

Grading and Drainage. The site will generally slope downward from northwest to southeast. Drainage mitigation will include the requisite storm sewer and stormwater detention basin infrastructure. Detailed grading and drainage planning and designs are underway.

Utilities. It is anticipated that water will be delivered to the site via connection to the existing 12-inch Watford City municipal water main along the east side of N. Main Street.

Sewer service is expected to be via gravity connection to an 8-inch sewer main stub to be provided at the northeast corner of the Stallion Meadows site, with a downstream connection to the municipal sewer lift station also being constructed with the Stallion Meadows development.

2.

# Amended Plat Application

Submitted by Hunter's Run, LLC. /Jason Vedadi

Amended Plat

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: 2-4-15	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: MW	PLANNING AND ZONING: 2-23-15
SUBDIVISION FINAL MAP	FEE: 525.00	CITY COUNCIL: 3-2-15
SIMPLE LOT SPLIT	RECEIPT #: Pd 2-6-15 ck# 2054 JF	SECTION / TOWNSHIP / RANGE: N2-14-16 T150 R98W
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES: Hunter's Run 2nd Addition	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: Hunter's Run, LLC	
PARCEL MAP SUBSEQUENT	APPLICANT: Hunter's Run, LLC	
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
FAMILY CEMETERY DESIGNATION	NAME: Touraj Jason Vedadi	
AGRICULTURAL EXEMPTION	PHONE: (701)-770-5975	
	ADDRESS: P.O. Box 2802	
	CITY: Watford City STATE: ND ZIP CODE: 58854	
	EMAIL: vedadicorp@gmail.com	

ASSESSOR'S PARCEL NUMBER(S): 82-48-00300, 82-48-00400, 82-48-00500, 82-48-00600,

LEGAL DESCRIPTION: Lots 3-6 of Hunter's Run Sub, 2nd Addition NE1/4, Sec. 16, T150N, R98W, Watford City

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hunter's Run St. & 5th Ave. NE

GROSS/NET ACREAGE: 4.696 gross NUMBER OF LOTS: 5 ZONING: 1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & City Sewer

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: None Requested

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES) WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the \_\_\_\_\_ Watford City and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner (Signature): [Signature]

Property Owner (Print): T. JASON VEDADI

Property Owner (Signature): \_\_\_\_\_

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

NAME: Kyle I. Thompson LICENSE NO: LS - 6986

ADDRESS: 32 Discovery Dr.

CITY: Bozeman STATE: MT ZIP: 59718

PHONE: (406)-582-0221

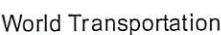




FAX/Email: (406)-582-5770 kthompson@alliedengineering.com

# Hunter Run LLC 2nd Addition

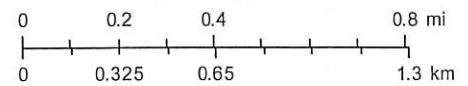


February 17, 2015

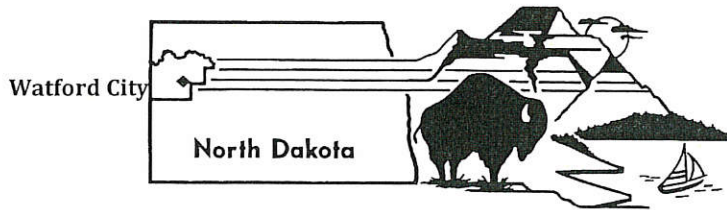
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-  World Transportation
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Parcels Data from McKenzie County



GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

February 17, 2015

**STAFF REPORT**

**Amended Final Map-3-2015 (Hunters Run, LLC 2nd Addition)**

Applicant

Hunters Run, LLC  
PO Box 2802  
Watford City, ND 58854

Property Owners

Hunters Run, LLC

Property Address: Hunters Run St and 5<sup>th</sup> Ave NE

Subdivision Amended Final Map: Hunters Run, LLC 2nd Addition

Located: Lots 3-6 Hunters Run Sub, 2<sup>nd</sup> addition NE1/4, Sec 16, T150N, R98W

Discussion: Hunters Run is a mixed use subdivision. The site specific to this application contains industrial zoning. In order to create more of an industrial park feel, the applicant has requested to modify the lot lines of lots 3, 4, 5, and 6 of Hunters Run 2<sup>nd</sup> Addition. This includes vacating 13<sup>th</sup> Ave NE within the subject lots and some modification of utility easements to accommodate proposed industrial layout. None of these lots will become inaccessible with these adjustments.

-The site is in the City of Watford City, ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West:	Zoning -	I, Watford City
	Use -	Industrial
South:	Zoning -	I, Watford City
	Use -	Industrial
North:	Zoning -	R2, Watford City
	Uses -	Two Family Dwelling
East:	Zoning -	Ag, McKenzie County
	Uses -	Agriculture

Site Development

Access: *The property is accessible from 37<sup>th</sup> Street NE.*

Sewer: *There is city sanitary sewer.*

Water: *There is city water.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Hunters Run, LLC Subdivision Map amendment contingent upon:

1. The Hunters Run 2<sup>nd</sup> Addition development agreement is finalized before final map recordation.
2. SIA is finalized and approved before final map recordation by the Watford City planning department.

Contact:

Seth Sampson, Assistant City Planner

**REPLAT OF LOTS 3, 4, 5, & 6 OF HUNTER'S RUN SUBDIVISION, 2nd ADDITION**  
**A TRACT OF LAND BEING LOTS 3, 4, 5, & 6 OF HUNTER'S RUN SUBDIVISION, 2nd ADDITION,**  
**LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 16,**  
**TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN,**  
**WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA**

**PLANNING ZONING COMMISSION APPROVAL**  
 This plat in the city of Watford City is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in accordance with the laws of the State of North Dakota, ordinances of the city of Watford City, North Dakota, and regulations of the Planning and Zoning Commission of the City of Watford City, North Dakota.

Glen Beard, Chairman  
 DATE: \_\_\_\_\_  
 State of North Dakota }  
 County of McKenzie } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said county and state, personally appeared Glen Beard, Chairman of the Watford City Planning and Zoning Commission, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of the Watford City Planning and Zoning Commission.

Notary Public, McKenzie County, North Dakota  
 My Commission Expires: \_\_\_\_\_

**WATFORD CITY APPROVAL**  
 The city of Watford City, North Dakota, has approved the attached plat as shown hereon, and lying within the jurisdiction of the city of Watford City, has approved the streets, alleys, and other public ways and grounds of the attached plat, shown here as an amendment to the comprehensive street and highway plan and other appropriate portion of the comprehensive plan of the city of Watford City, North Dakota. All streets, alleys and other public ways and grounds of the attached plat are not accepted at this time with the offer to remain open.

Brent Sanford, Mayor  
 DATE: \_\_\_\_\_  
 Penl Peterson, City Auditor  
 DATE: \_\_\_\_\_  
 State of North Dakota }  
 County of McKenzie } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said county and state, personally appeared Brent Sanford, Mayor, and Penl Peterson, City Auditor, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that they executed the same in the name of the Watford City Planning and Zoning Commission.

Notary Public, McKenzie County, North Dakota  
 My Commission Expires: \_\_\_\_\_

**MONTANA DAKOTA UTILITY APPROVAL**  
 We the undersigned utility does hereby approve of the utility easements as shown on the plat as presented. Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Montana Dakota Utility  
 (Printed Name)

State of North Dakota }  
 County of McKenzie } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public for the State of North Dakota, personally appeared \_\_\_\_\_, known to me to be the persons who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public, for the State of North Dakota  
 Residing at: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

**RESERVATION TELEPHONE APPROVAL**  
 We the undersigned utility does hereby approve of the utility easements as shown on the plat as presented. Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Reservation Telephone Cooperative  
 (Printed Name)

State of North Dakota }  
 County of McKenzie } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public for the State of North Dakota, personally appeared \_\_\_\_\_, known to me to be the persons who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public, for the State of North Dakota  
 Residing at: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

**MCKENZIE ELECTRIC COOPERATIVE**  
 We the undersigned utility does hereby approve of the utility easements as shown on the plat as presented. Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

McKenzie Electric Company  
 (Printed Name)

State of North Dakota }  
 County of McKenzie } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public for the State of North Dakota, personally appeared \_\_\_\_\_, known to me to be the persons who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public, for the State of North Dakota  
 Residing at: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

**AUDITOR'S CERTIFICATE ON TAXES**  
 Taxes, delinquent taxes, delinquent special assessments or installment of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$ \_\_\_\_\_ plus penalty and interest.  
 Certified this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Linda Swarov, McKenzie County Auditor

**CERTIFICATE OF MCKENZIE COUNTY RECORDER**

I hereby certify that the above instrument was filed in the office of the McKenzie County Recorder in the State of North Dakota at \_\_\_\_\_ o'clock AM/PM on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, and was recorded as document No. \_\_\_\_\_.

Ann M. Johannsd, McKenzie County Recorder

**LEGAL DESCRIPTION**

A tract of land being Lots 3, 4, 5, & 6 of the Hunter's Run Subdivision, 2nd Addition, located in a portion the Northeast One-Quarter of Section 16, Township 150 North, Range 98 West, 5th Principal Meridian, Watford City, McKenzie County, North Dakota, and being more particularly described as follows:  
 Commencing at the East One-Quarter Corner of said Section 16,  
 thence North 02°00'42" East, a distance of 852.37 feet along said east section line of said Section 16;  
 thence North 87°50'18" West, a distance of 75.00 feet to a point on the west Right-of-Way of State Highway 1808 and the True Point of Beginning;  
 thence North 87°47'13" West, a distance of 500.86 feet to a point on the east Right-of-Way of 37th St NE;  
 thence North 02°08'42" East, a distance of 408.28 feet along said Right-of-Way of 37th St NE;  
 thence South 87°50'18" East, a distance of 500.86 feet to a point on the west Right-of-Way of said State Highway 1808;  
 thence South 02°08'42" West, a distance of 408.71 feet along said Right-of-Way of State Highway 1808 to the True Point of Beginning.

Said tract of land being 4.898 acres, along with and subject to any existing easements.

**OWNERS CERTIFICATE**

We, the undersigned, being the owners of the lands platted herein, do hereby voluntarily consent to the execution of said plat, and do dedicate the streets, access easements, alleys, parks and public grounds as shown thereon, including all sewers, culverts, bridges, water distribution lines, sidewalks, 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 Watford City Commission. We also hereby dedicate easements to run with the land, for water, sewer, gas, electric, telephone, or other public utility lines of services under, on or over those certain strips of land designated hereon as "Utility Easement", "Access Easements", "Drainage Easements", "Sight Distance Easements", or other easements depicted on the plat map:

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Hunter's Run, LLC  
 \_\_\_\_\_  
 (Printed Name)  
 Its: \_\_\_\_\_

Be it known on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ of the Corporation executed the within instrument, and acknowledged to me that such Corporation executed the same.

My Commission Expires: \_\_\_\_\_  
 Notary Public  
 (Printed Name)

**SURVEYOR'S CERTIFICATE**

I Kyle L. Thompson, Registered Land Surveyor, do hereby certify that the survey plat shown hereon was completed by me or under my direct supervision and that this plat is the correct representation of the survey shown hereon, and that the monuments are placed as shown, and that I am a duly registered land surveyor under the laws of the state of North Dakota.

Kyle L. Thompson  
 Registered Land Surveyor No. 6988  
 State of North Dakota



Survey Date: \_\_\_\_\_

State of \_\_\_\_\_ }  
 County of \_\_\_\_\_ } ss

Be it known on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Kyle L. Thompson, North Dakota Registered Land Surveyor, and acknowledged the execution and signing of the above.

My Commission Expires: \_\_\_\_\_  
 Notary Public  
 (Printed Name)

**CONSENT OF MORTGAGEE**

I, the undersigned mortgagee, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into roads, avenues, parks or other public uses and dedicated to the use of the public forever.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Corporation  
 By: \_\_\_\_\_  
 Title: \_\_\_\_\_

State of \_\_\_\_\_ }  
 County of \_\_\_\_\_ } ss

Be it known on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ of the corporation executed the within instrument and acknowledged to me that said corporation executed the same.

My Commission Expires: \_\_\_\_\_  
 Notary Public  
 (Printed Name)

**DRAFT**

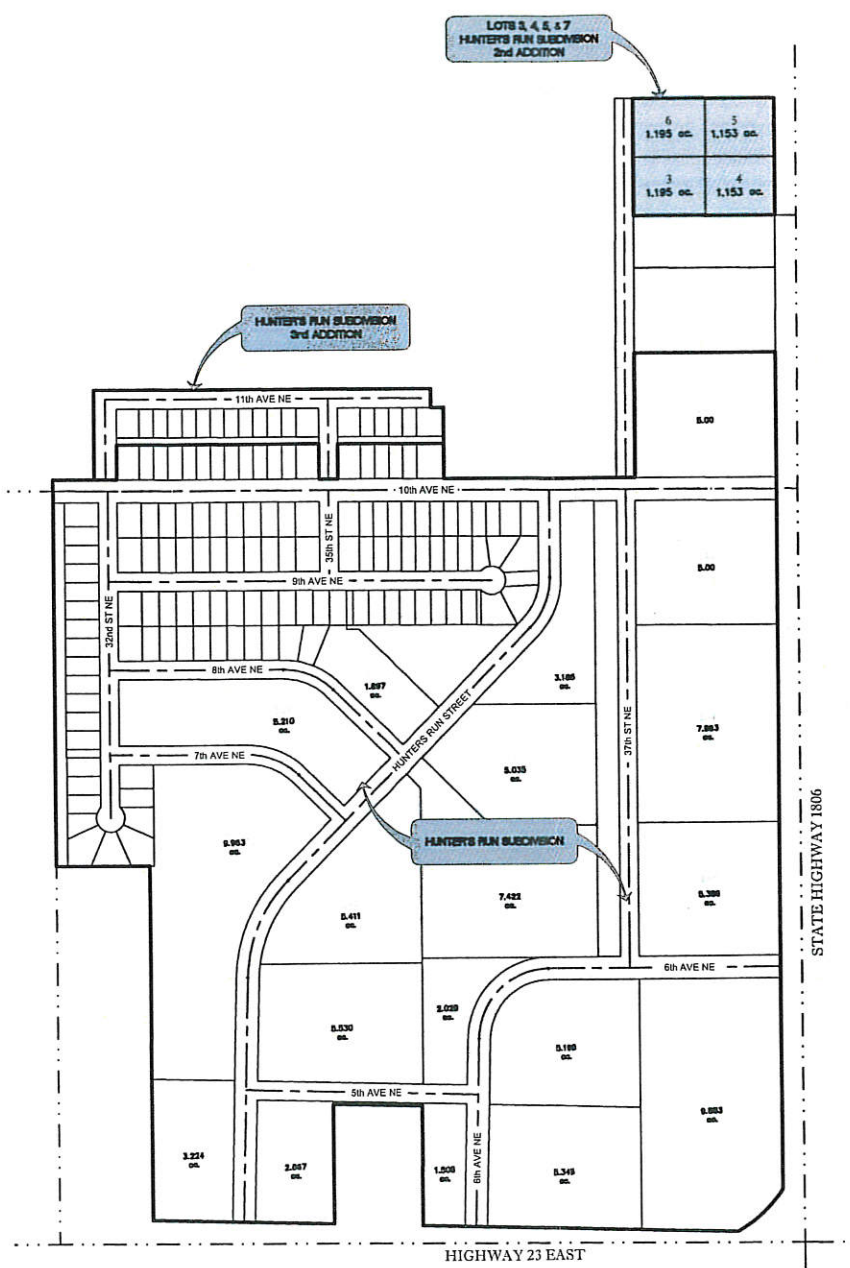
32 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE (406) 582-0221 FAX (406) 582-5770 www.allied-engineering.com	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SURVEYOR: KIT DRAWN BY: JES REVIEWED BY: KIT DATE: 02/18/2015	SHEET 1 OF 2 PROJECT No. 13-01330 Lot 3-6 Right-of-Way
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G:\Users\j\Documents\2013\13-013-013 Hunters Run\3 CAD-Survey\Lot 3-6 of NR Sub 2nd Addition-Right-of-Way Feb. 18, 2015 - 2116.dwg



