

7.

Zone Change Application

Submitted for Curtis & Jennifer Sorenson
by Steve Rude of AE2S

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

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED:	APPLICATION NUMBER:
ZONE CHANGE	PROCESSED BY: <i>mw</i>	MEETING DATES: P&Z: <i>2-23-15</i> CC: <i>3-2-15</i>
CONDITIONAL USE PERMIT	FEE: <i>\$300.00</i>	ADVERTISE DATE: <i>2-11 & 2-18-15</i>
VARIANCE	RECEIPT #: <i>3756</i>	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE: <i>S21 T150N R98W</i>	
STREET NAME	RELATED CASE #: <i>the Crossings South</i>	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Curtis & Jennifer Sorenson

APPLICANT: Bakken Development Solutions

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Steve Rude

ADDRESS: 103 1st Ave West Suite 300

CITY: Dickinson **STATE:** ND **ZIP CODE:** 58601

TELEPHONE: 701-225-9636 **EMAIL:** Steven.Rude@ae2s.com

ASSESSOR'S PARCEL NUMBER(S): 20-00-14900; 20-00-1900

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 **PRESENT ZONE CLASSIFICATION:** AG

DESIRED ZONE CLASSIFICATION: C1, R-4 **CURRENT LAST USE:** AG

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

R4 - 61.03 acres

C1 - 88.72 acres

CF - 9.82 acres

159.57

DESCRIBE THE SOURCE OF WATER/SEWER: _____ **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

Print of Type Owner Name

NOTARY

State of North Dakota

County of Mckenzie

This instrument was acknowledged before me on 2/2/2015 by Curtis & Jennifer Sorenson

Date

Name of Person

TARYN R. JOHNSON
Notary Public
State of North Dakota
My Commission Expires July 9, 2020

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 ^G	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$525 + publishing costs
Zone Change	1	1	1	1 ⁹	1 ⁸	1 ¹¹	1 ¹²	1	1 ¹⁴	\$300
Variance	1	1	1		1 ⁸	1 ¹¹		1		\$300
Vacation and Abandonment	1		1	1 ⁹	1 ⁸	1 ¹¹		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 ¹¹		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 30th 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.

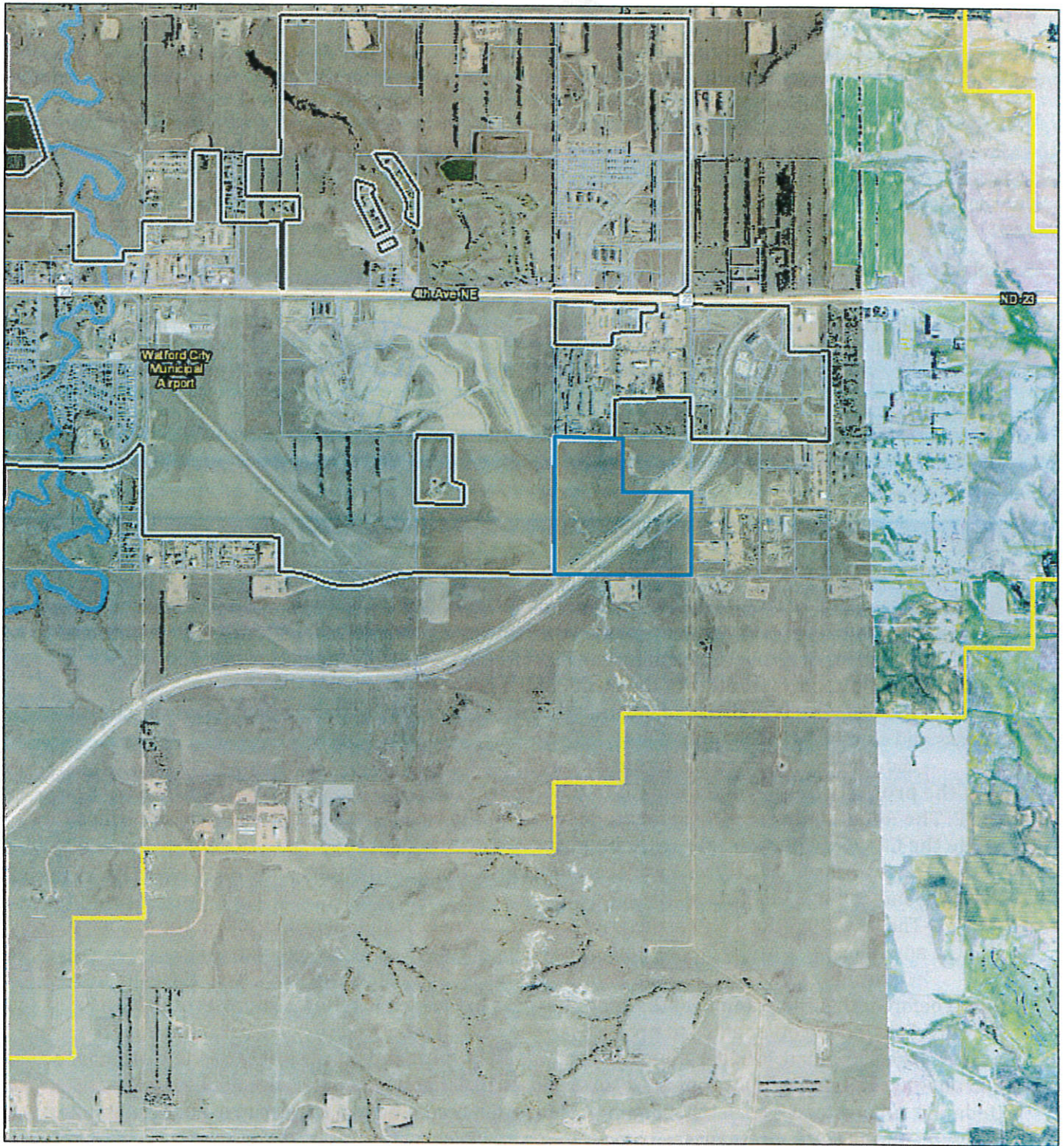
Watford City Planning Department

213 2nd St NE / PO Box 494

Watford City, ND 58854

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

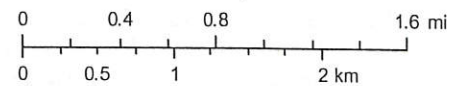
Bakken Development Solutions



February 17, 2015

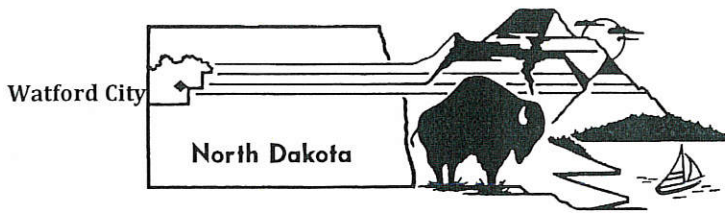
1:48,149

- 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 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
watford.mckenziecounty.net

February 17, 2015

STAFF REPORT
ZC-4-2015 ZONE CHANGE

Applicant

Bakken Development Solutions
103 1st Ave West Suite 300
Dickinson, ND 58601

Property Owners

Curtis and Jennifer Sorenson

Property Address: Highway 23 and Co Road 37

Zone Change Requested: Request Zone Change from Ag to C1, R4, and CF

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 to the SE of Fox Hills Subdivision and SW of the Crossings. It is split by the Bypass and contains 156.59 acres.

-The existing property is **currently zoned as AG (agricultural)**. The applicant is **asking that the property be rezoned from AG to 61.03 acres of R4, 88.72 acres of C1, and 9.82 acres of CF. The R4 as shown would be located closest to the residential subdivision of Fox Hills, while the C1 will be located along the Bypass.**

-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 -	R4,C1, Watford City
Use -	High Density Residential and Commercial.
South: Zoning -	AG, McKenzie County
Use -	Agriculture
North: Zoning -	C1, Watford City
Uses -	Commercial
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 R4(High density Residential) is intended for the purpose of allowing high and low density multi-family dwellings along with compatible two-family and single-family dwelling units and some community facilities. C1 (General Commercial District) is intended for the purpose of allowing basic retail, service and office uses.