REPLAT OF LOTS 3, 4, 5, & 6 OF HUNTER'S RUN SUBDIVISION, 2nd ADDITION  
 A TRACT OF LAND BEING LOTS 3, 4, 5, & 6 OF HUNTER'S RUN SUBDIVISION, 2nd ADDITION,  
 LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 16,  
 TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN,  
 WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

DRAFT



VICINITY MAP  
 NOT TO SCALE

- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - - - EASEMENT LINE
  - - - ROAD CENTERLINE
  - - - SECTION LINE
  - ADJOINING PROPERTY LINE
  - ⊕ FOUND SECTION CORNER AS NOTED
  - ⊙ FOUND QUARTER CORNER AS NOTED
  - ⊙ FOUND CENTER QUARTER CORNER AS NOTED
  - ⊙ FOUND MONUMENT AS NOTED
  - ⊙ SET 5/8" REBAR WITH 2" ALUMINUM CAP (6986)
  - ⊙ SET 5/8" REBAR WITH RED PLASTIC CAP (6986)

NOTES:  
 PLAT MAY NOT INCLUDE ALL EASEMENTS OF RECORD.

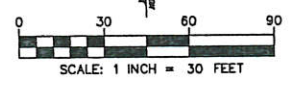
**BASIS OF BEARING, COORDINATES:**  
 BEARINGS SHOWN ARE NORTH DAKOTA STATE PLANE GRID.  
 DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET.

NORTH DAKOTA (NORTH ZONE 3301); COORDINATE SYSTEM HAS 83  
 HORIZONTAL DATUM REFERENCED FROM NOS OPUS SOLUTION; ADJUSTED FROM NOS COIS  
 (Continuously Operating Reference System)

NO. DESIGNATION  
 02263 PONS OLENOVINT3200S COIS ARP  
 01073 MOB MN0T A7S BASE COIS ARP  
 04185 MORB MEDORA S COIS ARP

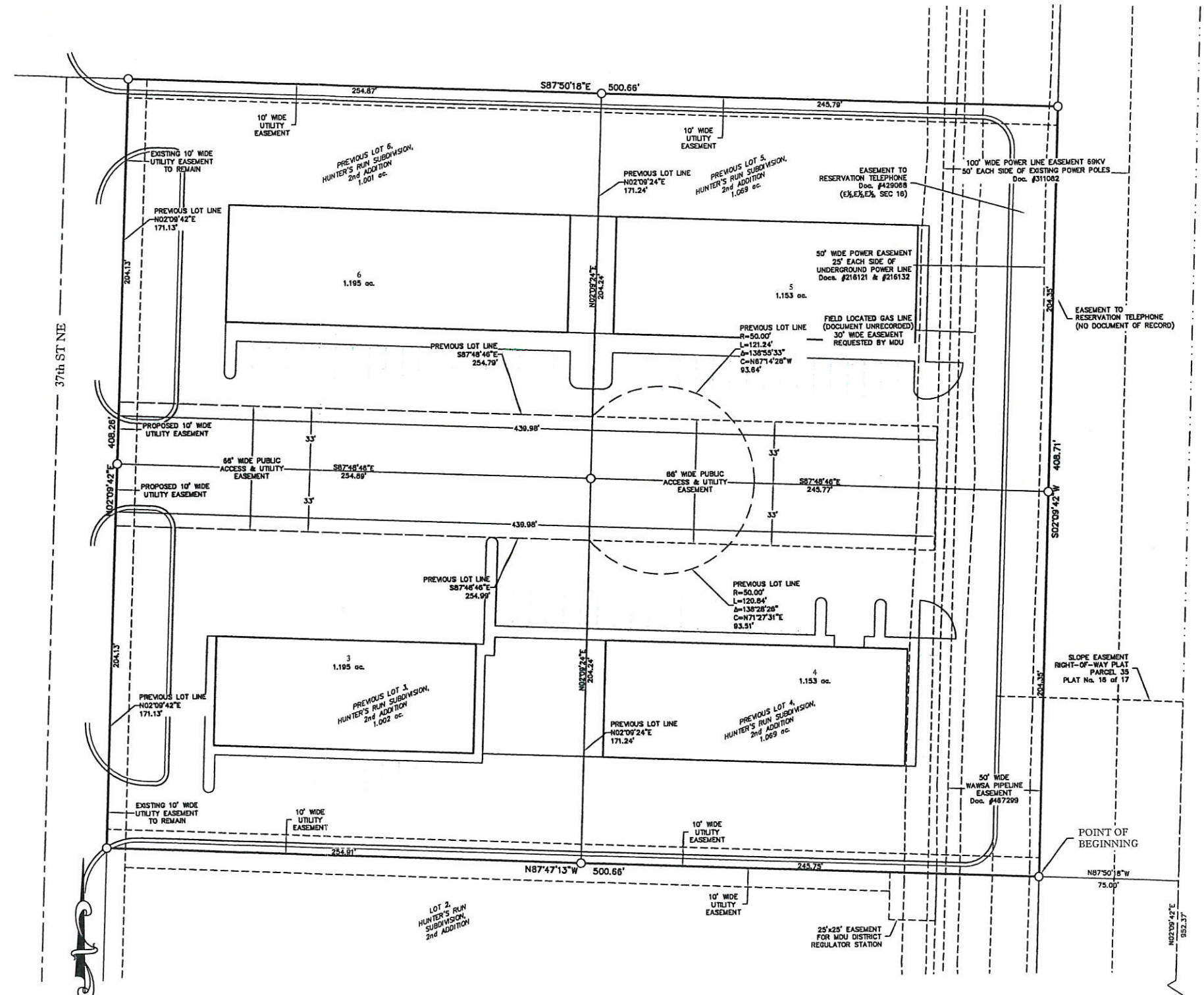
NORTH DAKOTA STATE PLANE NAD 83 (2011)(EPOCH=2010.0000)  
 NORTH LATITUDE 45°50'15.64735"  
 WEST LONGITUDE 103°25'59.47302"  
 UNITS: US SURVEY FEET  
 Convergence angle = -0210'50"

VERTICAL DATUM: NAVD 83, UNITS: U.S. SURVEY FEET.



**OVERALL AREA TABLE**

AREA OF LOT 3	=	1.195 acres
AREA OF LOT 4	=	1.153 acres
AREA OF LOT 5	=	1.153 acres
AREA OF LOT 6	=	1.195 acres
<b>TOTAL AREA</b>	=	<b>4.696 acres</b>



**RECIPROCAL ACCESS AND PARKING EASEMENT**

EACH OWNER, AS GRANTOR, HEREBY GRANTS TO THE OTHER OWNERS, THEIR RESPECTIVE TENANTS, CONTRACTORS, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES, AND THE SUBTENANTS, CONTRACTORS, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES OF SUCH TENANTS, FOR THE BENEFIT OF EACH PARCEL BELONGING TO THE OTHER OWNERS, AS GRANTORS, A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND VEHICULAR PARKING UPON, OVER AND ACROSS THAT PORTION OF THE COMMON AREA LOCATED ON EACH PARCEL, EXCEPT FOR THOSE AREAS DEVOTED TO SERVICE FACILITIES OR DRIVE-THROUGH CUSTOMER SERVICE FACILITIES.

32 DISCOVERY DRIVE BOZEMAN, MT 59716 PHONE (406) 552-0221 FAX (406) 552-5770 www.alliedengineering.com	<b>Civil Engineering Geotechnical Engineering Land Surveying</b>		PROJECT SURVEYOR: MIT DRAWN BY: JDS REVIEWED BY: MIT DATE: 02/18/2015	SHEET <b>2 OF 2</b> PROJECT No. 13-013.30 Lot 3-6 Replat.Lot
--	--	--	--	---

C:\Users\m\Documents\2015\13-013 Hunters Run\9 CAD-Survey\Lot 3-6 of HR Sub 2nd Addition-Regist.Lotg Feb 18, 2015 - 2:24pm



Corporate Office  
32 Discovery Drive  
Bozeman, MT 59718  
Ph: (406) 582-0221  
Fax: (406) 582-5770

North Dakota Office  
299 Prairie Drive  
PO Box 1251  
Stanley, ND 58784  
Ph: (701) 628-0221

February 6, 2015

City of Watford City  
c/o: Curtis Moen, City Planner  
213 2<sup>nd</sup> Street NE  
P.O. Box 494  
Watford City, ND 58854  
Ph: (701)-444-2533  
E-mail: [cumoen@nd.gov](mailto:cumoen@nd.gov)

**RE: Re-Plat and Petition to Vacate Easements & Right-of-Way  
Lots 3, 4, 5, & 6 of Hunter's Run Subdivision, 2<sup>nd</sup> Addition and 13<sup>th</sup> Ave NE (±4.696 ac.)  
Located in a Portion of the NE ¼, Sec. 16, T150N, R98W, 5<sup>th</sup> PM,  
McKenzie County, Watford City, North Dakota**

Dear Mr. Moen:

Please find the enclosed Petition to Vacate forms, Division of Land/Planning forms, and the Re-Plat Map Exhibit for Lots 3, 4, 5, & 6 of Hunter's Run Subdivision, 2<sup>nd</sup> Addition. The above referenced project is located in a portion of the Northeast One-Quarter of Section 16, Township 150 North, Range 98 West, 5<sup>th</sup> Principal Meridian, McKenzie County, North Dakota.

The purpose of this application is to vacate 13<sup>th</sup> Ave NE adjacent to Lots 3, 4, 5, & 6 of Hunter's Run Subdivision, 2<sup>nd</sup> Addition, vacate utility easements adjacent to said 13<sup>th</sup> Ave NE, vacate several storm drainage easements, and modify the internal lot lines of Lots 3, 4, 5 & 6 of Hunter's Run Subdivision, 2<sup>nd</sup> Addition. We understand that the Vacate Petition applications and Re-Plat applications are separate processes. However, for clarity of presentation, the applications have been combined for this particular project since the petition applications are contingent on the re-plat, and vice-versa.

The existing layout of Lots 3-6 of Hunter's Run Subdivision, 2<sup>nd</sup> Addition and of 13<sup>th</sup> Ave NE was designed to allow for internal access of each of the four (4) lots. Currently, each of the four (4) lots fronts two (2) public streets. Lots 3 & 6 of Hunter's Run Subdivision, 2<sup>nd</sup> Addition front 13<sup>th</sup> Ave NE and 37<sup>th</sup> St NE. Lots 4 & 5 of Hunter's Run Subdivision, 2<sup>nd</sup> Addition front 13<sup>th</sup> Ave NE and State Highway 1806, although we recognize no access is allowed directly from Highway 1806. The proposed modifications would allow each lot to front a single roadway. All four (4) lots would be accessed from 37<sup>th</sup> Ave NE, either directly or via a shared access easement.

The proposed site plans for Lots 3, 4, 5, & 6 of Hunter's Run Subdivision, 2<sup>nd</sup> Addition have been designed in a comprehensive manner such that the four (4) developed lots may be viewed as an industrial center instead of four (4) independent lots. The intent of this application as well as the proposed development is to ultimately allow better ingress, egress, and overall vehicular and pedestrian traffic throughout the four (4) lots.

In lieu of the 13<sup>th</sup> Ave. NE road right-of-way, a shared access easement is being proposed (with the proposed approach in the same vicinity of the existing 13<sup>th</sup> Ave NE right-of-way). The proposed re-plat is planned to consist of a reciprocal access and parking easement which will facilitate vehicular and also pedestrian traffic between the four (4) lots (Lots 3, 4, 5, & 6). It is our opinion that the proposed revisions, as detailed in this application, would benefit the four (4) subject lots, the general public, maintenance personnel, and emergency personnel.

If you have any questions regarding this submittal, please contact the undersigned.

Sincerely,

**Allied Engineering Services, Inc.**

**Mark A. Fasting**

Digitally signed by Mark A. Fasting  
DN: cn=Mark A. Fasting, o, ou,  
email=mfasting@yahoo.com, c=US  
Date: 2015.02.18 15:12:04 -07'00'

Mark Fasting, PE  
Principal Engineer

enc: Petition to Vacate Easements Form  
Petition to Vacate Easements Exhibits (dated: 02/06/2015)  
Petition to Vacate Right-of-Way Form  
Petition to Vacate Right-of-Way Exhibits (dated: 02/06/2015)  
Division of Land/Planning Application  
Affidavit to Accompany City of Watford City Division of Land Application  
Application Fee Schedule  
Re-Plat Map Exhibit (dated: 02/06/2015)  
Re-Plat Map Exhibit with Site Plan (dated: 02/06/2015)

P:\2013\13-013.30 Hunters Run - 3rd Addition\04 Permitting & Entitlements\Lots 3-6 HR Sub 2nd Addition Replat\Watford City Forms\Vacation Forms\2015\_02\_06 Replat of Lots 3-4-5-6 of HR - 2nd Add.docx

3.