Site Development

Access: The property will be accessible from Co Road 37 and 11th Ave 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 R4, C1, and CF is consistent with what we are seeing in that area. C1 is anticipated along the bypass as is shown in their conceptual

Recommendation:

It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by Bakken Development Solutions 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

ZONE MAP AMENDMENT

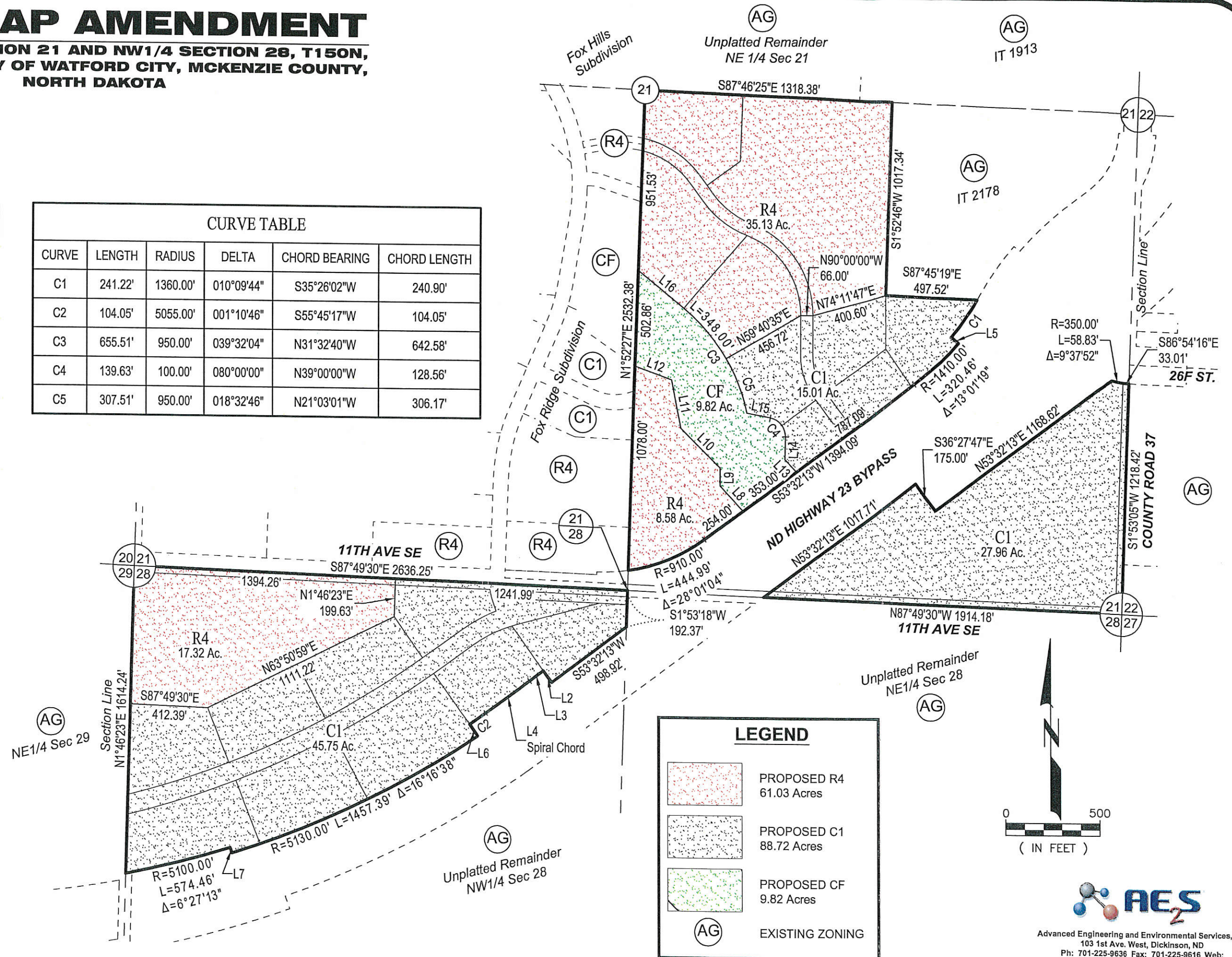
IN THE SE1/4 SECTION 21 AND NW1/4 SECTION 28, T150N,
R98W, 5th PM, CITY OF WATFORD CITY, MCKENZIE COUNTY,
NORTH DAKOTA

LINE TABLE

LINE	LENGTH	BEARING
L2	75.00'	N36°27'47"W
L3	92.77'	S53°32'13"W
L4	292.94'	S54°04'16"W
L5	50.00'	S49°29'06"E
L6	75.00'	S33°39'20"E
L7	30.00'	N17°22'42"W
L8	179.25'	N42°14'18"W
L9	95.00'	N00°00'00"E
L10	295.00'	N45°30'00"W
L11	258.86'	N11°08'28"W
L12	207.35'	N70°20'50"W
L13	90.21'	N44°03'01"W
L14	120.00'	N01°00'00"E
L15	125.00'	S79°00'00"E
L16	311.62'	N51°18'42"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	241.22'	1360.00'	010°09'44"	S35°26'02"W	240.90'
C2	104.05'	5055.00'	001°10'46"	S55°45'17"W	104.05'
C3	655.51'	950.00'	039°32'04"	N31°32'40"W	642.58'
C4	139.63'	100.00'	080°00'00"	N39°00'00"W	128.56'
C5	307.51'	950.00'	018°32'46"	N21°03'01"W	306.17'



Advanced Engineering and Environmental Services, Inc.
103 1st Ave. West, Dickinson, ND
Ph: 701-225-9636 Fax: 701-225-9616 Web:
www.AE2S.com
\\10.11.0.1\projects\BDS\2014-009 Sorenson\100
Geomatics Services\Drawings\Plat-1\ZMA-Sorenson.dwg



February 2, 2015

Curt Moen
City of Watford City

Re: Preliminary Plat and Rezoning for the Curtis and Jennifer Sorenson property

Dear Curt:

Regarding the application for the property mentioned above, there are several items that should be brought to your attention as to the thought process related to the proposed layout.

1. The residential roadway in Block 2 (Street A) does not align with the roadway as presented in the Watford Ranch rezoning application. Subsequent to the preparation of the Watford Ranch plan, the linear park/stormwater transmission area was slightly modified and the intersection on the north side of the property needs to be located away from the waterway.
2. It is anticipated that Block 2 Lot 5, and Block 3 Lot 6 will both have access to the County road 37/11th Avenue SE connector which was constructed with the Highway 23 Bypass project.
3. This plan assumes that 11th Avenue SE remains in place along the section line as no discussions related to this roadway have been communicated to either the owners or the developer. However, we are open to consideration of alternate routes.
4. The proposed roadway between Blocks 4 and 5 (Street B) is shown as a 100' right-of-way which is consistent with the City's direction related to County Road 37 adjacent to the Crossings subdivision. This proposed roadway was placed away from the

100 North Main Street
Suite 100 | Box 2009
Watford City, North Dakota 58854
701.784.BDS1



Bypass to allow for parcels on either side of the road to improve development efficiency and to accommodate NDDOT requests that this roadway not be directly adjacent to the Bypass.

5. Access to the parcels along Street B will be from the roadway at approved spacing in accordance with the Traffic Impact Study prepared by SRF Consulting in conjunction with a series of master planning studies commissioned by all developers in this area. Copies of all such studies have been provided to the City Engineer.
6. It is anticipated that these parcels will not be part of the Special Improvement District.
7. The sanitary sewer service for these parcels and the South 40 of the Crossings development will be provided by the new lift station that is being constructed next to Highway 23. The fees associated with access to this facility will be included in a separate agreement between the City, the owners, and the developer.

We are available to meet with you or your staff to discuss this rezoning proposal.

Thank you for your consideration.

Truly yours,

A handwritten signature in blue ink that reads "Curtis Sorenson".

Curtis Sorenson
Land owner

A handwritten signature in blue ink that reads "Jennifer Sorenson".

Jennifer Sorenson
Land owner

A handwritten signature in blue ink that reads "Paul Dries by Teja Smith".

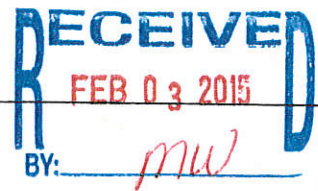
Paul Dries
Bakken Development
Solutions, LLC

100 North Main Street
Suite 100 | Box 2009
Watford City, North Dakota 58854
701.784.BDS1

8.

Preliminary Plat Application

Submitted by McKenzie County and Sonia (Hegg)
Thompson



DIVISION OF LAND / PLANNING APPLICATION
CITY OF WATFORD CITY
PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: <u>2-3-15</u>	APPLICATION NUMBER:
<u>SUBDIVISION PRELIMINARY MAP</u>	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>2-23-15</u>
SUBDIVISION FINAL MAP	FEE: <u>\$1144.00</u>	CITY COUNCIL: <u>3-2-15</u>
SIMPLE LOT SPLIT	RECEIPT #: <u>CHK # 207730</u>	SECTION / TOWNSHIP / RANGE: 30 / 150 / 98
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL		

PARCEL MAP SUBSEQUENT	PROPERTY OWNER: McKenzie County & Sonia Thompson, Denise Hegg, & Lori Hegg
PARCEL MAP NON-SUBSEQUENT	APPLICANT: McKenzie County c/o AE2S
FAMILY CEMETERY DESIGNATION	
AGRICULTURAL EXEMPTION	

NAME: AE2S, Antonio Conti, PE, PLS
PHONE: 701-852-4048
ADDRESS: 1115 16th St SW Ste 2
CITY: Minot STATE: ND ZIP CODE: 58701
EMAIL: Antonio.Conti@AE2S.com

ASSASSINATOR'S PARCEL NUMBER(S): 20-00-21450 & 20-18-00200

LEGAL DESCRIPTION: Lot 2 in Block 1 of Hegg Addition in the NW 1/4 Section 31 and the E1/2NE1/4NE1/4 Section 30, T150N, R98W, 5th PM, City of Watford City, McKenzie County, North Dakota

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 11th Ave SE & 12th St SE

GROSS/NET ACREAGE: 45.35 51.21 NUMBER OF LOTS: 2 ZONING: A

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Water connection at Int. of 11th Ave SE & 12th St SE, Sanitary lift station to be constructed

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: No

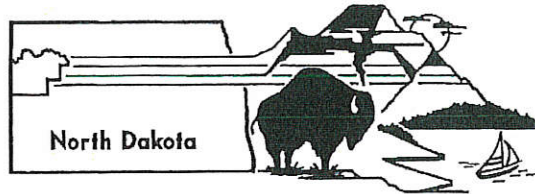
(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(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): [Signature] (Hegg)
Property Owner (Print): Sonia (Hegg) Thompson
Property Owner (Signature): [Signature] McKenzie County Auditor

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

NAME: Antonio Conti LICENSE NO: LS-7641
ADDRESS: 1115 16th St SW Ste 2
CITY: Minot STATE: ND ZIP: 58701
PHONE: 701-852-4048
FAX/Email: Antonio.Conti@AE2S.com



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

AP#:

Application/Owner: McKenzie County

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

Linda Sihorec
(Signature)

Linda Sihorec, Auditor
(Printed name & title)

(Signature)

(Printed name & title)

I, Erica Johnsrud, a Notary Public of the County and State aforesaid, hereby certify that Linda Sihorec 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.

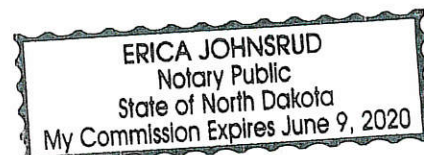
Witness my hand and official seal this the 30th day of January, 2015.

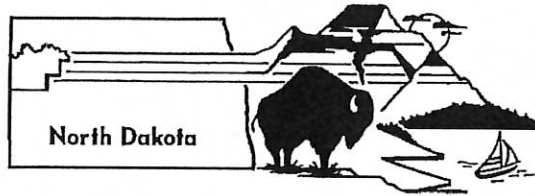
(SEAL)

Erica Johnsrud
Notary Public

My Commission expires:
06 / 09 / 2020

State of: _____
County of: _____





AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY
DIVISION OF LAND APPLICATION

AP#:

Application/Owner: Sonia (Hegg) Thompson

In the State of _____, County of _____,

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

Sonia (Hegg) Thompson
(Signature)

(Signature)

Sonia (Hegg) Thompson
(Printed name & title)

(Printed name & title)

I, Kami K. Emineth, a Notary Public of the County and State aforesaid, hereby certify that Sonia (Hegg) Thompson 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.

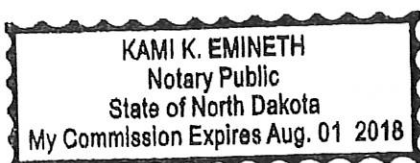
Witness my hand and official seal this the 28th day of January 2015.

(SEAL)

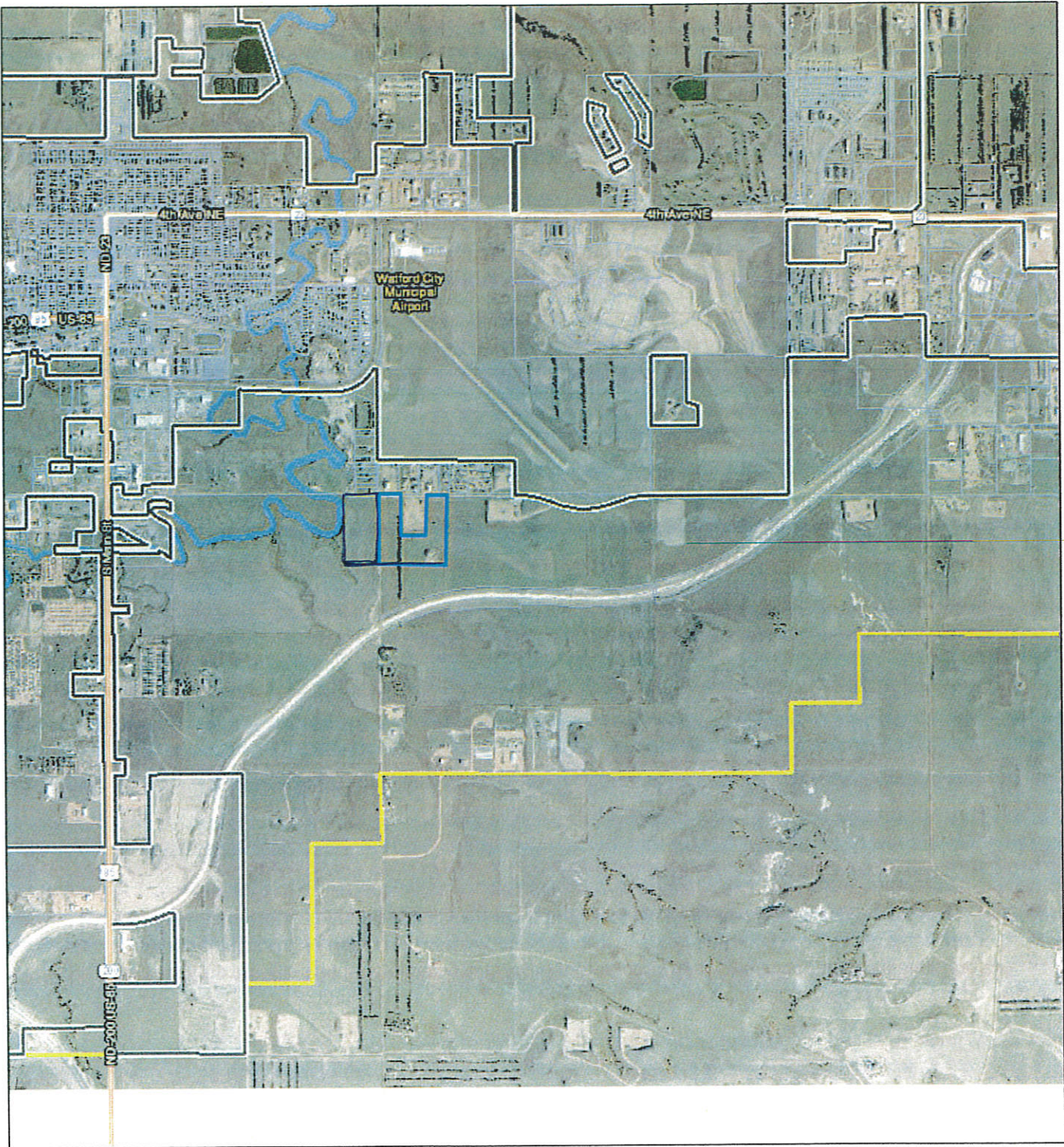
Kami K. Emineth
Notary Public

My Commission expires:
08 / 01 / 2018

State of: North Dakota
County of: Burleigh



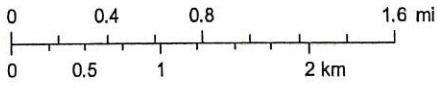
Peace and Justice Addition



February 17, 2015

1:48,149

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



Parcels Data from McKenzie County

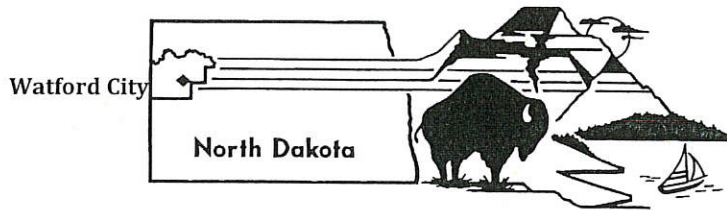
GIS, Watford City, AE2S
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

BASIS OF BEARING
BEARINGS FOR THIS EXHIBIT ARE
BASED ON THE NORTH DAKOTA
STATE PLANE COORDINATE SYSTEM,
NAD83, NORTH ZONE. DISTANCES
ARE GROUND.

• SET REBAR W/ RED CAP
 MARKED "LS-6261"
 ▲ SET AC MARKED "LS-6261"
 △ FOUND AC MARKED "7971"
 © FOUND PIPE
 ● FOUND REBAR, NO CAP
 - - - - - PROPOSED EASEMENT
 — — — — — EXISTING EASEMENT
 AC ALUMINUM CAP
 WC WITNESS CORNER

Property is subject to an electric line easement according to Document number 459814.