# Zone Change

Submitted by McKenzie County  
and Sonia (Hegg)Thompson

**LAND USE APPLICATION pg. 1 of 2**  
Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

<b>APPLICATION TYPE</b>	<b>DATE FILED:</b> 2-4-15	<b>APPLICATION NUMBER:</b>
<b>ZONE CHANGE</b>	<b>PROCESSES BY:</b> MW	<b>MEETING DATES: P&amp;Z:</b> 2-23-15 <b>CC:</b> 3-2-15
<b>CONDITIONAL USE PERMIT</b>	<b>FEE:</b> \$300.00	<b>ADVERTISE DATE:</b> 2-11 + 2-18-15
<b>VARIANCE</b>	<b>RECEIPT #:</b>	<b>PROPERTY OWNERS NOTIFIED:</b>
<b>VACATION &amp; ABANDONMENT</b>	<b>SECTION/TOWNSHIP/RANGE:</b> 330 T150N R98W	
<b>STREET NAME</b>	<b>RELATED CASE #:</b>	
	<b>FINAL ACTION MEMORANDUM MAILED:</b>	<b>DOES THIS USE CONFORM TO THE MASTER PLAN?</b>

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

**PROPERTY OWNER:** McKenzie County and Sonia, Denise, and Lori Hegg  
**APPLICANT:** McKenzie County c/o AES

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

**NAME:** AES, Antonio Conti, PE, PLS  
**ADDRESS:** 1115 16<sup>th</sup> St SW Ste 2  
**CITY:** Minot **STATE:** ND **ZIP CODE:** 58701  
**TELEPHONE:** 701-852-4048 **EMAIL:** Antonio.Conti@AES.com  
**ASSESSOR'S PARCEL NUMBER(S):** 20-00-21450 and 20-18-00200  
**LEGAL DESCRIPTION:** Lot 2 in Block 1 of Hegg Addition E1/2NE1/4NE1/4 Section 30  
**PROPERTY ADDRESS AND NEAREST CROSS STREETS:** 11<sup>th</sup> Ave SE and 12<sup>th</sup> St SE  
**GROSS/NET ACREAGE:** 45.35 **PRESENT ZONE CLASSIFICATION:** A  
**DESIRED ZONE CLASSIFICATION:** CF, I-P **CURRENT LAST USE:** Agriculture

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

McKenzie County is proposing to construct a new Corrections Center facility. This would require rezoning the parcels from A to one as CF and one as I-P. A sanitary lift station is planned for the NW corner of lot 20-00-21450. Water connections are planned near the intersection of 11<sup>th</sup> Ave SE and 12<sup>th</sup> St SE. to an existing water main.

**DESCRIBE THE SOURCE OF WATER/SEWER:** see above **Do you have a will serve letter**  YES  NO

**LAND USE APPLICATION pg. 2**  
Watford City Planning Department

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Linda Lukhovec, Auditor  
Property Owner Signature

Linda Svikovec, Auditor  
Print of Type Owner Name

**NOTARY**

State of North Dakota

County of Mckenzie

This instrument was acknowledged before me on January 30, 2015 by Erica Johnson  
Date Name of Person

ERICA JOHNSRUD  
Notary Public  
State of North Dakota  
My Commission Expires June 9, 2020

[Signature]  
Signature of Notarial Officer

**Documents Required for Submitting Land Use Applications**

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 <sup>G</sup>	1	1	1 <sup>D</sup>	1 <sup>B</sup>	1 <sup>H</sup>	1 <sup>I2</sup>	1	1 <sup>L4</sup>	\$525 + publishing costs
Zone Change	1	1	1	1 <sup>D</sup>	1 <sup>B</sup>	1 <sup>H</sup>	1 <sup>I2</sup>	1	1 <sup>L4</sup>	\$300
Variance	1	1	1		1 <sup>B</sup>	1 <sup>H</sup>		1		\$300
Vacation and Abandonment	1		1	1 <sup>D</sup>	1 <sup>B</sup>	1 <sup>H</sup>		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 <sup>H</sup>		1		Refer to Fee Schedule

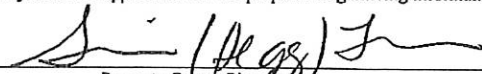
Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications  
\*Plus all sign costs

**Procedures for Filing Land Use Applications:**

- A. After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- B. Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- C. Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- D. A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- E. Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30<sup>th</sup> calendar day.
- F. The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- G. Site Development Plan Application is required on all Conditional Use Applications.

**LAND USE APPLICATION pg. 2**  
Watford City Planning Department

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

  
Property Owner Signature

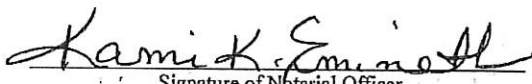
*Sonia (Hegg) Thompson*  
Print of Type Owner Name

**NOTARY**

State of North Dakota  
County of Burleigh

This instrument was acknowledged before me on January 28, 2015 by Sonia (Hegg) Thompson  
Date Name of Person

**KAMI K. EMINETH**  
Notary Public  
State of North Dakota  
Commission Expires Aug. 01 2018

  
Signature of Notarial Officer

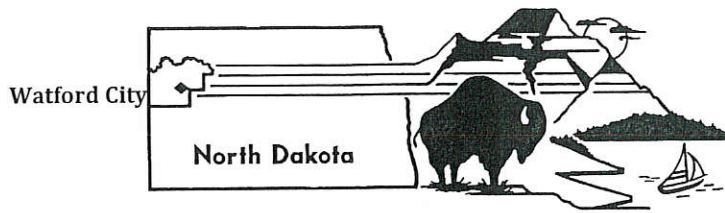
**Documents Required for Submitting Land Use Applications**

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 <sup>G</sup>	1	1	1 <sup>P</sup>	1 <sup>R</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$525 + publishing costs
Zone Change	1	1	1	1 <sup>P</sup>	1 <sup>R</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$300
Variance	1	1	1		1 <sup>R</sup>	1 <sup>11</sup>		1		\$300
Vacation and Abandonment	1		1	1 <sup>P</sup>	1 <sup>R</sup>	1 <sup>11</sup>		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 <sup>11</sup>		1		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications  
\*Plus all sign costs

**Procedures for Filing Land Use Applications:**

- A. After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- B. Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- C. Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- D. A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- E. Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30<sup>th</sup> calendar day.
- F. The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- G. Site Development Plan Application is required on all Conditional Use Applications.



**City of Watford City**  
 Brent Sanford, Mayor  
 213 2<sup>nd</sup> St., NE / PO Box 494  
 Watford City, ND 58854  
 Ph. 701- 444- 2533  
 Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

February 17, 2015

**STAFF REPORT**  
**ZC-6-2015 ZONE CHANGE**

Applicant  
 McKenzie County  
 1115 16<sup>th</sup> St SW Ste 2  
 Minot, ND 58701

Property Owners  
 McKenzie County &  
 Sonia, Denis, Lori Hegg

Property Address: 11<sup>th</sup> Ave SE and 12<sup>th</sup> St SE

Zone Change Requested: Request Zone Change from Ag to CF and IP

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

Discussion: Article XXVI, Section 1 of the Watford City Zoning Ordinance states that “A proposal for an amendment or a change in zoning may be initiated by the City Council, by the Planning Commission, or upon application of the owner of the property affected.”

-The property is off 11<sup>th</sup> Ave SE and 12<sup>th</sup> St SE and contains 45.35 acres. 19.98 acres CF and 39.97 acres IP

-The existing property is **currently zoned as AG (agricultural)**. The applicant is **asking that the property be rezoned from AG CF and IP. This is the proposed location of the McKenzie County corrections center facility. It is located just north of the bypass and SW of the Airport.**

-The site is within City ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

-The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city’s zone change request.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West:	Zoning -	Ag, McKenzie County
	Use -	Agriculture
South:	Zoning -	AG, McKenzie County
	Use -	Agriculture
North:	Zoning -	C2, McKenzie County
	Uses -	Commercial Service
East:	Zoning -	AG, McKenzie County
	Uses -	Agriculture



**Comprehensive Zoning Plan and Zoning Comparison:**

*The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant for CF (Community Facilities) is established in order to provide for the location and development of site suitable for necessary public buildings, structures, uses and accessory uses, and related private buildings, structures, uses, and accessory uses, open space and community recreational facilities. IP (Industrial Park) is to allow certain industrial land uses in a park-like atmosphere and to control the type of use, setback, parking, loading and unloading.*

Site Development

*Access: The property will be accessible from 11<sup>th</sup> Ave SE and 12<sup>th</sup> St SE*

*Sewer: There are currently no existing city sanitary sewer mains within the property.*

*Water: There are currently no existing city water mains within the property.*

*Analysis: The proposed zoning of CF and IP is appropriate for the badly needed corrections and law enforcement facility within McKenzie County. The crossroads of 11<sup>th</sup> Ave and 12 St provide great arteries to the rest of the community and easy access onto the bypass.*

Recommendation:

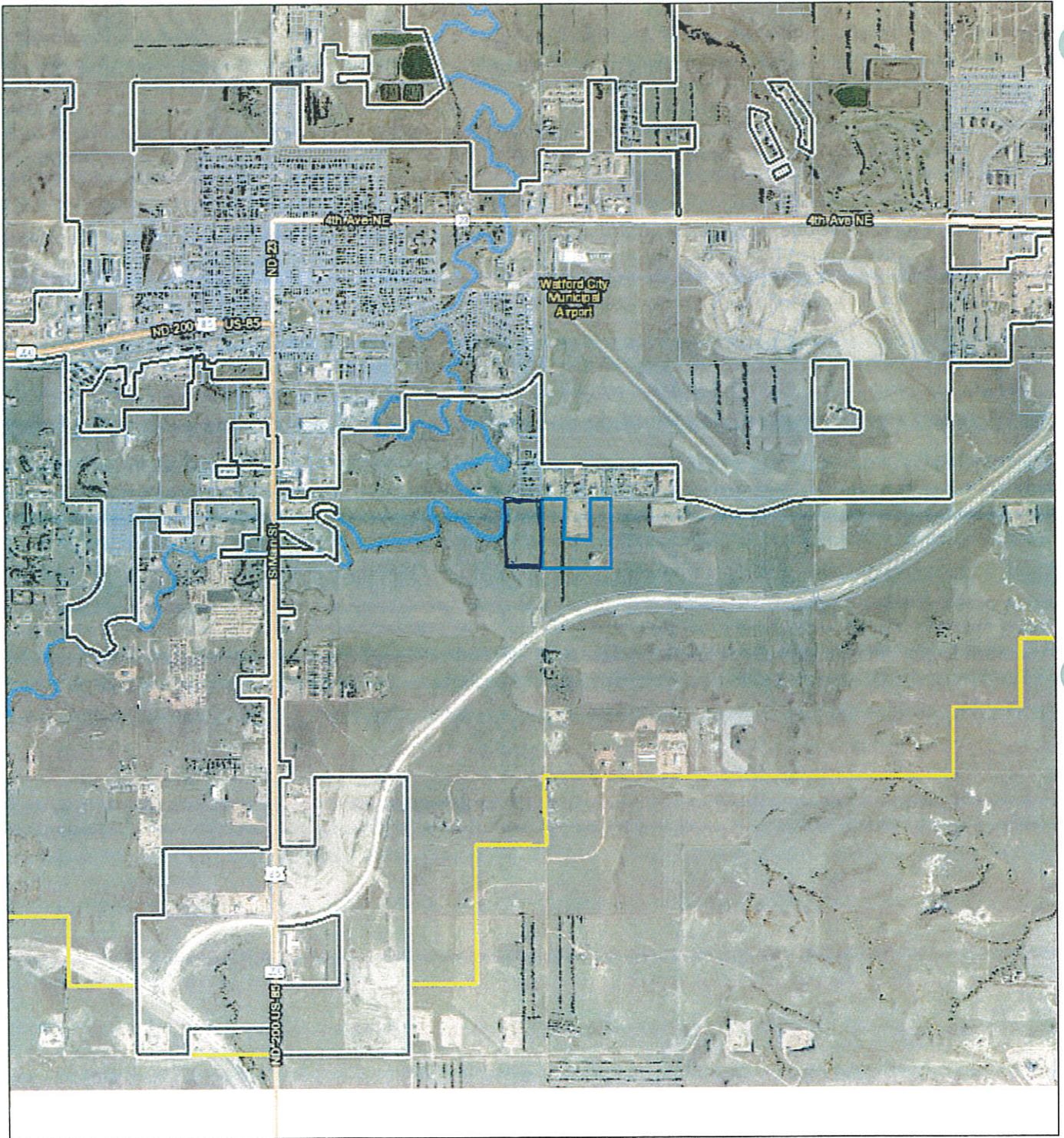
It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by McKenzie County contingent on the following conditions:

1. The developer must submit generalized building plans for any development on the property.
2. Site plan be submitted before any development is started on this property.