 **AES**
Advanced Engineering and Environmental Services, Inc.
446 3rd Ave. West, Dickinson, ND
Ph: 701-225-9636 Web: www.AE2S.com
Q VCOMMcKinzie LE Center100 Geomacals ServicesDrwngsPlt#PLAT-MCK
LE-Plot dwg
Page 2 of 2



City of Watford City
Brent Sanford, Mayor
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
watford.mckenziecounty.net

February 17, 2015

STAFF REPORT

Prelim Map-6-2015 (Peace and Justice Addition)

Applicant

McKenzie County
1115 16th St SW Ste 2
Minot, ND 58701

Property Owners

McKenzie County and
Sonia Thompson, Denise and Lori Hegg

Property Address: 11th Ave SE and 12th St SE

Subdivision Prelim Map: Peace and Justice Addition-McKenzie County

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

Discussion: The Peace and Justice addition is the new location for the law enforcement/ corrections facility for McKenzie County. It is located just north of access onto the HGWY 23 bypass and at the intersection of 11th Ave SE and 12th St SE. It contains 2 lots covering 51.21 acres.

-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 -	C2, McKenzie County
Uses -	Commercial Service
East: Zoning -	Ag, McKenzie County
Uses -	Agricultural

Site Development

Access: *The property is accessible from 11th Ave SE and 12th St 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 Peace and Justice Preliminary Map contingent upon:

1. The Peace and Justice 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.
3. Name of Peace and Justice Subdivision is approved by recorder's office before recordation.
4. Space for NDDOT Certification is added to plat.

Contact:

Seth Sampson, Assistant City Planner

9.

Simple Lot Split

Submitted by City of Watford City, Todd Kelley

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

APPLICATION TYPE	DATE FILED: <u>2-5-15</u>	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>mw</u>	PLANNING AND ZONING: <u>2-23-15</u>
SUBDIVISION FINAL MAP	FEE: <u>waived</u>	CITY COUNCIL: <u>3-2-15</u>
SIMPLE LOT SPLIT	RECEIPT #: <u>0</u>	SECTION / TOWNSHIP / RANGE: <u>16 150N 98W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>City of Watford City</u>
PARCEL MAP SUBSEQUENT	APPLICANT: <u>Todd Kelley, PE City Engineer City of Watford City</u>
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:
FAMILY CEMETERY DESIGNATION	NAME: <u>Todd Kelley</u>
AGRICULTURAL EXEMPTION	PHONE: <u>701-444-2533</u>
	ADDRESS: <u>PO Box 494</u>

CITY: Watford City STATE: ND ZIP CODE: 58854
 EMAIL: tkelley@nd.gov

Create three (3) lots from one (1) parcel.

ASSESSOR'S PARCEL NUMBER(S): 82-73-00750 / 82-73-00852
 LEGAL DESCRIPTION: S16 T150 R98 IT# 1218 PT S1/2NW1/4 12.14 acres / S16 T150 R98 exempt SW1/4 160 acres
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: north end of golf course south of east water tower
 GROSS/NET ACREAGE: 43.3 NUMBER OF LOTS: 3 ZONING: CF Community Facility
 DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: n/a
 ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: _____

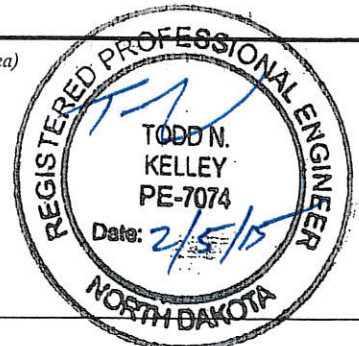
(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(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.

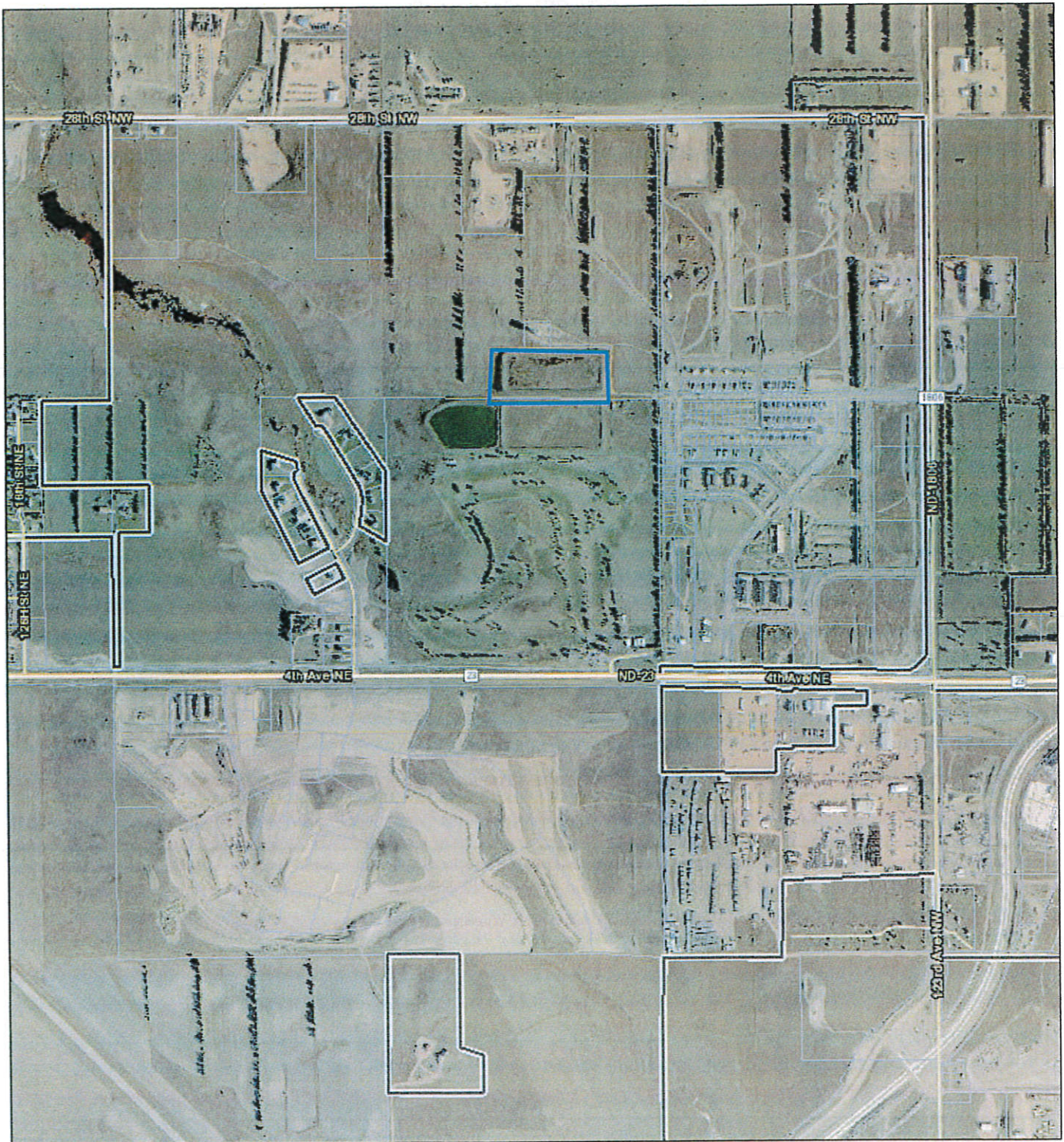
Property Owner (Signature): [Signature]
 Property Owner (Print): Curtis Moen, City Administrator & City Planner
 Property Owner (Signature): [Signature]
Todd Kelley, City Civil Engineer

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

NAME: Todd Kelley LICENSE NO: _____
 ADDRESS: PO BOX 494
 CITY: Watford City STATE: ND ZIP: 58854
 PHONE: 701-444-2533
 FAX/Email: tkelley@nd.gov

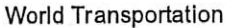
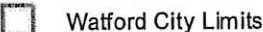





City of Watford City

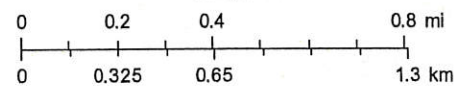


February 17, 2015

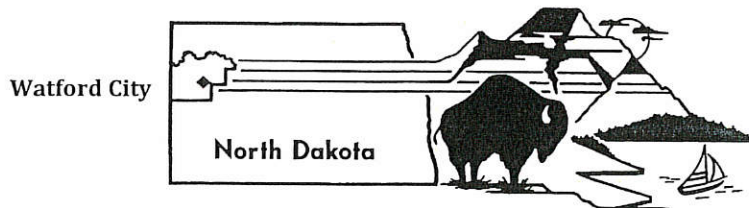
1:24,075

-  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 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
watford.mckenziecounty.net

February 17, 2015

STAFF REPORT

SLS-04-2015 Simple Lot Split

Applicant

Todd Kelley
PO Box 494
Watford City, ND 58854

Property Owners

City of Watford City

Property Address: North end of Golf Course, South of East water tower

Simple Lot Split Requested: Owner intends to split 1 Lot into 2 separate lots.

Reference: Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

Discussion: Article XXX, Section 13 of the Watford City Code of Ordinance states that “A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met.”

-The purpose of this proposed SLS is to split Lot 1 into 2 separate lots. Lot 2 now containing 8.75 acres will contain the golf course irrigation pond, while lot 1 now will contain 30.41 acres.

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 Simple Lot Split request. None of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning -	Ag, McKenzie County
Use -	Agriculture
South: Zoning -	CF, Watford City
Use -	Golf Course
North: Zoning -	AG, McKenzie County
Uses -	Agriculture
East: Zoning -	Mixed Residential, Watford City
Uses -	Hunters Run Mixed Residential

Site Development

Access: Will be accessible from continuation of Hunters Run Road

Sewer& Water: There is Sewer and Water to the North and East of this location

Recommendation:

It is recommended by the Planning Department for **approval** of the requested simple lot split.

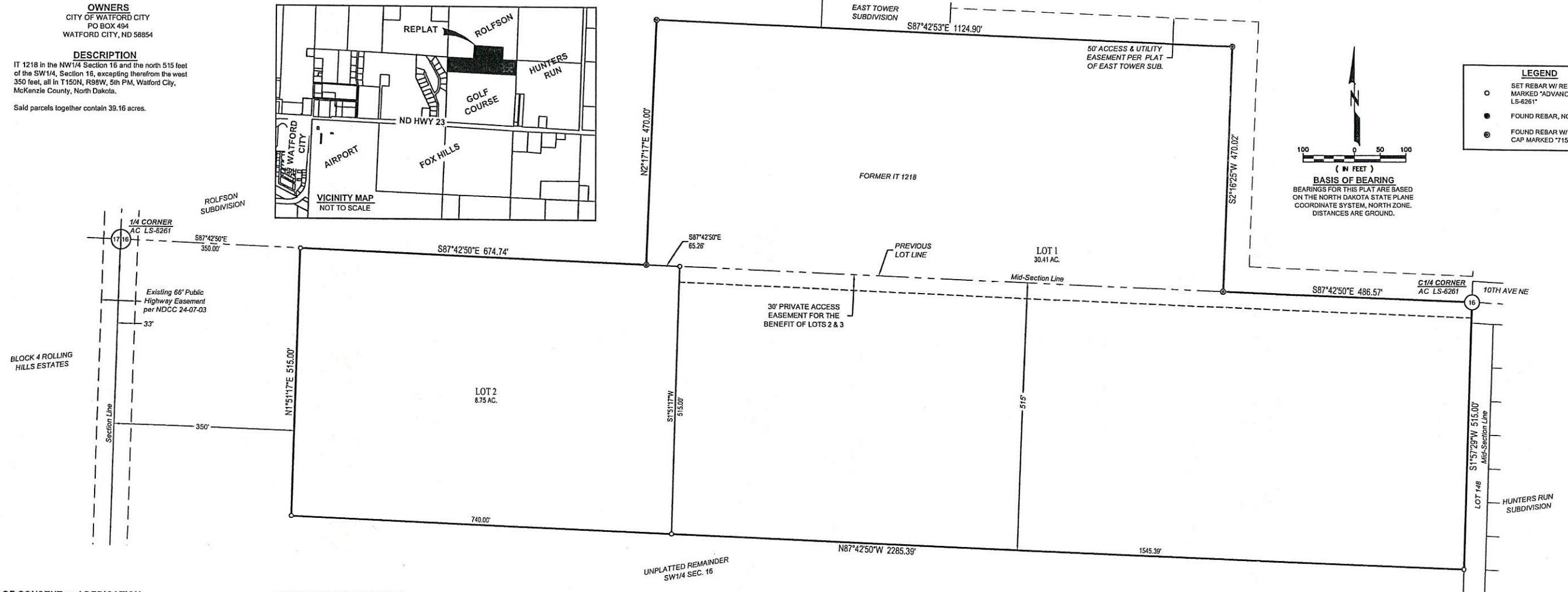
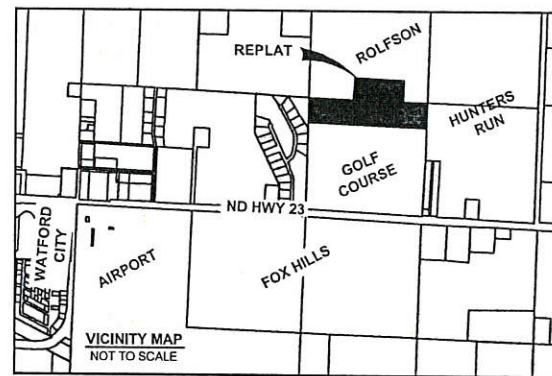
Contact: Seth Sampson, Assistant Planner

PLAT of
GOLF COURSE PONDS SUBDIVISION
IN THE W1/2 SECTION 16, T150N, R98W, 5th P.M., CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

OWNERS
CITY OF WATFORD CITY
PO BOX 494
WATFORD CITY, ND 58854

DESCRIPTION
IT 1218 in the NW1/4 Section 16 and the north 515 feet of the SW1/4, Section 16, excepting therefrom the west 350 feet, all in T150N, R98W, 5th PM, Watford City, McKenzie County, North Dakota.

Said parcels together contain 39.16 acres.



CERTIFICATE OF CONSENT and DEDICATION

We, the undersigned, being sole owners and mortgage holders of the land platted herein, do hereby consent to the execution of this plat and dedicate the streets, alleys, parks, and public grounds as shown hereon and all utilities within such areas, including all storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances, whether such are shown or not, to the public forever. We further agree to not vacate any portion of this plat without the consent of the City of Watford City.

We 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 _____, 2015.

City of Watford City

Printed Name _____
Title _____

STATE OF _____)
COUNTY OF _____) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared _____, known to me to be the person described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public for the State of _____
Residing at _____
My commission expires _____

CERTIFICATE OF SURVEYOR

I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.

Dated this _____ day of _____, 2015.

Steven Rude, PLS
ND Reg. No. LS-6261
Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA)
COUNTY OF _____) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF UTILITY PROVIDER-MDU

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MONTANA DAKOTA UTILITIES

Signature _____ Date _____

Printed Name _____
Title _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared _____ of Montana-Dakota Utilities, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF CITY COUNCIL

The City Council of Watford City, ND, has approved the subdivision of land as shown on this plat and has approved the grounds as shown hereon as an amendment to the master plan of Watford City. This action of the Council was taken by resolution approved the _____ day of _____, 2015.

Brent Sanford, Mayor _____ Attest: Peni Peterson, Auditor _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared Brent Sanford and Peni Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF UTILITY PROVIDER-RTC

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

RESERVATION TELEPHONE COOPERATIVE

Signature _____ Date _____

Printed Name _____
Title _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared _____ of Reservation Telephone Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF PLANNING & ZONING COMMISSION

This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

Glen Beard, Chairman _____ Date _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF UTILITY PROVIDER-MEC

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MCKENZIE ELECTRIC COOPERATIVE

Signature _____ Date _____

Printed Name _____
Title _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared _____ of McKenzie Electric Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF COUNTY AUDITOR

I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ _____ plus penalty and interest.

Dated this _____ day of _____, 2015.

Linda Svihovec, Auditor

CERTIFICATE OF RECORDER

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at _____ o'clock AM / PM this _____ day of _____, 2015, and assigned Document No. _____.

Ann Johnsrud, Recorder

Minutes

PLANNING & ZONING COMMISSION MEETING MINUTES

January 26, 2014

The regular monthly meeting of the Watford City Planning Commission was held on Monday January 26, 2014 at 6:00 p.m. at City Hall in the Heritage Room. In attendance Board members: Sonja Johnson, Rick Holm, William Carlson, Cory Johnson, and Jesse Lawrence. Also present: City Attorney Wyatt Voll, City Building Inspector Steven Williams, Assistant City Planner Mildred Williams, Assistant City Planner Seth Sampson and Planning Assistant Becky O'Neill. Absent: City Planner Curtis Moen, Chairman Glen Beard and Board Member Phil Riely.

With the above mentioned present the Public Hearing was called to order at 5:58 p.m. by Board Member Cory Johnson.

Under consideration were the following:

1. Public Hearing to hear comment regarding Simple Lot Split submitted by PVJ, LLC, and Lenny Badger for Nancy Bischoff on property located Lot 1 Block 2 of Rose Meadow Subdivision Plat being the E1/2NE1/4 Section 12, T150N, R99W, Watford City, McKenzie County, ND.

For the purpose of creating two lots from one parcel: Lot 1=40.014 acres, Lot 2=20.016 acres.

MOTION by S. Johnson, SECOND by J. Lawrence to recommend Approval to City Council of the Simple Lot Split Application with the following conditions set forth in the staff report:

- a. Any further development must first have building and site plan submitted to the Planning Department for further approval.
- b. Development Agreement (DA) and Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) are in place before these lots are developed.

Roll Call vote: Ayes; S. Johnson, R. Holm, W. Carlson, J. Lawrence, C. Johnson. Nays; None. MOTION Carried.