Contact:






Seth Sampson, Assistant City Planner

# McKenzie County

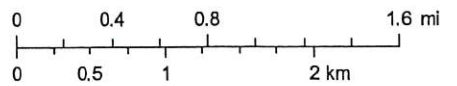


February 17, 2015

1:48,149

-  World Transportation
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Lot Lines
-  Cherry Creek

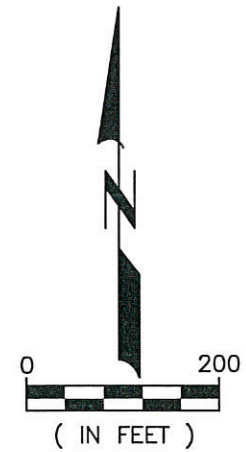
Parcels Data from McKenzie County






GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

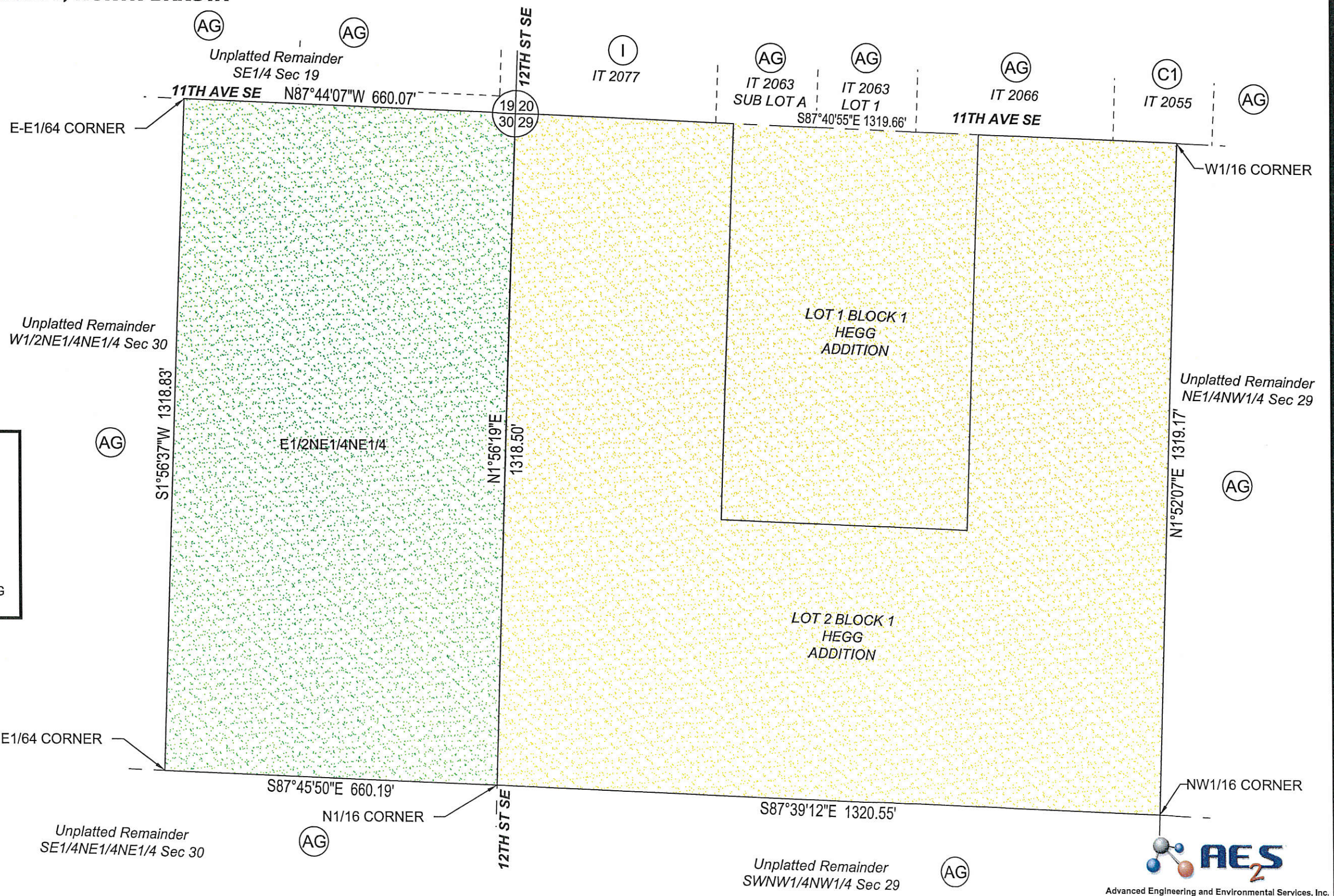
# ZONE MAP AMENDMENT

THE E1/2NE1/4NE1/4 SECTION 30 OF HEGG ADDITION IN THE  
NW1/4NW1/4 SECTION 29, T150N, R98W, 5th PM, MCKENZIE  
COUNTY, NORTH DAKOTA



**LEGEND**

-  PROPOSED I  
39.97 Acres
-  PROPOSED CF  
19.98 Acres
-  EXISTING ZONING



4.

# Preliminary Plat Application

Submitted by Property Owner Ellen Boyer  
and Gordon Weathers of Alliance Engineering

SPRUCE ESTATES

DIVISION OF LAND / PLANNING APPLICATION  
CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

RECEIVED  
FEB 03 2015  
BY: MW

APPLICATION TYPE	DATE FILED: 2-4-15	APPLICATION NUMBER:
<b>SUBDIVISION PRELIMINARY MAP</b>	PROCESSED BY: MW	PLANNING AND ZONING: 2-23-15
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: 3-2-15
SIMPLE LOT SPLIT	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

- LARGE PARCEL MAP FINAL
- PARCEL MAP SUBSEQUENT
- PARCEL MAP NON-SUBSEQUENT
- FAMILY CEMETERY DESIGNATION
- AGRICULTURAL EXEMPTION

PROPERTY OWNER: ECSI, LLC

APPLICANT: Alliance Engineering LTD

*CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:*

NAME: Gordon Weathers

PHONE: (720) 291-9937

ADDRESS: 3200 West 71st Ave Unit 17

CITY: Westminster STATE: CO ZIP CODE: 80030

EMAIL: emg@usa.com

ASSESSOR'S PARCEL NUMBER(S): Irregular Tract No. 1165

LEGAL DESCRIPTION: SE 1/4 NE 1/4 of Section 11, Township 150 North, Range 99 West Fifth Principal Meridian

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 2403 14th Avenue NW

GROSS/NET ACREAGE: 9.685 NUMBER OF LOTS: 8 ZONING: R-2

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: McKenzie County Rural Water/ On-Site Wastewater Treatment

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: \_\_\_\_\_

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the \_\_\_\_\_ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner (Signature): \_\_\_\_\_

Property Owner (Print): Ellen Boyer / Gordon Weathers

Property Owner (Signature): \_\_\_\_\_

SURVEYOR / ENGINEER INFORMATION (Place Sureyor Stamp in Open Area)

NAME: \_\_\_\_\_ LICENSE NO: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX/Email: \_\_\_\_\_

# DIVISION OF LAND / PLANNING APPLICATION

## CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED:	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY:	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL:
SIMPLE LOT SPLIT	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>ECSI, LLC</u>	
PARCEL MAP SUBSEQUENT	APPLICANT: <u>Alliance Engineering LTD</u>	
PARCEL MAP NON-SUBSEQUENT	<i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i>	
FAMILY CEMETERY DESIGNATION	NAME: <u>Gordon Weathers</u>	
AGRICULTURAL EXEMPTION	PHONE: <u>(720) 291-9937</u>	
	ADDRESS: <u>3200 West 71st Ave Unit 17</u>	
	CITY: <u>Westminster</u>	STATE: <u>CO</u> ZIP CODE: <u>80030</u>
	EMAIL: <u>emg@usa.com</u>	

ASSESSOR'S PARCEL NUMBER(S): Irregular Tract No. 1165

LEGAL DESCRIPTION: SE 1/4 NE 1/4 of Section 11, Township 150 North, Range 99 West Fifth Principal Meridian

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 2403 14th Avenue NW

GROSS/NET ACREAGE: 9.685 NUMBER OF LOTS: 8 ZONING: R-2

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: McKenzie County Rural Water/ On-Site Wastewater Treatment  
 ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: \_\_\_\_\_

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

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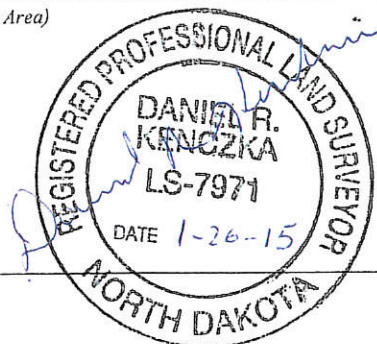
Property Owner (Signature): \_\_\_\_\_

Property Owner (Print): Ellen Boyer / Gordon Weathers

Property Owner (Signature): \_\_\_\_\_

SURVEYOR / ENGINEER INFORMATION *(Place Surety Stamp in Open Area)*

NAME: Thomas, Dean & Hoskins LICENSE NO: 1133PE  
 ADDRESS: 304 Lincoln Street  
 CITY: Watford City STATE: ND ZIP: 58854  
 PHONE: 701-842-6619  
 FAX/Email: 701-842-2727



## DIVISION OF LAND / PLANNING APPLICATION

### CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED:	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY:	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL:
SIMPLE LOT SPLIT	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Ellen Boyer</u> APPLICANT: <u>Alliance Engineering LTD</u> <p style="text-align: center; font-size: small;">CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</p> NAME: <u>Ellen Boyer</u> PHONE: <u>701-770-4270</u> ADDRESS: <u>16270 62<sup>nd</sup> St. SE</u> CITY: <u>Walcott</u> STATE: <u>ND</u> ZIP CODE: <u>58077</u> EMAIL: <u>levigirl50@gmail.com</u>	
PARCEL MAP SUBSEQUENT		
PARCEL MAP NON-SUBSEQUENT		
FAMILY CEMETERY DESIGNATION		
AGRICULTURAL EXEMPTION		

ASSESSOR'S PARCEL NUMBER(S): Irregular Tract No. 1165

LEGAL DESCRIPTION: SE ¼ NE ¼ of Section 11, Township 150 North, Range 99 West Fifth Principal Meridian


PROPERTY ADDRESS AND NEAREST CROSS STREETS: 2403 14<sup>th</sup> Avenue NW

GROSS/NET ACREAGE: 9.685 NUMBER OF LOTS: 8 ZONING: R-2

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: McKenzie County Rural Water/On-Site Wastewater Treatment ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: \_\_\_\_\_

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENT'S STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the \_\_\_\_\_ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner (Signature): 

Property Owner (Print): Ellen Boyer

Property Owner (Signature): \_\_\_\_\_

#### SURVEYOR / ENGINEER INFORMATION *(Place Sureyor Stamp in Open Area)*

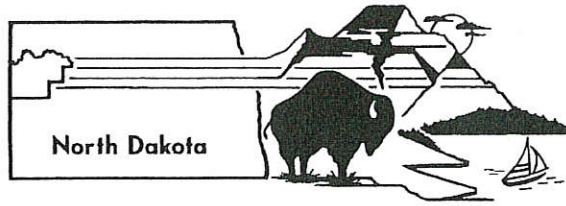
NAME: \_\_\_\_\_ LICENSE NO: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX/Email: \_\_\_\_\_



**AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY  
DIVISION OF LAND APPLICATION**

AP#: 1165

Application/Owner: Gordon Weathers

In the State of CO, County of Jefferson

I/We Gordon Weathers

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(Check Appropriate Map Type)

- Subdivision of Land Preliminary Map
- Subdivision of Land Final Map
- Parcel Map

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed name & title)

GORDON WEATHERS  
\_\_\_\_\_  
(Printed name & title)

I, D. Garcia, a Notary Public of the County and State aforesaid, hereby certify that Gordon Weathers personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the 22<sup>ND</sup> day of January, 2015.

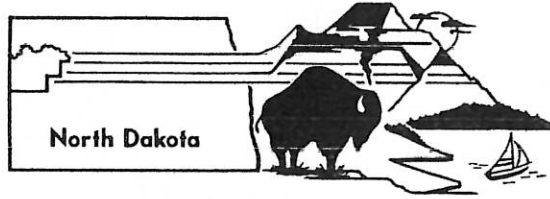
(SEAL)

\_\_\_\_\_  
Notary Public

My Commission expires:  
3 / 4 / 16

State of: Colorado  
County of: Jefferson





**AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY  
DIVISION OF LAND APPLICATION**

AP#: 1165

Application/Owner: Ellen Boyer

In the State of North Dakota, County of McKenzie

I/We

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(Check Appropriate Map Type)

- Subdivision of Land Preliminary Map
- Subdivision of Land Final Map
- Parcel Map

*Ellen Boyer*  
(Signature)

\_\_\_\_\_  
(Signature)

Ellen Boyer  
(Printed name & title)

\_\_\_\_\_  
(Printed name & title)

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, hereby certify that Ellen Boyer personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the 28<sup>th</sup> day of January, 2015.