2. Public hearing to hear comment regarding Subdivision Preliminary Plat submitted by Matrixx Equities Watford, LLC for Edward & Charlotte Schilke on property located SW1/4 of Section 21, T150N, R98W, 138 +/- acres, 17 lots, Watford City, McKenzie County, ND.

Questions from the Commission were raised: Regarding the 30 foot private access, do these roads still have to be up to City Standards? Why not dedicated roads? Comments were heard from Scott Kusy: The private roads will give access to parking and nearby property and are in place for fire safety. We can think of the access roads as more of a "driveway" than an actual road. The area will include all multi-family buildings. The final plat map will accompany a traffic plan analysis to confirm private access road use. Comments were heard from Assistant City Planner, Seth Sampson: By recommendation of City Planner Curtis Moen, there will need to be an added contingency of a \$500,000 sewer agreement prior to recordation for lift stations and sewer main expansions within this area.

MOTION by J. Lawrence, SECOND by R. Holm to recommend Approval to City Council of the Subdivision Preliminary Plat with the following conditions set forth in the staff report:

- a. The Fox Ridge Development Agreement (DA) is finalized before final map recordation.
- b. Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) is finalized and approved by the Watford City Planning Department before final map recordation.
- c. Name of Fox Ridge Subdivision is approved by County Recorder's office before recordation.
- d. \$500,000 Sewer Agreement be finalized prior to recordation.

Roll Call vote: Ayes; S. Johnson, R. Holm, W. Carlson, J. Lawrence, C. Johnson. Nays; None. MOTION Carried.

3. Public hearing to hear comment regarding Zone Change Application submitted by Bob Watt of Matrixx Equities Watford, LLC for Edward & Charlotte Schilke on property located SW1/4 of Section 21, T150N, R98W, 138 acres, Watford City, McKenzie County, ND.

Application requests zone change of AG land as follows: 111.50 acres AG to R4, 6.58 AG to C2, 19.56 acres AG to CF. 137.64 acres total.

Comments from City Attorney Wyatt Voll: With the change to R4 zoning this allows 20 units per acre. With just over 111 acres zoned as R4 this could potentially allow over 2,200 residential units within this one area. Comments from Scott Kusy: This development does not have plans to add anywhere near that many units. They are trying to keep more of an open-feel for the development unlike other typical multi-family developments of square boxes and parking lots. They have plans to create parking underneath buildings and place buildings in areas to allow views of green spaces. They are not developing several areas which will be designated as green space. This green space will offer amenities to the community such as walking and hiking trails, dog parks, etc. and to follow as a continuation of Fox Hills' trail plans. Concerns from City Attorney Wyatt Voll: In the event this property is sold, with having R4 zoning over that amount of acreage, the potential buyer could still come in and move forward with completely different plans. Comments from Scott Kusy: They are OK with an added contingency of limiting the density and number of allowable units to strictly follow the site plan. This strict limit is hypothetically already in place due to the allowable sewer capacity. Engineering estimates will all be based on this lower density number.

MOTION by S. Johnson, SECOND by R. Holm to recommend Approval to City Council of the Zone Change

Application with the following conditions set forth in the staff report:

- a. The developer must submit generalized building plans for any development on the property.
- b. Site Plan be submitted before any development begins on the property.
- c. If no action is taken on zoning within 1 year it returns to previous AG zoning.
- d. Zoning is not in place until map records.
- e. 1,200 residential unit maximum density

Roll Call vote: Ayes; S. Johnson, R. Holm, W. Carlson, J. Lawrence, C. Johnson. Nays; None. MOTION Carried.

4. Public Hearing to hear comment regarding Simple Lot Split submitted by Mychal Gorden for Erik Stenehjem of Stenehjem Development, LLP on property located Lot 4 of Section 31, T150N, R98W, Watford City, McKenzie County, ND. For the purpose of creating two lots from one parcel: Lot 1=14.78 acres, Lot 2=20.19 acres.

Comments were heard from Mychal Gorden: They are working on applying for an approach to access Highway 85 and adjacent access from County Road 24. At this time the County seems to be OK with the access. Development will need 2 points of access, if 85 access is denied they can alternatively approach from 2 locations off 24th.

MOTION by W. Carlson, SECOND by S. Johnson to recommend Approval to City Council of the Simple Lot Split Application with the following conditions set forth in the staff report:

- a. Any further development must first have building and site plans submitted to the Planning Department for approval.
- b. Development Agreement (DA) and Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) are in place before these lots are developed.

Roll Call vote: Ayes; S. Johnson, R. Holm, W. Carlson, J. Lawrence, C. Johnson. Nays; None. MOTION Carried.

5. Public hearing to hear comment on Zone Change Application submitted by Mychal Gorden for Erik Stenehjem of Stenehjem Development, LLP on property located Lot 4 of Section 31, T150N, R98W, Watford City, McKenzie County, ND. Application requests zone change of AG land as follows: 14.78 acres to C1, 20.19 acres to R4. 35 +/- acres total.

Comments were heard from Assistant City Planner Seth Sampson: This Zone Change is for the same property just submitted with the Lot Split (#4).

MOTION by J. Lawrence, SECOND by W. Carlson to recommend Approval to City Council of the Zone Change Application with the following conditions set forth in the staff report:

- a. The developer must submit generalized building plans for any development on the property.
- b. Site Plan be submitted before any development is started on the property.

Roll Call vote: Ayes; S. Johnson, R. Holm, W. Carlson, J. Lawrence, C. Johnson. Nays; None. MOTION Carried.

6. Public Hearing to hear comment on Simple Lot Split submitted by T. Jason Vedadi for Hunter's Run on property located Lot 138 of Hunter's Run Subdivision, SE1/4 Section 16, T150N, R98W, Watford City, McKenzie County, ND. For the purpose of creating two parcels from one parcel of land, to facilitate development of commercial businesses. Lot 1(158) =2.70 acres, Lot 2(159) =2.645.

MOTION by R. Holm, SECOND by S. Johnson to recommend Approval to City Council of the Simple Lot Split application contingent on the following conditions:

- a. Any further development must first have building and site plan submitted to the Planning Department for further approval.
- b. Access will have to be provided to Lot 159 before any development of this property is started.

Roll Call vote: Ayes; S. Johnson, R. Holm, W. Carlson, J. Lawrence, C. Johnson. Nays; None. MOTION Carried.

Closed Public Hearing at 6:34 PM.

Call to Order Regular Meeting at 6:34 PM.

Minutes of December 29, 2014 Regular Meeting were presented. No Comments were made.

MOTION by S. Johnson, SECOND by J. Lawrence to approve minutes as presented.

Roll Call vote: Ayes; S. Johnson, R. Holm, W. Carlson, J. Lawrence, C. Johnson. Nays; None. MOTION Carried.

7. Subdivision Final Plat – The Homestead (east) 93.32 acres 9 lots (#28-#35)

Comments were heard from Adam Berger: There have only been minor changes made. Combined 2 lots into 1. Comments from Assistant City Planner Mili Williams: We will need to have the Mylar wording updated to separate the utilities and include Owner name.

MOTION by J. Lawrence, SECOND by W. Carlson to recommend Approval to City Council of the Subdivision Final Plat contingent with the following conditions set forth in the staff report:

- a. The Homestead East development agreement is finalized before final map recordation.
- b. The Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) is finalized and approved by Watford City Planning Department before final map recordation.

Roll Call vote: Ayes; S. Johnson, R. Holm, W. Carlson, J. Lawrence, C. Johnson. Nays; None. MOTION Carried.

8. Subdivision Final Plat – The Homestead North 224.91 acres, 9 lots

Suggestion from Board Member Cory Johnson: Will need to change wording which specifies only MDU on utility easements to instead be generally labeled as just a utility easement to allow all utility companies access. Suggestion from City Attorney Wyatt Voll and Assistant City Planner Mili Williams: The overlapping of 17th Ave on both the North and East Plats will have to be adjusted. Plats show entire width of road on one, ½ width on other.

MOTION by R. Holm, SECOND by J. Lawrence to recommend Approval to City Council of the Subdivision Final Plat contingent with the following conditions set forth in the staff report:

- a. The Homestead North development agreement is finalized before final map recordation.**
- b. The Subdivision Improvement, Maintenance, and Warranty Agreement (SIA) is finalized and approved by Watford City Planning Department before final map recordation**
- c. Appropriate bonding is in place before recordation of Final Map.**

Roll Call vote: Ayes; S. Johnson, R. Holm, W. Carlson, J. Lawrence, C. Johnson. Nays; None. MOTION Carried.

New Business: None.

Review Building Permits: Building permits were reviewed as presented.

Discussion among Commission: Would be interested to see the total units, number of Single Family Homes, and Commercial projects among each of the different developments.

Adjournment at 6:52 PM

MOTION by R. Holm, SECOND by J. Lawrence.

The next regularly scheduled Planning & Zoning Commission meeting will be February 23, 2014 at 6:00 p.m.