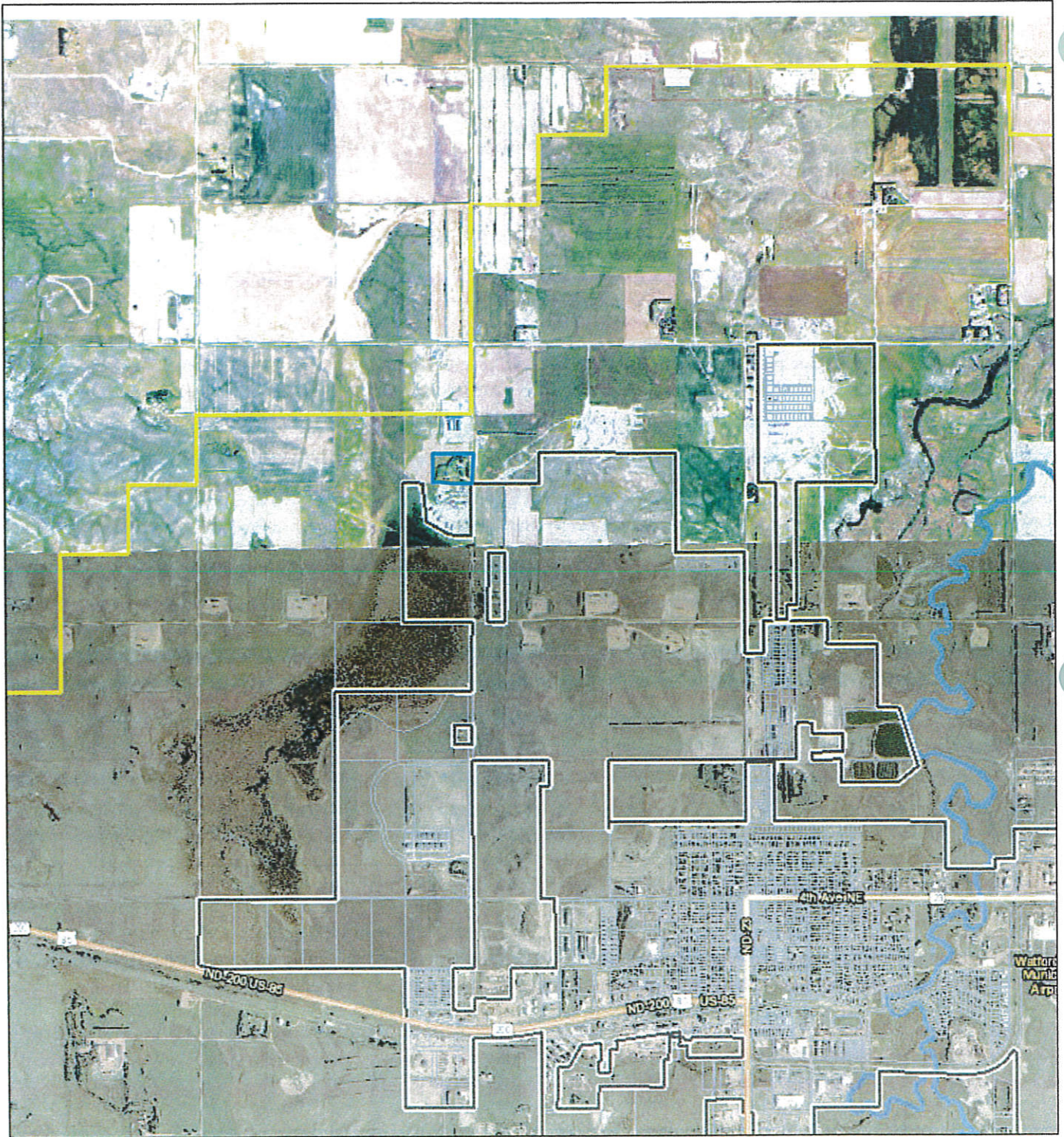
(SEAL) **JARED L SANBORN**  
Notary Public  
State of North Dakota  
My Commission Expires April 10, 2018

Notary Public *Jared L Sanborn*

My Commission expires:  
04 / 10 / 2018

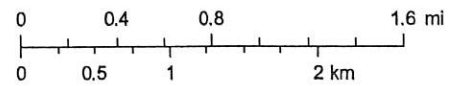
State of: North Dakota  
County of: Cass



# Spruce Estates



February 17, 2015

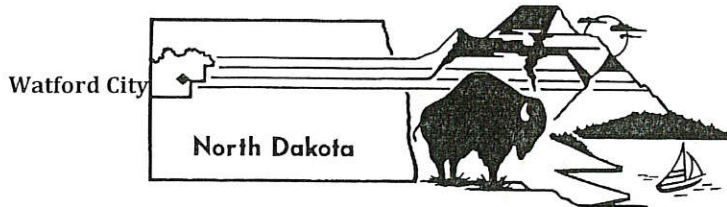
1:48,149



- World Transportation
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Lot Lines
-  Cherry Creek

Parcels Data from McKenzie County

GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

February 17, 2015

**STAFF REPORT**  
**Prelim Map-4-2015 (Spruce Estates)**

Applicant

Alliance Engineering LTD  
3200 West 71<sup>st</sup> Ave Unit 17  
Westminster, CO 80030

Property Owners

ECSI, LLC

Property Address: 2403 14<sup>th</sup> Ave NW

Subdivision Prelim Map: Spruce Estates

Located: SE ¼ NE ¼ of Sect 11, T150N, Range98W

Discussion: The Spruce Estates Subdivision started its process through the county and is now taking the proper steps through the city. The proposed subdivision will contain 8 lots of R2 zoning spanning 9.685 acres. It is located just west of Co Rd 35 and just north of 17<sup>th</sup> Ave. There are residential subdivisions to its south. It is adjacent directly to property containing shops and garages directly to this properties south.

-The site is in the City of Watford City, ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West: Zoning -	Ag, McKenzie County
Use -	Agriculture
South: Zoning -	Ag, McKenzie County
Use -	Agricultural
North: Zoning -	Ag, McKenzie County
Uses -	Agriculture
East: Zoning -	Ag, McKenzie County
Uses -	Agricultural

Site Development

Access: *The property is accessible from Co Road 35*

Sewer: *There are currently no sewer to the property.*

Water: *There are currently no city water mains within the property.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Spruce Estates Subdivision Preliminary Map contingent upon:

1. The Spruce Estates development agreement is finalized before final map recordation.
2. SIA is finalized and approved before final map recordation by the Watford City planning department.
3. Name of Spruce Estates Subdivision is approved by recorder's office before recordation.

Contact:

Seth Sampson, Assistant City Planner

**A PLAT OF THE  
SPRUCE ESTATES SUBDIVISION**  
A TRACT OF LAND BEING IRREGULAR TRACT NO. 1165, LOCATED IN THE SE1/4NE1/4 OF SECTION 11, T150N, R99W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA  
LAND OWNER(S): ELLEN BREDWICK

**SURVEYOR'S CERTIFICATE**

I, the undersigned, Daniel R. Kenczko, Registered Land Surveyor under the laws of the State of North Dakota, do hereby certify that the survey plot shown hereon was completed by me or under my direct supervision, that the monuments are placed as shown, and that to the best of my knowledge and belief, said survey is true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_\_

Daniel R. Kenczko (Seal)  
North Dakota Reg. No. LS7971



State of Montana)  
: ss  
County of Cascade)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public for the State of Montana, personally appeared, Daniel R. Kenczko, known to me to be the person who executed the Surveyors Certificate. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Montana (Notarial Seal)  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**SUBDIVISION BOUNDARY DESCRIPTION**

A tract of land being Irregular Tract No. 1165, located in the SE1/4NE1/4 of Section 11, Township 150 North, Range 99 West, Fifth Principal Meridian, McKenzie County, North Dakota, and being more particularly described as follows:  
Beginning at the East Quarter Corner of said Section 11; thence North 87°49'17" West along the Mid-Section line of said Section 11, a distance of 33.00 feet to the Southeast Corner of said Irregular Tract No. 1165 and being the True Point of Beginning; thence North 87°49'17" West along said Mid-Section line, being the Southerly boundary line of said Irregular Tract No. 1165, a distance of 767.13 feet to the Southwest Corner of said Irregular Tract No. 1165; thence North 02°07'58" East along the Westerly boundary line of said Irregular Tract No. 1165, a distance of 549.97 feet to the Northwest Corner of said Irregular Tract No. 1165; thence South 87°49'17" East along the Northerly boundary line of said Irregular Tract No. 1165, a distance of 767.13 feet to the Northeast Corner of said Irregular Tract No. 1165, being a point 33.00 feet Westerly of the East line of said Section 11; thence South 02°07'58" West along the Easterly boundary line of said Irregular Tract No. 1165, being 33.00 feet Westerly and parallel to the Easterly line of said Section 11, a distance of 549.97 feet to the True Point of Beginning and containing 9.885 acres.  
The above described tract is to be known and designated as the Spruce Estates Subdivision and is subject to all easements, recorded or unrecorded.

**OWNERS CERTIFICATE**

I (We), the undersigned, being the sole owner(s) and mortgage holder(s) of the land platted hereon, do hereby voluntarily consent to the execution of said plat and dedicate the streets, alleys, parks, and public grounds as shown hereon, including all sewers, culverts, bridges, water distribution lines, sidewalks, grounds, existing trails, and any other existing easements, whether such improvements are shown or not, to the public use forever.  
I agree not to vacate any portion of this plat without the consent of the McKenzie County Commission. I also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over those certain strips of land designated hereon as "utility easements".

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_

ELLEN BREDWICK

State of North Dakota)  
: ss  
County of McKenzie)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, Ellen Bredwick, known to me to be the person who executed the Owners Certificate. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of North Dakota (Notarial Seal)  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**MCKENZIE COUNTY BOARD OF COMMISSIONERS**

This is to certify that the County Board of Commissioners of McKenzie County, North Dakota, has examined this plat of the Spruce Estates Subdivision, being Irregular Tract No. 1165, located in the Southeast Quarter of the Northeast Quarter, Section 11, Township 150 North, Range 99 West, Fifth Principal Meridian, McKenzie County, North Dakota, and has authorized its Chairman to attach his/her signature as approval thereof, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

McKenzie County does not accept responsibility for the construction, repair, or maintenance, including snow removal, upon any streets, roads, access easement, or other other public ways pertaining to this subdivision, until such time as petitioned and approved by the McKenzie County Commission.

Chairman of the McKenzie County Board of Commissioners  
Printed Name \_\_\_\_\_

Attested By: McKenzie County Auditor  
Printed Name \_\_\_\_\_

State of North Dakota)  
: ss  
County of McKenzie)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public for the State of North Dakota, personally appeared, \_\_\_\_\_ and \_\_\_\_\_, known to me to be the persons who executed the McKenzie County Board of Commissioners approval. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of North Dakota (Notarial Seal)  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**AUDITOR'S CERTIFICATE OF TAXES**

Taxes, delinquent special assessments, or installments of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$ \_\_\_\_\_ plus penalty and interest.

Certified this \_\_\_\_\_ day of \_\_\_\_\_, A.D., \_\_\_\_\_

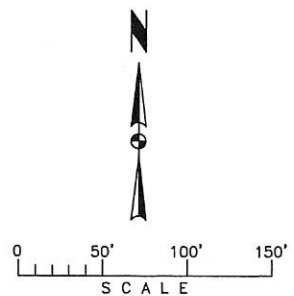
McKenzie County Auditor  
Printed Name \_\_\_\_\_

**CERTIFICATE OF MCKENZIE COUNTY RECORDER**

State of North Dakota)  
: ss  
County of McKenzie)

This plat was filed for record in the office of the McKenzie County Recorder, in the State of North Dakota, at \_\_\_\_\_ O'Clock, \_\_\_\_\_ M., on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was duly recorded as document No. \_\_\_\_\_

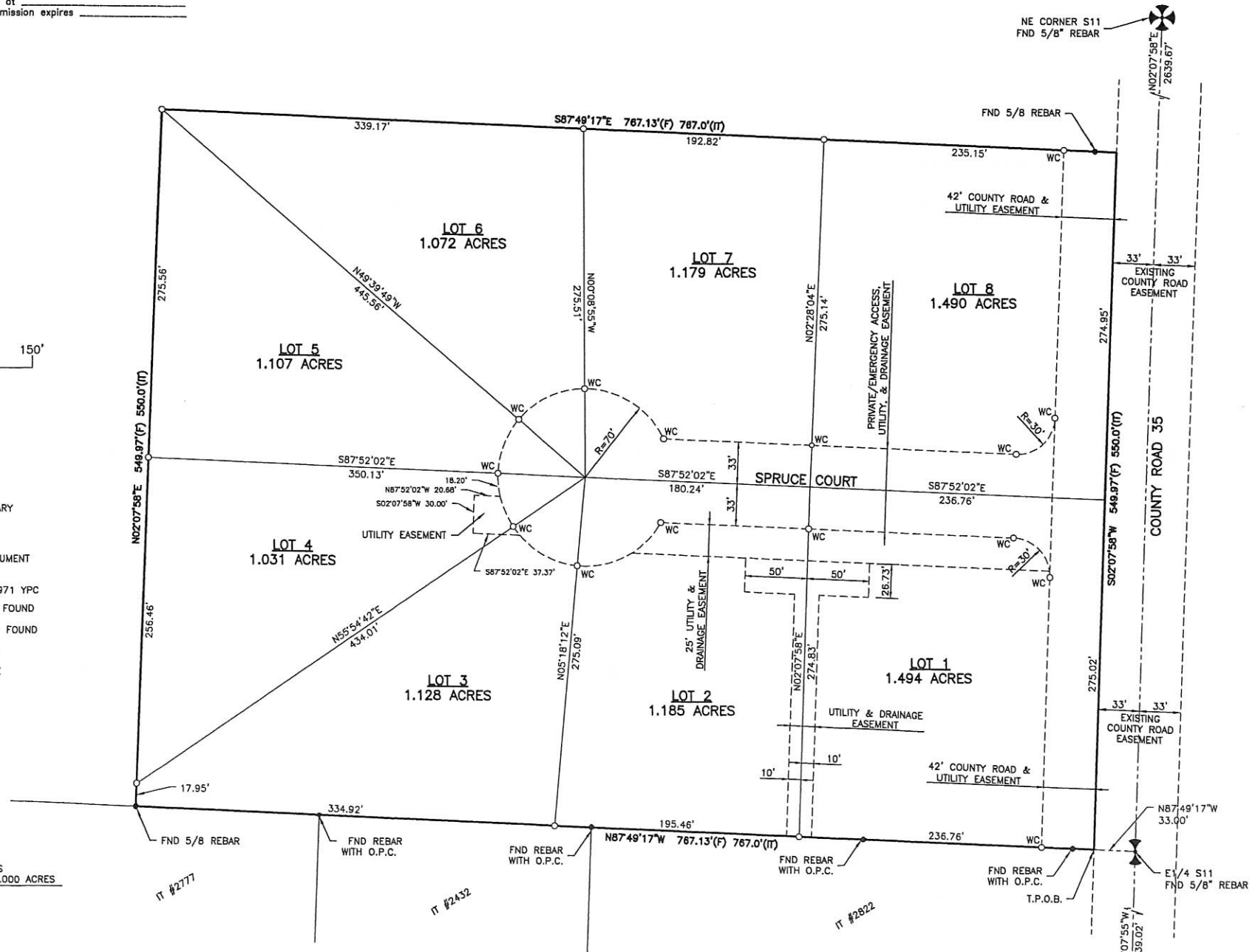
Recorder \_\_\_\_\_ By \_\_\_\_\_ Deputy



**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- - - - SECTION LINE
- - - - EASEMENT LINE
- FND PROPERTY MONUMENT - AS NOTED
- SET PROPERTY PIN - 5/8" REBAR/LS 7971 YPC
- ⊕ SECTION CORNER - FOUND
- ⊕ QUARTER CORNER - FOUND
- WC WITNESS CORNER
- (F) FIELD MEASUREMENT
- (IT) IT RECORD DISTANCE

AREA OF LOTS = 9.885 ACRES  
AREA OF DEDICATED R/W = 0.000 ACRES  
TOTAL AREA = 9.885 ACRES



BASIS OF BEARING: GRID NORTH, NORTH DAKOTA STATE PLANE COORDINATE SYSTEM  
PURPOSE OF SURVEY: TO CREATE A SUBDIVISION

	DRAWN BY: DRK	DATE: 12-16-14	QUALITY CHECK: DRK
	SURVEYED BY: CJS	JOB NO. 14-841	FIELDBOOK X
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE LEWISTON WATFORD CITY			MONTANA WASHINGTON IDAHO NORTH DAKOTA

5.