**Glen Beard
Chairman**

**Becky O'Neill
Planning Assistant**

Final Plat

12,13,14

For property located Lots ~~2 & 3~~ Block 1
of the Crossings @ Watford City

10/3 12 13 + 14 Blk 1
the Crossings

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

APPLICATION TYPE	DATE FILED: 2-2-15	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: MW	PLANNING AND ZONING: 2-23-15
SUBDIVISION FINAL MAP	FEE: \$45.00	CITY COUNCIL: 3-2-15
SIMPLE LOT SPLIT	RECEIPT #: CRK# 1773 Park Lane LLC	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: W No.2, LLC

APPLICANT: Same as Owner

CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:

NAME: Steve Rude

PHONE: 701-225-9636

ADDRESS: 103 1st Ave West Suite 300

CITY: Dickinson STATE: ND ZIP CODE: 58601

EMAIL: Steven.Rude@ae2s.com

ASSESSOR'S PARCEL NUMBER(S): 82-23-03000; 82-23-00200

LEGAL DESCRIPTION: Lots 2&3 in Block 1 of the Crossings at Watford City

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Highway 23/Frontier Avenue

GROSS/NET ACREAGE: 17.81ac NUMBER OF LOTS: 3 ZONING: R4

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):

Property Owner (Print):

Property Owner (Signature):

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

NAME: Steve Rude

LICENSE NO: LS 6261

ADDRESS: 103 1st Ave West Suite 300

CITY: Dickinson

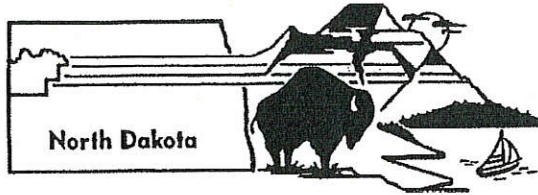
STATE: ND

ZIP: 58601

PHONE: 701-225-9636

FAX/Email: Steven.Rude@ae2s.com





AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY
DIVISION OF LAND APPLICATION

AP#: 82-23-03000; 82-23-00200

Application/Owner: W. No. 2 LLC

In the State of Colorado, County of Douglas,

I/We W No. 2 LLC

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

Glen R. Smith
(Signature)

Glen R. Smith, MANAGER
(Printed name & title)

(Signature)

(Printed name & title)

I, Diane Crowley Ortiz, a Notary Public of the County and State aforesaid, hereby certify that Glen R. Smith 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 29th day of Jan, 2015.

(SEAL)

Diane Crowley Ortiz
Notary Public

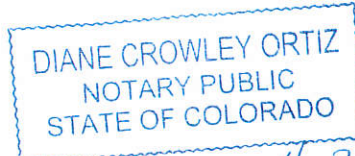
My Commission expires:

4/26/15

State of:

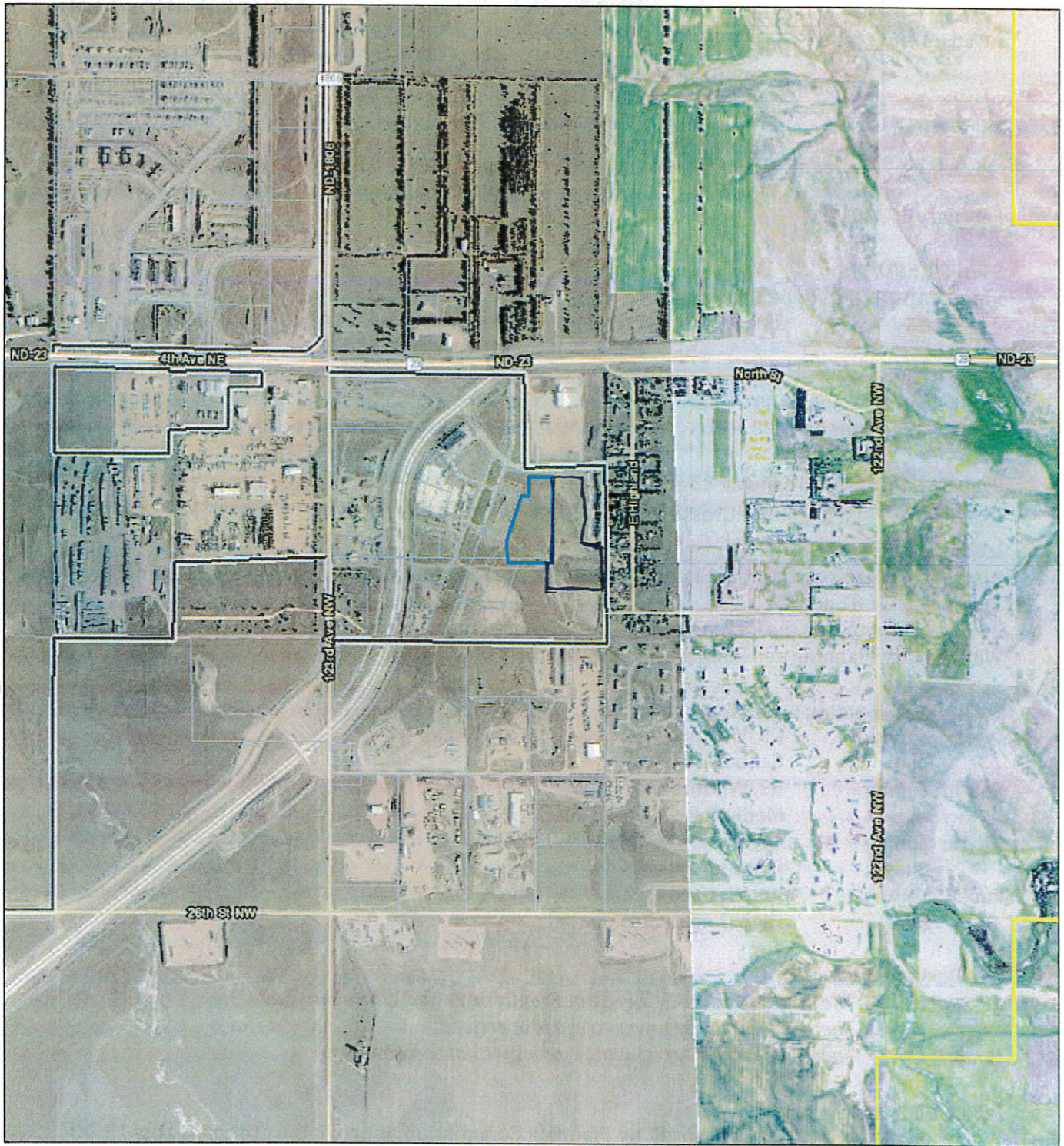
County of:

Colorado
Douglas



My Commission Expires 4-26-15

The Crossins lots 12 ,13 and 14

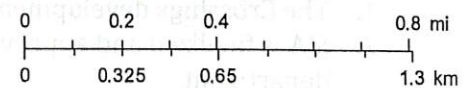


February 17, 2015

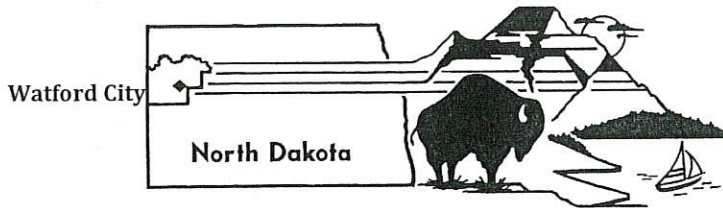
1:24,075

- 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 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
watford.mckenziecounty.net

February 17, 2015

STAFF REPORT
Final Map-8-2015 (The Crossings)

Applicant

W No 2, LLC
103 1st Ave west suite 300
Dickinson, ND 58601

Property Owners

Property Address: Highway 23 and Frontier Ave

Subdivision Final Map: The Crossings Lots 12, 13 and 14 in Block 1

Located: Lots 2 and 3 in Block 1 of the Crossings

Discussion: The Crossings 12, 13, and 14 in Block 1 of the crossings contain 3 lots of R4 zoning. They cover 17.81 acres.

-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 -	CB, Watford City
	Use -	Central Business
South:	Zoning -	R3, Watford City
	Use -	Medium Residential
North:	Zoning -	C1, Watford City
	Uses -	Commercial
East:	Zoning -	R4, Watford City
	Uses -	High Density Residential

Site Development

Access: The property is accessible from Frontier Ave and White Butte Ave
Sewer: There are currently sewer to the property.
Water: There are currently city water mains within the property.