# Zone Change

Submitted by Property Owner Ellen Boyer  
and Gordon Weathers of Alliance Engineering

**RECEIVED**  
 FEB 03 2015  
 BY: MW

**LAND USE APPLICATION pg. 1 of 2**  
 Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: <u>2-4-15</u>	APPLICATION NUMBER:
<u>ZONE CHANGE</u>	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>2-23-15</u> CC: <u>3-2-15</u>
CONDITIONAL USE PERMIT	FEE: <u>\$300.00</u>	ADVERTISE DATE: <u>2-11 + 2-18-15</u>
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE: <u>S11 T150N R99W</u>	
STREET NAME	RELATED CASE #: <u>Spruce Estates Prelim Plat</u>	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Ellen Boyer

APPLICANT: Alliance Engineering LTD

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Ellen Boyer

ADDRESS: 16270 62nd St. SE

CITY: Walcott

STATE: North Dakota

ZIP CODE: 58077

TELEPHONE: 701-770-4270

EMAIL: levigirl50@gmail.com

ASSESSOR'S PARCEL NUMBER(S): Irregular Tract NO. 1165

LEGAL DESCRIPTION: SE 1/4 NE 1/4 of Section 11, Township 150 North, Range 99 West Fifth Principal Meridian

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 2403 14th Avenue NW

GROSS/NET ACREAGE: 9.685

PRESENT ZONE CLASSIFICATION: AG

DESIRED ZONE CLASSIFICATION: R-2

CURRENT LAST USE: Agriculture

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

Proposed Subdivision Spruce Estates on above described parcel will contain 8 duplexes 16 units total. Each duplex is on 1 acre of land. The Subdivision will be accessed by a private road off County Road 35.

McKenzie County Rural Water

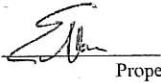
DESCRIBE THE SOURCE OF WATER/SEWER: Onsite Wastewater do you have a will serve letter  YES  NO

Watford City Planning Department  
 213 2nd St NE / PO Box 494  
 Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

**LAND USE APPLICATION pg. 2**  
Watford City Planning Department

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

  
Property Owner Signature



Ellen Boyer  
Print of Type Owner Name

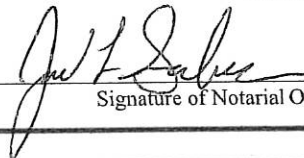
**NOTARY**

State of North Dakota

County of Cass

This instrument was acknowledged before me on 01/28/2015 by Ellen Boyer  
Date Name of Person

**JARED L SANBORN**  
Notary Public  
State of North Dakota  
My Commission Expires April 10, 2018

  
Signature of Notarial Officer

**Documents Required for Submitting Land Use Applications**

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 <sup>G</sup>	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$525 + publishing costs
Zone Change	1	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$300
Variance	1	1	1		1 <sup>8</sup>	1 <sup>11</sup>		1		\$300
Vacation and Abandonment	1		1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 <sup>11</sup>		1		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications  
\*Plus all sign costs

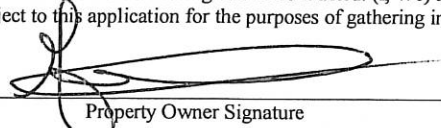
**Procedures for Filing Land Use Applications:**

- After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30<sup>th</sup> calendar day.
- The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- Site Development Plan Application is required on all Conditional Use Applications.

# LAND USE APPLICATION pg. 2

Watford City Planning Department

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

  
 \_\_\_\_\_  
 Property Owner Signature

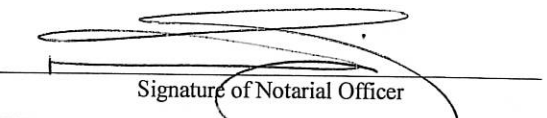
GORDON WEATHERS  
 \_\_\_\_\_  
 Print of Type Owner Name

### NOTARY

State of Colorado  
 County of Jefferson

This instrument was acknowledged before me on 1/22/15 by Gordon Weathers  
 \_\_\_\_\_  
 Date Name of Person

**D. GARCIA**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
 NOTARY ID 19964003838  
 My Commission Expires March 4, 2016

  
 \_\_\_\_\_  
 Signature of Notarial Officer

### Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 <sup>6</sup>	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$525 + publishing costs
Zone Change	1	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$300
Variance	1	1	1		1 <sup>8</sup>	1 <sup>11</sup>		1		\$300
Vacation and Abandonment	1		1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 <sup>11</sup>		1		Refer to Fee Schedule

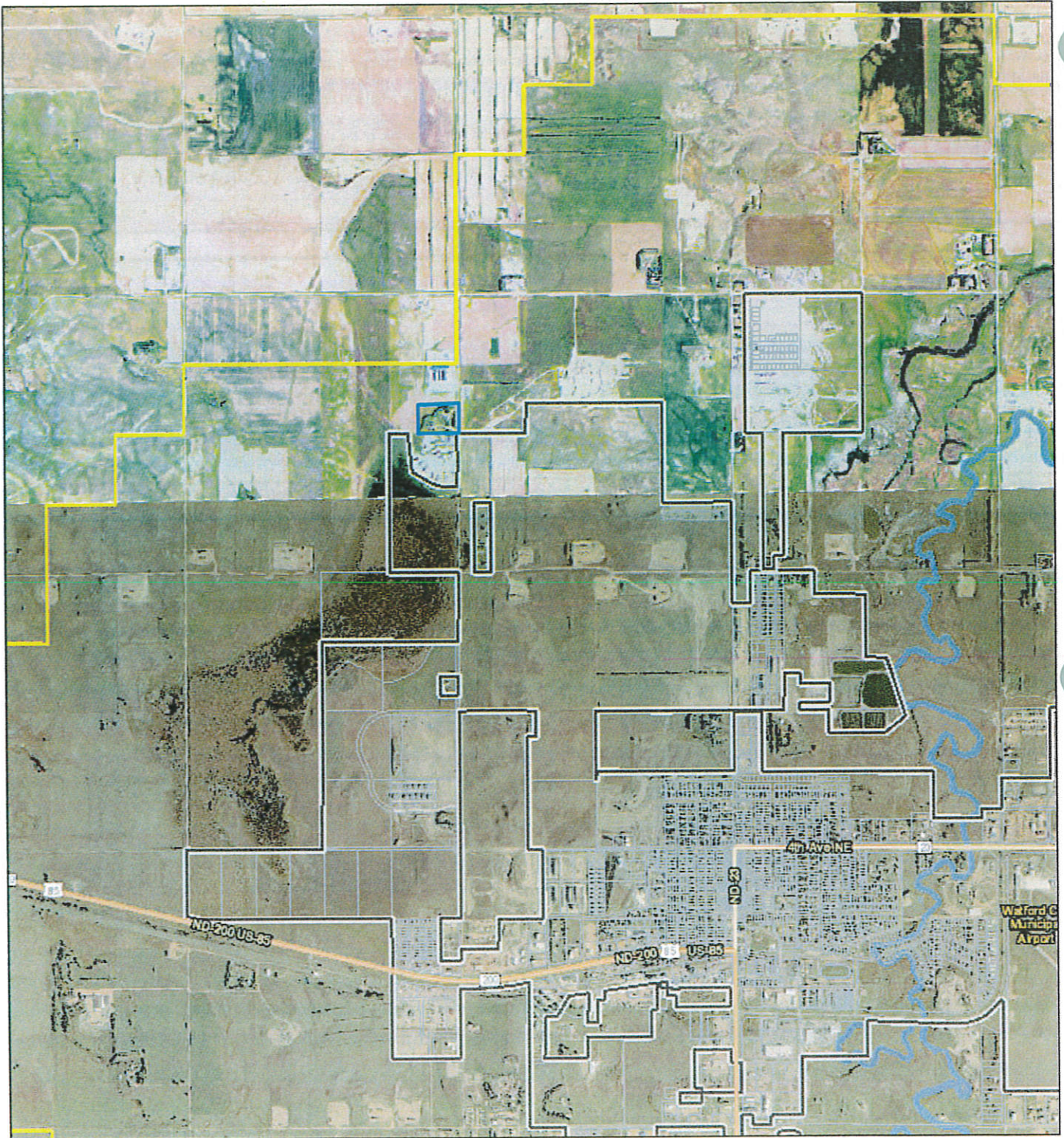
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 \*Plus all sign costs

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- C. Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- D. A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- E. Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30<sup>th</sup> calendar day.
- F. The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- G. Site Development Plan Application is required on all Conditional Use Applications.








# Alliance Engineering LTD

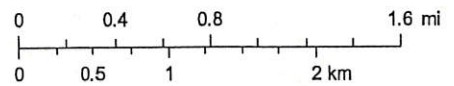


February 17, 2015

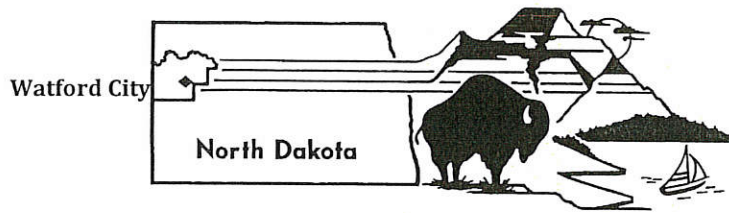
1:48,149

-  World Transportation
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Lot Lines
-  Cherry Creek

Parcels Data from McKenzie County



GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



**City of Watford City**  
 Brent Sanford, Mayor  
 213 2<sup>nd</sup> St., NE / PO Box 494  
 Watford City, ND 58854  
 Ph. 701- 444- 2533  
 Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

February 17, 2015

**STAFF REPORT**  
**ZC-5-2015 ZONE CHANGE**

Applicant

Alliance Engineering LTD  
 16270 62<sup>nd</sup> St SE  
 Walcott, ND 58077

Property Owners

Ellen Boyer

Property Address: 2403 14<sup>th</sup> Ave NW

Zone Change Requested: Request Zone Change from Ag to R2

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

Discussion: Article XXVI, Section 1 of the Watford City Zoning Ordinance states that “A proposal for an amendment or a change in zoning may be initiated by the City Council, by the Planning Commission, or upon application of the owner of the property affected.”

-The property is off Co Rd 127 and just north of where 17<sup>th</sup> Ave intersects it. There is a small development of shops adjacent to the proposed development just to its south which are in the county. The development contains 9.685 acres.

-The existing property is **currently zoned as AG (agricultural)**. The applicant is **asking that the property be rezoned from AG to R2. 9.685 acres.**

-The site is within City ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

-The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city’s zone change request.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West: Zoning -	Ag, McKenzie County
Use -	Agriculture
South: Zoning -	AG, McKenzie County
Use -	Agriculture
North: Zoning -	Ag, McKenzie County
Uses -	Agriculture
East: Zoning -	AG, McKenzie County
Uses -	Agriculture

**Comprehensive Zoning Plan and Zoning Comparison:**

*The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant for R2 (Two Family Dwelling) is intended for the purpose of allowing a slightly higher density than in District "R-1," yet retaining the residential qualities. This district allows duplex uses, single-family homes, certain community facilities and certain special uses.*

Site Development

*Access: The property will be accessible from Co Road 127*

*Sewer: There are currently no existing city sanitary sewer mains within the property.*

*Water: There are currently no existing city water mains within the property.*

*Analysis: The proposed zoning of R2 is acceptable in this location. However the planning department needs to discuss this request further with the developer before granting zoning.*

Recommendation:

It is recommended that the Watford City Planning Commission **DENY** a Zone Change Application submitted by Alliance Engineering LTD.

Contact:

Seth Sampson, Assistant City Planner

February 23<sup>rd</sup> 2015

The City of Watford City  
213 2<sup>nd</sup> St., NE  
PO Box 494  
Watford City, ND 58854  
(701) 444-2533



9737 Wadsworth Pkwy  
Westminster, Colorado 80021  
Telephone 720.898.0660

Ten Post Office Square  
8<sup>th</sup> Floor – South  
Boston, Massachusetts 02109  
Telephone 617.428.0273  
Facsimile 617.428.0276

To whom it may concern,

As a representative of ECSI, LLC, Alliance Engineering, LTD has been authorized to amend the Land Use Application for the residential development, Spruce Estates. We learned that the R-2 zoning we were requesting will not be accepted on the lot we are developing. We wish to amend the zoning request to an R-1, 8 lot Subdivision for single-family homes.

Our drawings and layout will essentially stay the same, only each lot will require a single water tap and the homes will not be split.

Attached are the revised drawings for Spruce Estates reflecting the revised zoning requirements.

In regards to our recently submitted application for a zone change with the city of Watford City, we ask you to recommend the requested R-1 zoning change for approval at the Planning and Zoning meeting to be held this evening.