Recommendation:

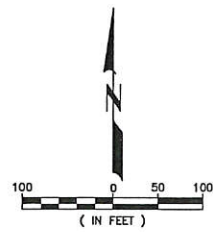
It is recommended that the Watford City Planning Commission **approve** the Crossings Lots 12, 13, and 14 Final Map contingent upon:

1. The Crossings 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. Access is provided to lot 13 as previously discussed with AE2S

Contact:

Seth Sampson, Assistant City Planner

PLAT of
LOTS 12, 13, and 14 in BLOCK 1 of
THE CROSSINGS AT WATFORD CITY
A REPLAT OF LOTS 2 & 3 OF THE CROSSINGS AT WATFORD CITY
SITUATED IN THE E1/2NW1/4 SECTION 22, T150N, R98W, 5th PM,
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

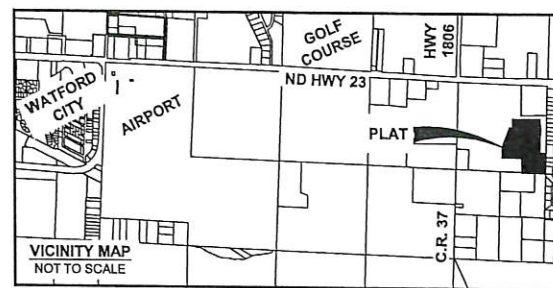
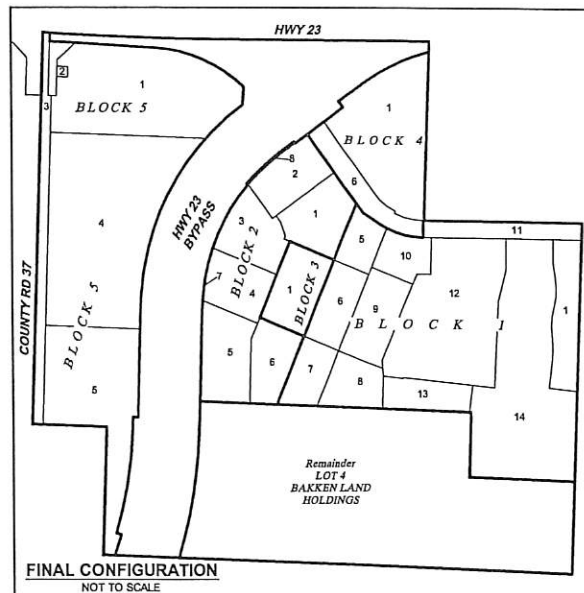
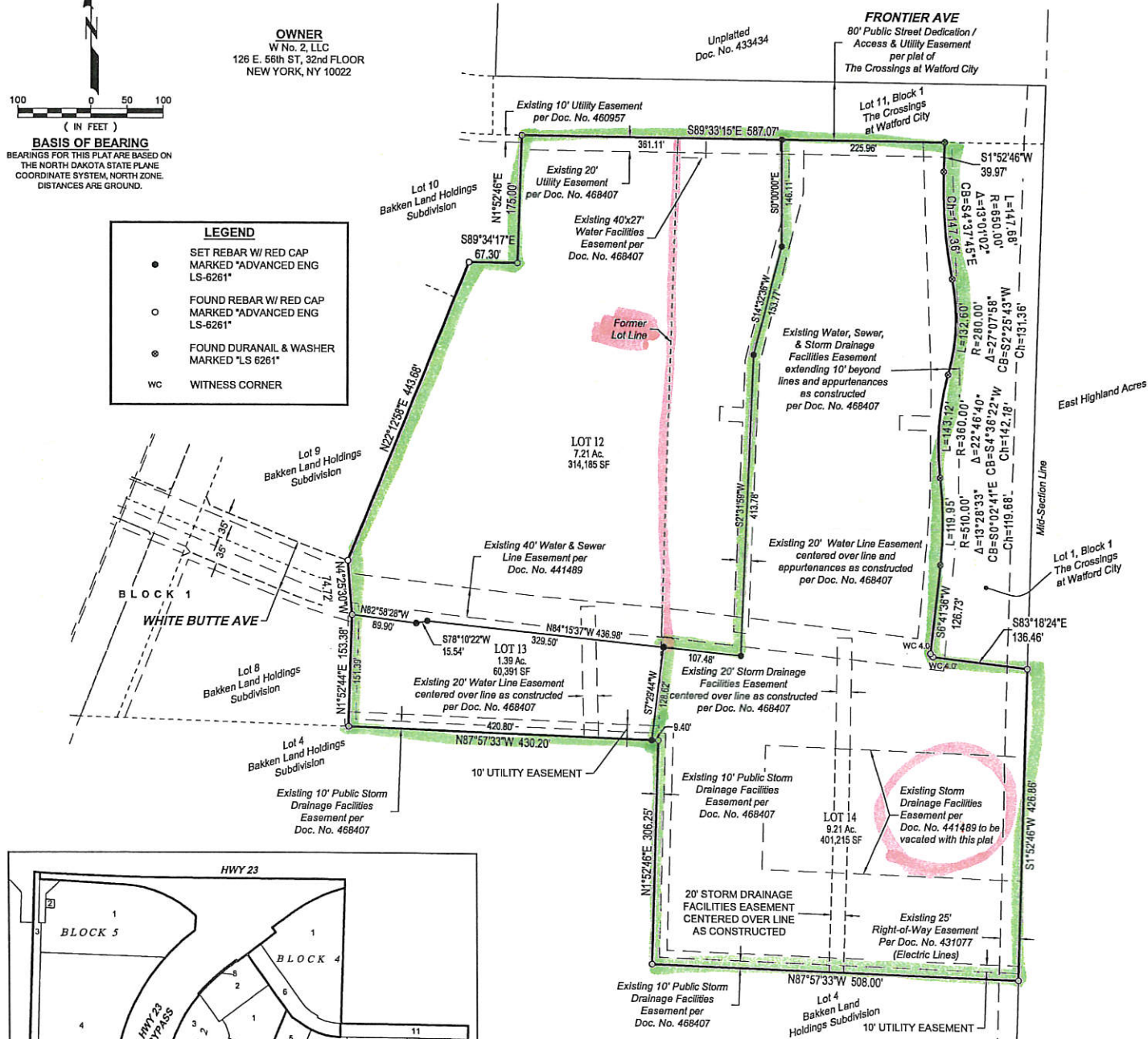


BASIS OF BEARING
BEARINGS FOR THIS PLAT ARE BASED ON
THE NORTH DAKOTA STATE PLANE
COORDINATE SYSTEM, NORTH ZONE.
DISTANCES ARE GROUND.

OWNER
W No. 2, LLC
126 E. 56th ST, 32nd FLOOR
NEW YORK, NY 10022

LEGEND

- SET REBAR W/ RED CAP
MARKED "ADVANCED ENG
LS-6261"
- FOUND REBAR W/ RED CAP
MARKED "ADVANCED ENG
LS-6261"
- ⊙ FOUND DURANAIL & WASHER
MARKED "LS 6261"
- WC WITNESS CORNER



DESCRIPTION

Lots 2 & 3 in Block 1 of The Crossings at Watford City situated in the E1/2 NW1/4 Section 22, T150N, R98W, 5th P.M., Watford City, McKenzie County, North Dakota.

Said parcel contains 17.81 acres.

CERTIFICATE OF CONSENT and DEDICATION

We, the undersigned, being sole owners and mortgage holders of the land platted herein, do hereby consent to the execution of this plat and dedicate the streets, alleys, parks, and public grounds as shown hereon and all utilities within such areas, including all storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances, whether such are shown or not, to the public forever. We further agree to not vacate any portion of this plat without the consent of the City of Watford City.

We 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 _____, 2015.

W No. 2, LLC

Name: _____
Title: _____

STATE OF _____)
COUNTY OF _____) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared _____, known to me to be the persons described in the within instrument, and who acknowledged to me that he executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF SURVEYOR

I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.

Dated this _____ day of _____, 2015.

Steven Rude, PLS
ND Reg. No. LS-6261
Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA)
COUNTY OF _____) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF CITY COUNCIL

The City Council of Watford City, ND, has approved the subdivision of land as shown on this plat and has approved the grounds as shown hereon as an amendment to the master plan of Watford City. This action of the Council was taken by resolution approved the _____ day of _____, 2015.

Brent Sanford, Mayor

Attest: Peri Peterson, Auditor

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared Brent Sanford and Peri Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF PLANNING & ZONING COMMISSION

This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

Glen Beard, Chairman

Date: _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF COUNTY AUDITOR

I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the \$ _____ plus penalty and interest.

Dated this _____ day of _____, 2015.

Linda Svihovec, Auditor

CERTIFICATE OF UTILITY PROVIDER-MDU

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MONTANA DAKOTA UTILITIES

Signature _____ Date _____

Printed Name _____ Title _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared _____ of Montana-Dakota Utilities, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF UTILITY PROVIDER-RTC

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

RESERVATION TELEPHONE COOPERATIVE

Signature _____ Date _____

Printed Name _____ Title _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared _____ of Reservation Telephone Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF UTILITY PROVIDER-MEC

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MCKENZIE ELECTRIC COOPERATIVE

Signature _____ Date _____

Printed Name _____ Title _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared _____ of McKenzie Electric Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF RECORDER

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at _____ o'clock AM / PM this _____ day of _____, 2015, and assigned Document No. _____.

Ann Johnsrud, Recorder



Permits