Please contact our office if you have any questions or concerns,

Sincerely,

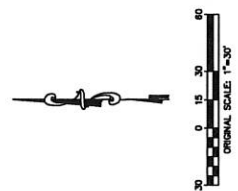
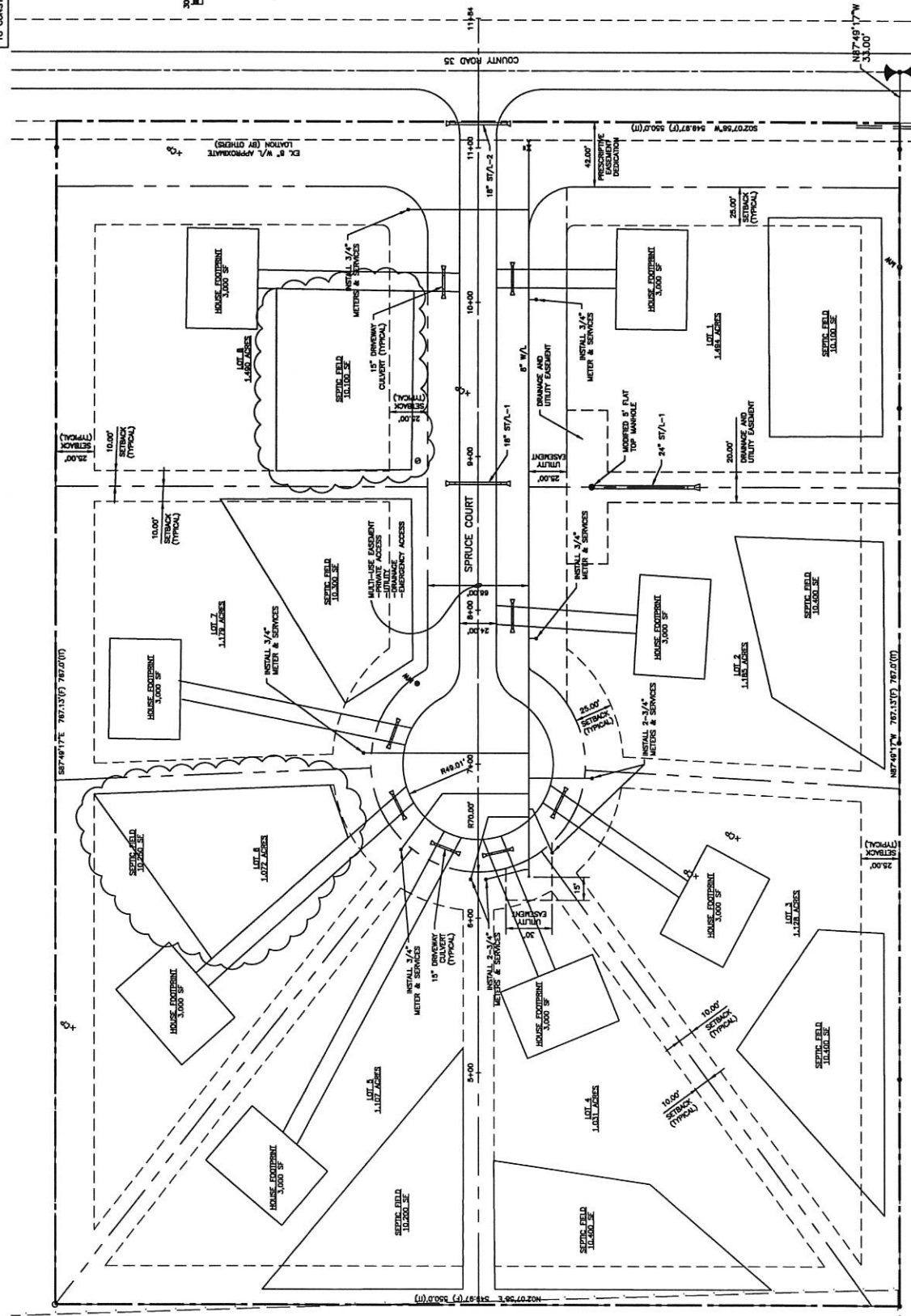


Olivia Hall, E.I



David E. Moore, P.E.

PLAN VIEW  
SCALE: 1" = 30'



CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION

ALLIANCE ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE INFORMATION PROVIDED BY THE CLIENT. ALLIANCE ENGINEERING ASSUMES NO RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

<b>REVISIONS</b> NO. DESCRIPTION DATE BY 1 SEPTIC FIELD AREAS REVISED 1/16/15 JH		<b>PROJECT INFORMATION</b> PROJECT: SPRUCE ESTATES LOCATION: 11750 W. 175th St., Edina, MN 55425 PHONE: (763) 888-0888 FAX: (763) 888-7133 ALLIANCE ENGINEERING, LTD. 11750 W. 175th St., Edina, MN 55425	<b>CLIENT INFORMATION</b> GORDON WEATHERS SITE DEVELOPMENT AND MASTER UTILITY PLAN	<b>DATE PLOTTED:</b> 2/16/15 <b>SCALE:</b> 1" = 30' <b>PLOTTED BY:</b> JH
<b>SCALE VERIFICATION</b> Call Utility authorities prior to construction. Scale 1" = 30' on this sheet. All other scales approximate. REUSE OF DOCUMENT THE USE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ALLIANCE ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE INFORMATION PROVIDED BY THE CLIENT. ALLIANCE ENGINEERING ASSUMES NO RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.				<b>PROJECT NO.:</b> 717.098 <b>DATE:</b> 1/22/2015 <b>SCALE:</b> 1" = 30' <b>PLOTTED BY:</b> JH

6.

# Preliminary Plat Application

Submitted for Curtis & Jennifer Sorenson  
by Steve Rude of AE2S

# DIVISION OF LAND / PLANNING APPLICATION

## CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: <b>RECEIVED</b>	APPLICATION NUMBER:
<u>SUBDIVISION PRELIMINARY MAP</u>	PROCESSED BY: <b>FEB 03 2015</b>	PLANNING AND ZONING: <b>2-23-15</b>
SUBDIVISION FINAL MAP	FEE: <b>BY: MW \$1455.00</b>	CITY COUNCIL: <b>3-2-15</b>
SIMPLE LOT SPLIT	RECEIPT #: <b>CHK# 3750</b>	SECTION / TOWNSHIP / RANGE: <b>21/28/150N 98W</b>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Curtis &amp; Jennifer Sorenson</u>
PARCEL MAP SUBSEQUENT	APPLICANT: <u>Same as Owner</u>
PARCEL MAP NON-SUBSEQUENT	<small>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</small>
FAMILY CEMETERY DESIGNATION	NAME: <u>Steve Rude</u>
AGRICULTURAL EXEMPTION	PHONE: <u>701-225-9636</u>

ADDRESS: 103 1st Ave West Suite 300  
 CITY: Dickinson STATE: ND ZIP CODE: 58601  
 EMAIL: Steven.Rude@ae2s.com

ASSESSOR'S PARCEL NUMBER(S): 20-00-14900; 20-00-19000  
 LEGAL DESCRIPTION: SE 1/4 SECTION 21, & NW 1/4 SECTION 28  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Highway 23/ Co Road 37  
 GROSS/NET ACREAGE: 156.59 ac NUMBER OF LOTS: Undetermined ZONING: See zone amendment map  
 DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Watford City Public Utilities  
 ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: No

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES) WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the \_\_\_\_\_ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner (Signature): Curtis Sorenson

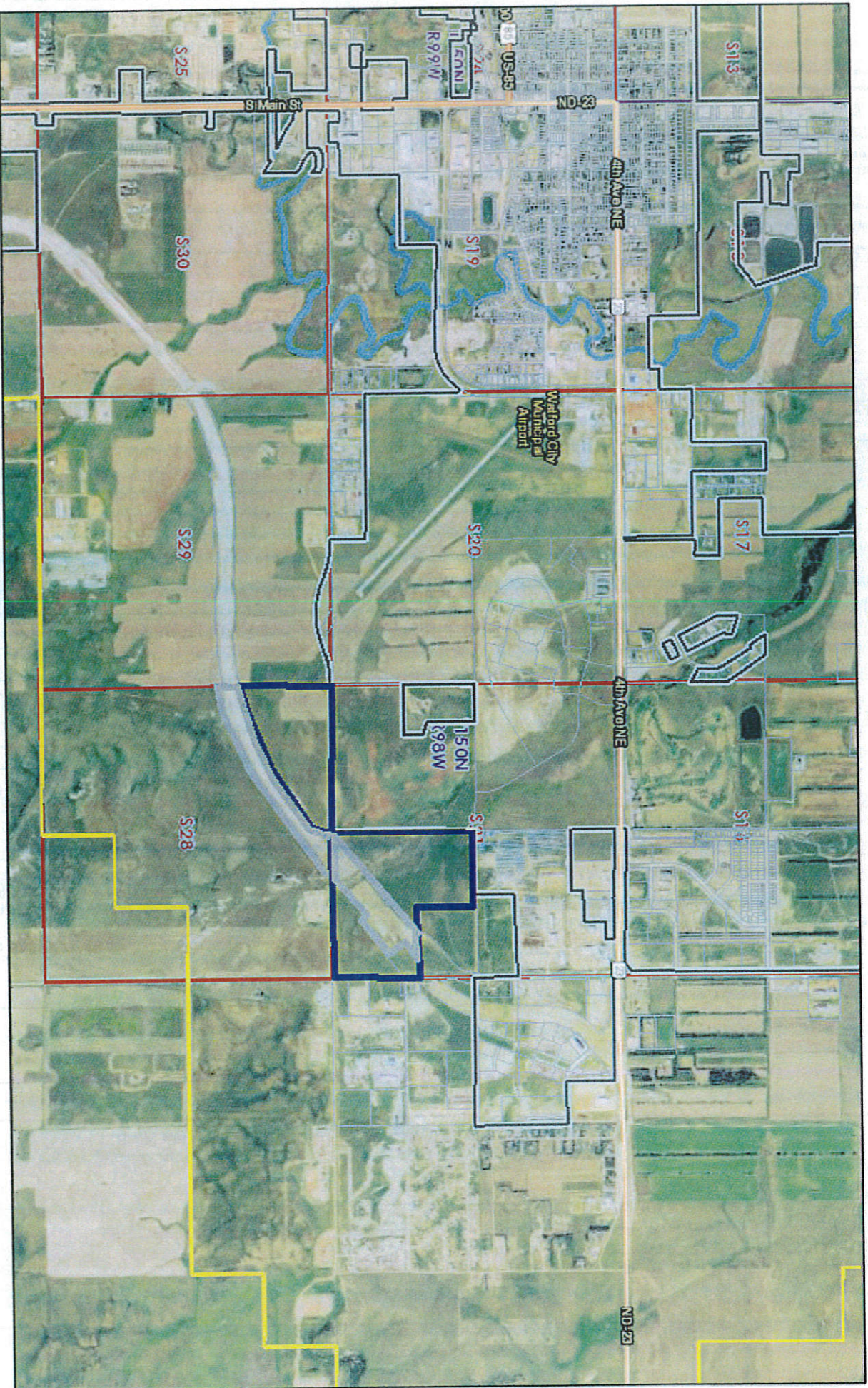
Property Owner (Print): Curtis Sorenson Jennifer Sorenson

Property Owner (Signature): Jennifer Sorenson

SURVEYOR / ENGINEER INFORMATION (Place Suretyor Stamp in Open Area)

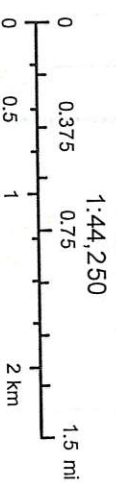
NAME: Steve Rude LICENSE NO: LS 6261  
 ADDRESS: 103 1st Ave West Suite 300  
 CITY: Dickinson STATE: ND ZIP: 58601  
 PHONE: 701-225-9636  
 FAX/Email: Steven.Rude@ae2s.com

# The Crossings SOUTH



February 5, 2015

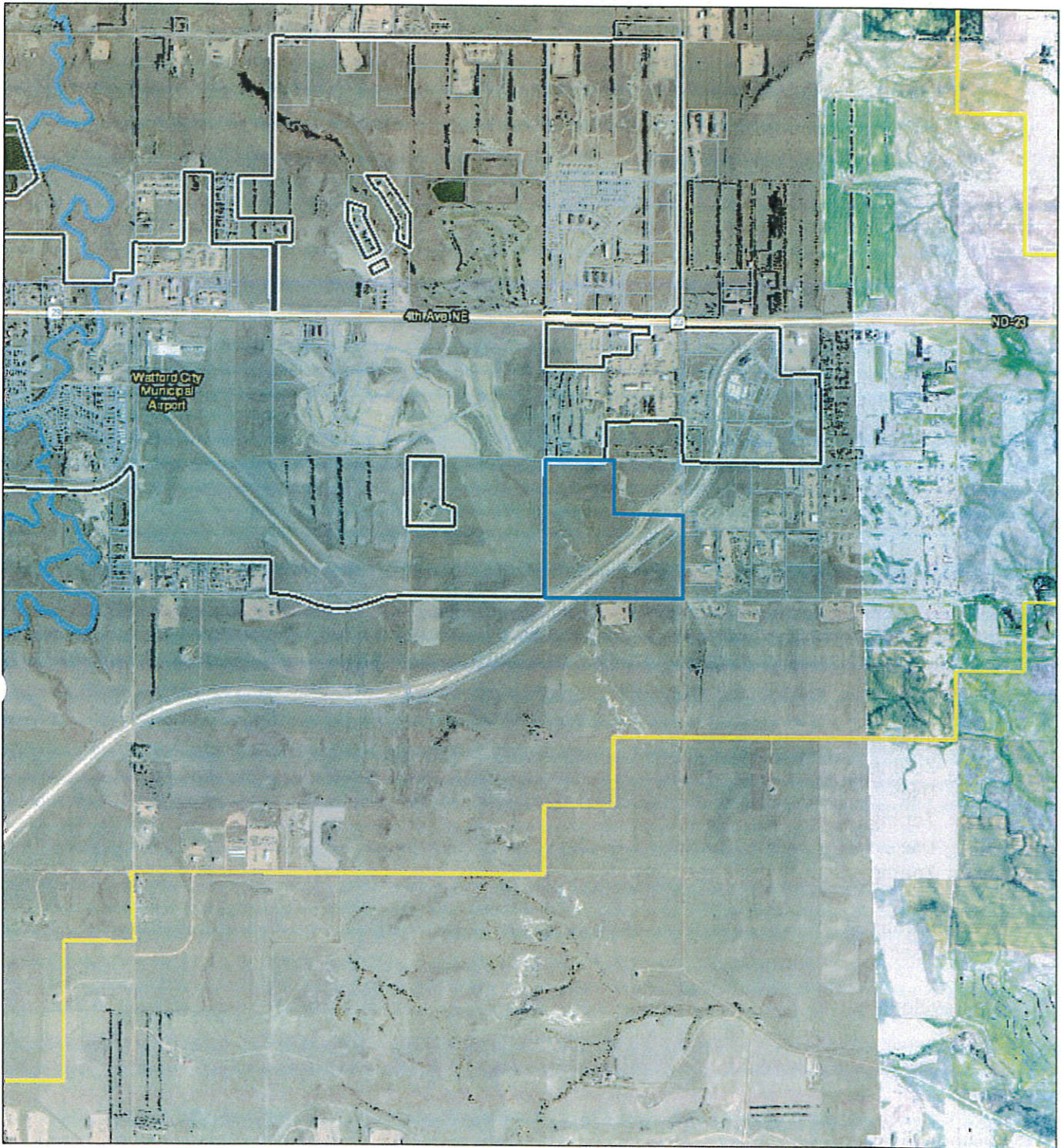
- World Transportation
- Lot Lines
- Cherry Creek
- Watford City Limits
- Township Lines
- Parcels Data from McKenzie County
- Extra-Territorial Area (ETA)
- Section Lines



GIS, Watford City, AE2S  
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

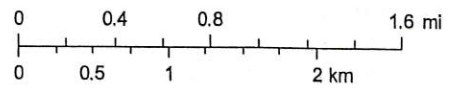


# Crossings South



February 17, 2015

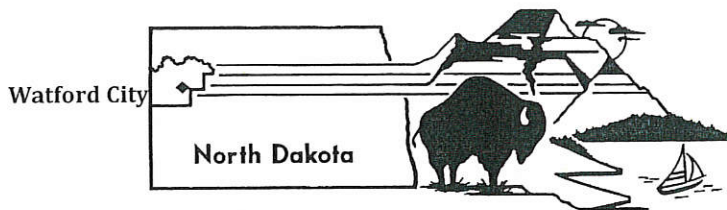
1:48,149



- World Transportation
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Parcels Data from McKenzie County

GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

February 17, 2015

**STAFF REPORT**  
**Prelim Map-5-2015 (The Crossings South)**

Applicant

Curtis and Jennifer Sorenson  
103 1<sup>st</sup> Ave West Suite 300  
Dickinson, ND 58601

Property Owners

SAME

Property Address: Highway 23 and Co Road 37

Subdivision Prelim Map: The Crossings South

Located: SE1/4 Sect 21, and NW1/4 Sec 28

Discussion: The Crossings South is 156.59 acres of proposed R4, C1, and CF zoning. It is located just to the SE of Fox Hills Subdivision and just SW of the current Crossings. This plat is split by the Highway 23 bypass and will contain 22 lots, all accessible by roads other than the bypass.

-The site is in the City of Watford City, ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West: Zoning -	R4, C1, Watford City
Use -	High Residential and Commercial
South: Zoning -	Ag, McKenzie County
Use -	Agricultural
North: Zoning -	C1, Watford City
Uses -	Commercial
East: Zoning -	Ag, McKenzie County
Uses -	Agricultural

Site Development

Access: *The property is accessible from Co Road 37 and 11<sup>th</sup> Ave SE*

Sewer: *There are currently no sewer to the property.*

Water: *There are currently no city water mains within the property.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Crossings South Preliminary Map contingent upon:

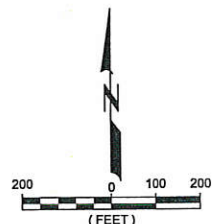
1. The Crossings South development agreement is finalized before final map recordation.
2. SIA is finalized and approved before final map recordation by the Watford City planning department.
3. Name of Crossings South Subdivision is approved by recorder's office before recordation.
4. Space for NDDOT Certification is added to plat.

Contact:

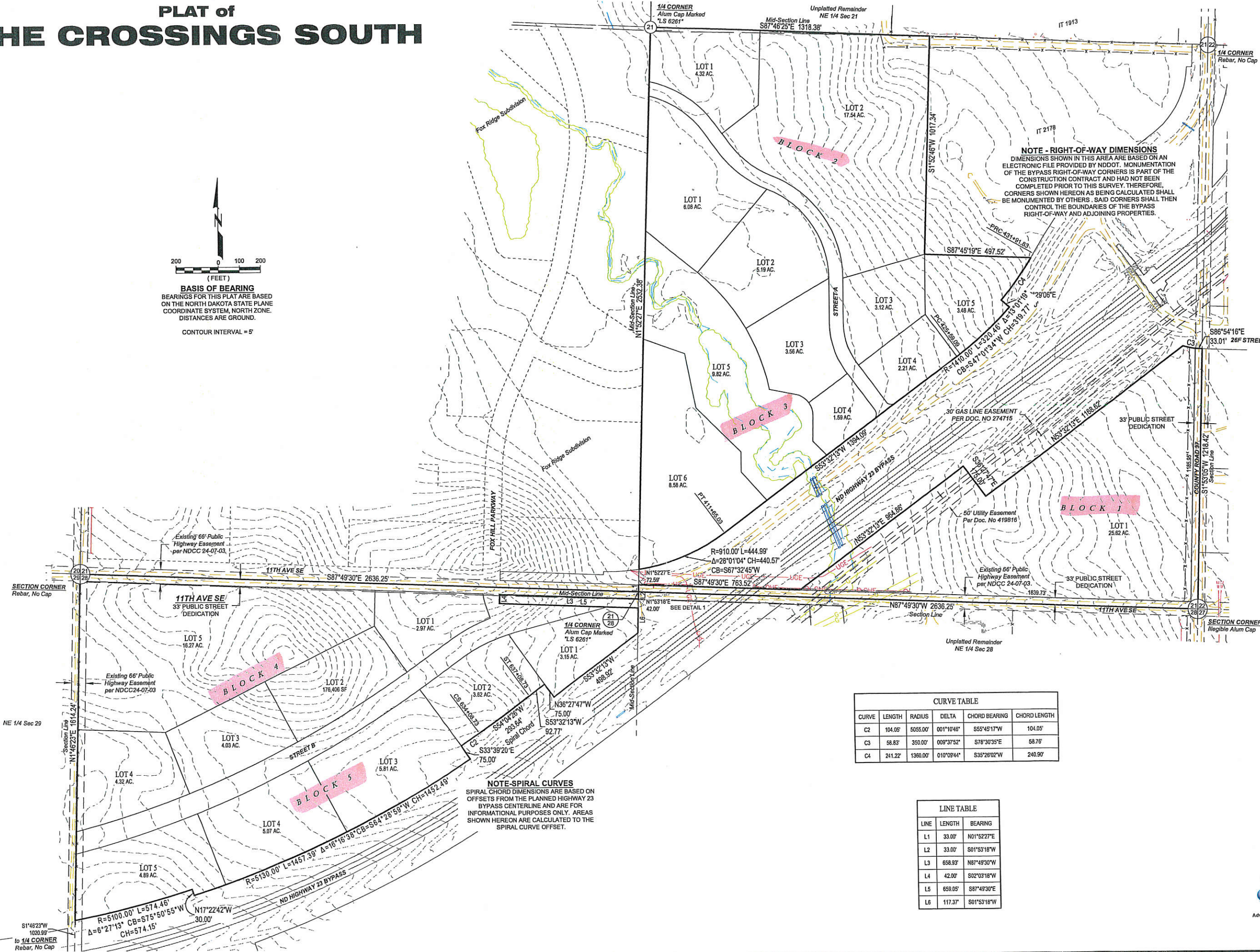
Seth Sampson, Assistant City Planner



# PLAT of THE CROSSINGS SOUTH



**BASIS OF BEARING**  
BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. DISTANCES ARE GROUND.  
CONTOUR INTERVAL = 5'



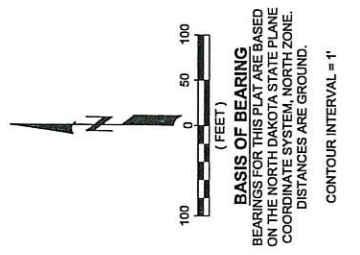
**NOTE - RIGHT-OF-WAY DIMENSIONS**  
DIMENSIONS SHOWN IN THIS AREA ARE BASED ON AN ELECTRONIC FILE PROVIDED BY NDDOT. MONUMENTATION OF THE BYPASS RIGHT-OF-WAY CORNERS IS PART OF THE CONSTRUCTION CONTRACT AND HAD NOT BEEN COMPLETED PRIOR TO THIS SURVEY. THEREFORE, CORNERS SHOWN HEREON AS BEING CALCULATED SHALL BE MONUMENTED BY OTHERS. SAID CORNERS SHALL THEN CONTROL THE BOUNDARIES OF THE BYPASS RIGHT-OF-WAY AND ADJOINING PROPERTIES.

**NOTE-SPIRAL CURVES**  
SPIRAL CHORD DIMENSIONS ARE BASED ON OFFSETS FROM THE PLANNED HIGHWAY 23 BYPASS CENTERLINE AND ARE FOR INFORMATIONAL PURPOSES ONLY. AREAS SHOWN HEREON ARE CALCULATED TO THE SPIRAL CURVE OFFSET.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	104.05'	5055.00'	001°10'46"	S55°45'17"W	104.05'
C3	58.83'	350.00'	009°37'52"	S78°30'35"E	58.76'
C4	241.22'	1360.00'	010°09'44"	S35°26'02"W	240.90'

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00'	N01°52'27"E
L2	33.00'	S01°53'18"W
L3	658.93'	N87°49'30"W
L4	42.00'	S02°03'18"W
L5	659.05'	S87°49'30"E
L6	117.37'	S01°53'18"W

# PLAT OF THE CROSSINGS SOUTH



**LEGEND**

- SET REBAR W/ RED CAP MARKED L.S. 6261
- FOUND REBAR W/ PLASTIC CAP
- ⊙ FOUND PIPE
- FOUND REBAR OR STEEL PIN
- ◇ CALCULATED POINT. MONUMENT TO BE SET AS PART OF HWY 23 BYPASS PROJECT
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT

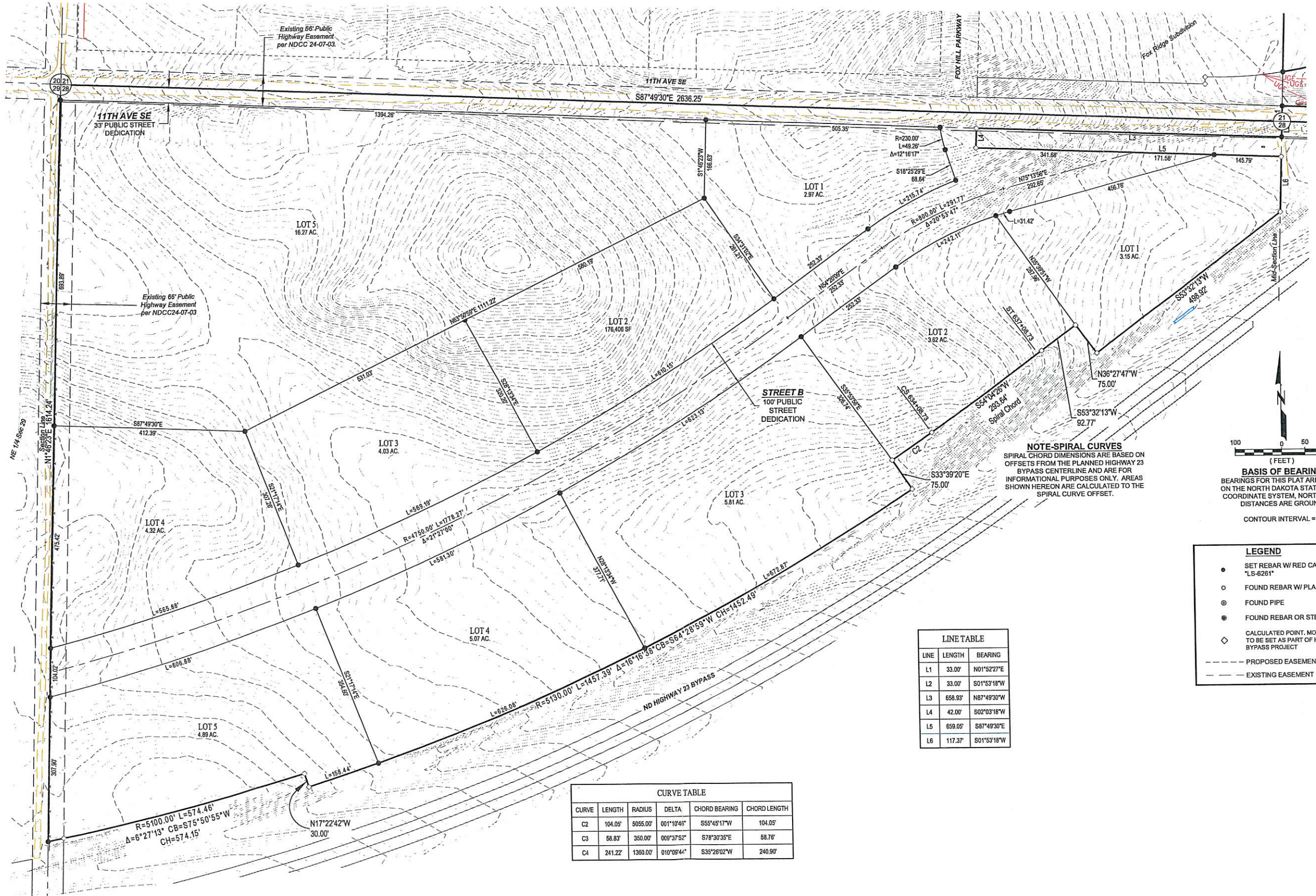
**LINE TABLE**

LINE	LENGTH	BEARING
L1	33.00'	N01°52'27"E
L2	33.00'	S01°53'18"W
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L4	42.00'	S02°03'18"W
L5	699.05'	S87°49'30"E
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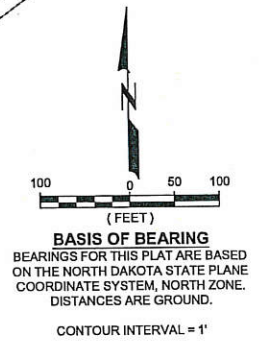
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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# PLAT of THE CROSSINGS SOUTH



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- LEGEND**
- SET REBAR W/ RED CAP MARKED "LS-6261"
  - FOUND REBAR W/ PLASTIC CAP
  - ⊙ FOUND PIPE
  - ⊙ FOUND REBAR OR STEEL PIN
  - ◇ CALCULATED POINT, MONUMENT TO BE SET AS PART OF HWY 23 BYPASS PROJECT
  - - - PROPOSED EASEMENT
  - - - EXISTING EASEMENT

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L1	33.00'	N01°52'27"E
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